



CITY of MEDINA

Planning Commission

Planning Commission Meeting

Meeting Date: March 14, 2019

Meeting Time: 7:00 pm

Present: Paul Rose, Andrew Dutton, Monica Russell, Bruce Gold, Rick Grice, Jonathan Mendel (Community Development Director), Sandy Davis (Administrative Assistant)

Absent: None

Mr. Gold made a motion to approve the minutes from the February 14, 2019 as submitted. The motion was seconded by Mr. Rose.

Vote:

Russell	<u>Y</u>
Grice	<u>Y</u>
Dutton	<u>Y</u>
Gold	<u>Y</u>
Rose	<u>Y</u>
Approved	5-0

Announcements: Jonathan Mendel stated the Design build bids are coming in for the parking facility. Mr. Mendel stated there will be a small group doing interviews with the design/build firms with the anticipation of development review. Mr. Mendel stated, at a minimum, the project will need Historic Preservation Board and Planning Commission review. Mr. Mendel requested the board members to look at their schedule for the month of April just in case a special meeting is required to expedite the process.

The Court Reporter swore in all attendees.

Old Business:

There were no cases under Old Business.

New Business:

1. P19-05 Medina Huntington R.E. Group LLC 629 N Huntington/550 Miner Dr SPA
Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is expanding a couple properties on N. Huntington and Miner Drive. Mr. Mendel stated the project includes 629 N. Huntington, 635 N. Huntington, and 550 Miner Drive. Mr. Mendel stated the proposal is for a 3.4 acre free standing solar collection system at the southern side of the two lots and will serve 3 lots. Mr. Mendel stated the system will collect solar energy to convert to electricity for the use at 629, 635 N. Huntington at connect into 550 Miner Drive at some point.

Mr. Mendel stated gave an orientation of the location of the project on the site. Mr. Mendel stated the solar facility will be on the south side of the property and there will be an access drive out to North Huntington.

Mr. Mendel stated there are two scenarios of the regulatory framework. Mr. Mendel stated one is the R-2 zoning district and Section 1155.06 which is the solar panel collection system regulations in the zoning code.

Mr. Mendel stated under Section 1155.06 of the Planning and Zoning Code, freestanding solar collection systems require a Conditional Zoning Certificate review and approval by the Planning Commission under the guidelines and procedures of Chapter 1153 of the Planning and Zoning Code.

Mr. Mendel stated Section 1155.06(d)(3)C requires compliance with the underlying zoning districts accessory structure setbacks. Mr. Mendel stated due to the specifics of this proposal, the applicant requests a variance from the R-2 minimum 5 foot rear setback. Mr. Mendel stated the shared property line between 550 Miner Drive and 629 N. Huntington is required to have a 5 foot setback from the property line on both sides of the property line. Mr. Mendel stated the Board of Zoning Appeals granted a variance for the rear setback at the meeting this evening.

Mr. Rose asked if there will still be a setback from the southern property line. Mr. Mendel stated yes.

Mr. Mendel stated the Zoning Code requires the Planning Commission conduct a Public Hearing for a proposed Conditional Use. Mr. Mendel stated the legal notices have been issued to permit the Public Hearing at the March 14, 2019 meeting. Mr. Mendel stated based on the review of the case and the public hearing the Planning Commission may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

Mr. Mendel stated the Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards:

(1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;

- (2) *Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;*
- (3) *Will not be hazardous or disturbing to existing or future neighboring uses;*
- (4) *Will not be detrimental to property in the immediate vicinity or to the community as a whole;*
- (5) *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;*
- (6) *Will be in compliance with State, County and City regulations;*
- (7) *Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.*

Mr. Mendel stated additionally, the following standards are established for solar collection systems in the purpose Section 1155.06(a) of the Planning and Zoning Code:

- (1) *Permit private property to enjoy the benefits of sustainable and renewable energies.*
- (2) *Protect public and private property from the potential adverse impacts of solar panels or solar collection systems.*
- (3) *Permit solar panels or solar collection systems on residential, commercial, industrial or agricultural property and review such systems, if warranted.*
- (4) *Ensure the public health, welfare and safety of City residents in connection with solar panel or solar collection systems.*
- (5) *Avoid potential damage to real and personal property from solar panels or solar collection systems from the failure of such structures and related operations.*

Mr. Mendel stated in relation to the above conditional use general standards and the purpose standards from the solar collection regulations, the total (two phases) proposed solar collection installation does not contradict or violate their letter of intent. Mr. Mendel stated this installation has significant setbacks from the Huntington St and Miner Dr. public ROWs and has a 60' to 66' setback from the south property line with Union Square apartments with a 6' to 11' tall earthen and planted berm within this southern setback. Mr. Mendel stated the only direct indication of the installation's existence from the public realm is a private access drive the N. Huntington St. Mr. Mendel stated the berm will be planted with alternating evergreen shrubbery to help create some visual distinction. Mr. Mendel stated they do not want anything too high in order to not create a shadow on the solar panels. Mr. Mendel stated they are looking to enclose the collection system with an anti-climb tall fence.

Mr. Mendel stated he received a comment from the Fire Department after the staff report was completed. Mr. Mendel stated the Fire Department commented that the fencing encircling the collection system needs to have a 10 foot lateral clear span between the panels and the installation and the fence and should have 3 or more strands of barbed wire or equivalent. Mr. Mendel stated he spoke with the Fire Marshall because the barbed wire is not permitted by code for fencing in residential areas so if there is an anti-climbing solution, it is what needs to be implemented. Mr. Mendel stated the fence can be up to 8 feet tall with a structure on the top of the fence that can create a sufficient anti-

climbing ability. Mr. Mendel stated hazard marking on the fence would be recommended to make it explicit.

