

## PLANNING COMMISSION REPORT July 31, 2017

**Present: Kathy Kalinowski, Jennifer Heilmann, Patrick Plinc, Michelle Stein;**

**Absent: Susan Yantis, Terry Winkowski, Mac Arnold**

1. The applicants, Mr. and Mrs. Speziale of 7153 Main Street are requesting the issuance of a final use permit for construction of a pool at their residence. The preliminary use permit, all construction permits and final plans relating to the pool construction were reviewed to determine whether a final use permit should be issued. The Town Engineer also reviewed the final plans and permits and determined that they were in accordance with the preliminary plans and the preliminary use permit requirements. Therefore, the Planning Commission recommends that the Town Council approve the issuance of a final use permit for construction of a pool at the Speziale residence at 7153 Main Street.
2. The applicant, Wheelhouse Mind Body Studio, is applying for a use permit reflecting changes in their previously issued use permit, dated August 4, 2015 for an expansion of space and hours at their location at 12644 Chapel Road for their training wellness and fitness classes. The Planning Commission recommends that the Town Council approve the issuance of a new use permit for the applicant setting forth hours of operation of 6 AM to 10 PM Monday through Sunday, for space in Suites, C, D, 200 and 202, a total of 1741 net square feet, with no more than two employees on site at any one time, with an allocation of 9 parking spaces. The location presently has sufficient unallocated parking to support the requirement of 9 parking spaces. The Planning Commission recommends that upon issuance of the new use permit that the previous use permit for this business be cancelled.
3. The applicant, Navarro and Family, LLC doing business as the Wine Attic, is applying for a use permit for the sale of wine and associated products at 7145 Main Street Space 2A, which is 875 net square feet. The Planning Commission recommends that the Town approve the use permit setting forth the business activities at that location, hours of 8 AM to 11 PM Monday through Sunday, no more than two employees on site at any one time, and an allocation of 5 parking spaces. The landlord has indicated that 26 spaces out of 35 total parking spaces have presently been allocated.
4. The Planning Commission reviewed the status of the preliminary construction use permit compliance at 7184 Clifton Road for the building of a house at that location. The Town Engineer has contacted the County with respect to various E&S issues and has been told by the County that the property owner is in compliance with the County E&S plan. Presently, the Planning Commission has asked the Town Engineer to review whether the plans submitted to the County for construction are the same as the plans approved by the Town. The Planning Commission hopes to have more information at our next meeting.

5. A meeting is scheduled for August 29, 2017 at the office of the Town Engineer with Daniel Moore of DEQ to perform the State review of the CBLAD ordinance compliance by the Town of Clifton. Kathy Kalinowski will be attending the meeting. Various documents pertaining to the Town's ordinances, agreements with the County, the Town Plan, as well as the Town procedures for ensuring compliance with all aspects of its CBLAD zoning and state requirements for any construction projects in the Town will need to be provided and be discussed.