

PLANNING COMMISSION REPORT for November 30, 2015

Present: Kathy Kalinowski, Susan Yantis, Mac Arnold, Jennifer Heilmann, Terry Winkowski, Michelle Stein; absent: Patrick Pline

1. A Public hearing was held for the special use permit application of the Clifton Café located at 7144 Main Street, dated August 21, 2015. As a result of the public hearing, discussion by the Planning Commission of the application, and previous communications with the applicant at previous meetings, and emails, the Planning Commission voted unanimously to recommend to the Town Council that the Town Council hold a public hearing on the applicant's special use permit, and further recommends approval of the special use permit, with the following conditions:
 - A. That the Clifton Café, which has an ABC license, continue to operate as restaurant/café business.
 - B. That the hours of operation are Monday-Thursday 7AM-10PM; Friday 7AM-11PM; Saturday 8AM-11PM; Sunday 8AM-9PM, with early opening at 6AM on several special event occasions.
 - C. That a maximum of 8 employees be on site at any one time.
 - D. That the restaurant/café have a maximum of 56 seats total inside and outside; of which no more than 30 seats be outside.
 - E. That the parking spaces required for restaurant/cafe use are as follows:
 - pre-approved 30 seats from use permit dated May 21, 2013 which required 5 spaces,
 - an additional 26 seats requested by the instant application, which require 6.5 spaces,
 - 8 employees which require 4 spaces,
 - Therefore, a total of 16.5 spaces is required. Whether the total to be 16 or 17 spaces is to be determined by the Town Council; recognizing that previous practice generally, has been to round up or down mathematically, so that 17 spaces would be required for this special use permit.
 - F. That the drawn to scale Parking Plat for the use of all the occupants of the Property located at 7144 Main Street, attached to the August 21, 2015 application, be accepted as drawn and noted, as the parking plat for the Property with a revision to indicate that the All That Glitters use permit dated March 8, 2012 requires 5 spaces. In addition, as part of this permit, those aspects of the Parking Plan which have not yet been implemented, such as the installation of parking headers/bumpers be installed at each space as shown on the plat, by a date certain to be determined by the Town Council.
 - G. That the 4 parking spaces abutting and accessed solely by Ford Lane be used only by the employees of the applicant.

- H. That the parking spaces numbered 5-21 on the plat will not as a matter of routine, access or exit the parking area through Ford Lane, except in the case of an emergency.
 - I. That no outdoor music is allowed.
 - J. That the entrance to parking area from Main Street be clearly delineated; and that no planters, signs, etc, which are used at this entrance be located on the sidewalk.
 - K. That no additional lighting to the outside of the property used for restaurant/café seating or parking be added without review by the Planning Commission and Town approval.
2. The application of Peterson’s Ice Cream Depot located at 7150 Main Street for changes to its special use permit, was discussed. It was noted that Kathy Kalinowski, as authorized by the Town Council at its November 3 meeting, met with the applicant on November 12, to discuss the various issues which would be considered for its pending application, in lieu of a compliance review on those issues. The nature of the business, the amount of parking available onsite and offsite, location of parking, delineation and measurement of parking spaces, square footage of the business, the number of seats present, the hours of the business, the number of employees, noise, music, the additional kitchen space, necessary signage were all discussed, evaluated and reviewed. These above issues were also discussed with the applicant at the meeting on November 30, 2015. The applicant indicated that they had requested the Town Council at its meeting on December 1, allocate to it, three off site spaces pursuant to the Town’s Parking Off-Set Policy dated July 5, 2011. The Planning Commission notes that as required by that policy, the applicant is presently seeking a revised Special Use Permit, that all available parking on applicant’s property will be used to meet the parking capacity requirements in the Code, and that the applicant’s Special Use Permit will require more than 8 spaces. Depending on Town Council action, the applicant is prepared to finalize its Special Use Permit request.
3. The revised parking plat for 4137 Main Street, submitted by the Town of Clifton for this property, which is owned by the Town of Clifton was reviewed and the Planning Commission recommends that the following questions be resolved prior to the acceptance of this plat for the property:
- A. That the plat indicate the size of all of the proposed spaces;
 - B. That it be clarifies as to the right of the property owner and tenants to utilize the 20 foot outlet parallel to the RR tracks for ingress and egress of the 4 stacked parking spaces;
 - C. That the easement listed on the gravel area between the Acacia Lodge and the property allow the two spaces closest to Main Street to be partially located in the easement area;

- D. That there be appropriate delineation of the parking spaces and that such delineation will not cause any pedestrian hazards for entrance into the property's two buildings or pedestrian access of the CBA barn; and
 - E. That the width of the ingress and egress lane between the Acacia Lodge and the parking spaces of the property be shown on the plat.
4. That the Zoning changes to Section 9-10 of the Code which were previously recommended to be adopted by the Planning Commission to the Town Council on July 7, 2015, be set for immediate joint public hearing by the Planning Commission and the Town Council.