

## MINUTES

### ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday –March 21, 2017 – 7:30 p.m. – MCRPC Offices

#### MEMBERS PRESENT

Larry McAdams, Chairman  
James Hughes, Vice-Chairman  
Ron Faull  
Bill Anthony  
Dave Beatty  
John Sweet  
Robert McGhee

#### OTHERS PRESENT

Lisa Holm, Senior Planner – MCRPC

Mr. McAdams, Chairman, called the meeting to order at 7:30 p.m. **A quorum was present.**

#### APPROVAL OF MINUTES (DECEMBER 20, 2016)

Mr. McAdams, Chairman noted that the Minutes of the December 20, 2016 meeting were mailed prior to tonight's meeting. A motion was made by Mr. Anthony to approve the Minutes of the December 20, 2016 meeting with no additions, corrections, or deletions. Mr. Beatty seconded. The motion passed.

#### REORGANIZATION OF COMMITTEE OFFICERS 2017

Mr. McAdams mentioned that we need to elect a Chairman and a Vice-Chairman for 2017. Currently Larry McAdams is Chairman and Jim Hughes is the Vice-Chairman. A motion was made by Mr. McGhee to retain the same Chairman and Vice-Chairman for 2017. Mr. Anthony seconded. The motion passed.

#### NEW BUSINESS

1. Sandy Lake Borough Zoning Ordinance – Map Amendment – Mr. McAdams explained that a request was received from Sandy Lake Borough to rezone a lot on Mill Street from “R-2” Residential to “C” Commercial.

Ms. Holm reviewed the five zoning amendment review criteria with Committee members: 1) this amendment is consistent with community objectives since the Comprehensive Plan for the County shows this area as an economic revitalization area where potential growth should be supported; 2) this amendment would be compatible with surrounding land uses with minimal impacts. This lot includes some open land with an existing residential structure. It is adjacent to commercially zoned property, the mill to the west. The property is currently zoned R-2 allowing Residential and Multi-family Residential. There is an apartment complex to the southeast of this property. This proposal to rezone to Commercial would allow an extension of the adjacent mill; 3) all necessary infrastructures are available within this area. Traffic by commercial vehicle could be limited to the route leading west toward SR173 rather than thru the existing R-2 residential areas; 4) adequate, already-zoned sites may be similarly zoned elsewhere. However this is an expansion of an existing commercial development which is of such size that moving to another site would be difficult or not possible within the Borough; and 5) local area conditions shows this area is located between zoning districts so the most reasonable extension of any appropriate permitted use could encourage development of an existing commercial property. The nearby area is developed with little other opportunity to expand since the stream and flood zones are nearby.

The floor was open for discussion. Mr. Sweet noted that he has had numerous discussions with residents in that area, especially residents at the apartment complex behind it, as well as the maintenance supervisor with Sandy Lake; which they have concerns of what might be used on this site. Currently, there is a house that has been

unoccupied for the past 6-7 years, so it may need to be torn down. Mr. Hughes stated that whatever is permitted under the Commercial district; would be allowed on this site. After further discussion, Mr. Anthony stated that based upon our established rezoning criteria, that we **recommend approval of this zoning map amendment since it meets the County criteria.** Also, properties to the east are Residential so limiting access to west end of Mill Street and off of streets east and Dunn Streets should be considered. Mr. Beatty seconded. The motion passed.

**ADJOURNMENT**

There being no further business to conduct, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Lisa Holm,  
Senior Planner

LH/ew