Mr. Mendel stated the proposed project complies with the applicable site development standards of section 1155.06, except for the requested accessory use setback variance. Mr. Mendel stated in addition, the proposal is consistent with the letter and intent of the conditional use and Section 1155.06(a) purpose standards. Mr. Mendel stated as shown on the site plan, the second phase may come at a later time and a condition of approval is proposed to permit the as-of-right construction of phase two.

Mr. Mendel stated the project would be acceptable and appropriate at this location for this particular site. Mr. Mendel stated in the plans there is mention of hot water solar panels on the building. Mr. Mendel stated those are approved as-of-right under code and do not need Conditional Zoning review or approval.

Mr. Mendel stated Staff recommends the Planning Commission approve the Conditional Zoning Certificate for a solar collection system as presented with the following conditions:

1. Subject to review and approval by the Medina Building Department.
2. Subject to review and approval by the Medina Engineering Department
3. Phase 2 shall be constructed as-of-right without having to amend the Conditional Zoning Certificate provided it is in substantial compliance with the approved site plan.

Present for the case was Jeff Risner, owner of Echelon Senior Living Group and Medina Huntington Group. Mr. Risner stated also present is Brian Casey with NC Solar out of Atlanta Georgia. Mr. Risner stated the actual construction will be done by a group out of Cincinnati.

Mr. Risner stated this is a 300 kW solar system which will be split evenly between the two buildings, 150 kW to each building. Mr. Risner stated that will generate 400,000 kWh hours per year of electricity for the property and will save the buildings between \$35,000 - \$40,000 dollars in electricity costs per year. Mr. Risner stated the solar thermal system will save a little over 50% of the natural gas costs to heat hot water in the two buildings and save close to \$20,000 per year. Mr. Risner stated there is a tremendous financial benefit to the residents as it helps keep costs of the facilities down. Mr. Risner stated the panels are guaranteed for 25 years, the inverters are 15 years and the system has a 30 year life. Mr. Risner stated safety comes first and they will make sure the project is built correctly with safety in mind.

Mr. Grice opened the public hearing at 7:16pm and asked for comments for or against the project.

Tammy Kirby, 246 West Friendship Street stated her concern is the security because of the residents in the surrounding apartment buildings. Ms. Kirby stated she is concerned the solar panels will be damaged somehow by foot traffic or air traffic.

Mr. Grice closed the public hearing at 7:18pm.

Mr. Gold asked the applicant the angle of the solar panels. Mr. Casey stated they will be approximately 30 degrees. Mr. Gold commented it is more than 30 degrees.

Mr. Gold stated he has concerns about the reflection coming off the panels affecting the residents living in the Union Street Apartments. Mr. Gold stated the density of the vegetation may not be enough to block any kind of reflected sunlight.

Mr. Casey stated the U.S. Department of Energy did an intensive study a few years ago and found the reflection off solar panels across the country is less than the reflection off a body of water. Mr. Casey stated he provided a power point study showing quotes from that study. Mr. Casey stated there will not be a large amount of reflection at the apartments coming from the panels.

Mr. Gold stated these panels are at ground level as are the apartments. Mr. Gold stated without a dense brush or at least having some kind of vinyl on the fence he has concerns. Mr. Casey stated they are looking at different fence designs on the lower side of the berm facing the array, there will be a fence that will capture some of the reflection.

Mr. Casey stated the panels will be poly silicon panels. Mr. Gold stated he would like to see some type of provision in the approval process that would require the Huntington R. E. to develop some kind of additional structure to prevent reflection back into those apartments. Mr. Gold stated if the board does approve this, there should be a contingency stated in the approval.

Mr. Casey offered to provide more information on the study done for Mr. Gold. Mr. Gold stated he has seen the studies and is familiar with this type of system as he has dealt with them in the past. Mr. Gold stated part of the board's directive is to measure how a project will affect the surrounding properties. Mr. Gold stated he suggests to the Commission to put a contingency in the approval that in the event it effects surrounding properties, the applicant will be required to erect some type of barrier to block the reflectivity.

Mr. Dutton asked if there is a general nuisance regulation about noise and glare. Mr. Mendel stated no.

Mrs. Russell suggested approving the Conditional Zoning Certificate subject to a review in one year to assess how the project has impacted the surrounding properties and if a negative effect has occurred, the applicant must provide further measures to create a barrier between their project and the surrounding properties. Mrs. Russell stated we just don't know if this project will have any kind of negative impact. Mrs. Russell states she hates to ask the applicant to incur more cost when we don't know if it will be necessary. The Board members were comfortable with that. Mr. Mendel stated the purpose statements of the solar panel section of Section 1155.06(a) talks about protecting public safety from adverse impacts so there could be another condition of approval that says if

there are complaints regarding glare from the installation, staff will investigate and work with the applicant to mitigate the impacts administratively. Mr. Mendel stated this will keep the applicant from having to come back to the Planning Commission and puts it on the Administration to work through the issues if any.

Mr. Risner spoke about a mound with tree plantings already part of the site plan which should help to mitigate any reflection.

Mr. Risner stated they will be starting 24/7 security on April 1, 2019. Mr. Risner stated their cameras view 360 degrees around the entire property. Mr. Risner stated they take the safety of their members seriously.

Mrs. Russell made a motion to approve a Conditional Zoning Certificate for a free standing solar collection system located at 629 & 635 N. Huntington and 550 Miner Drive as presented subject to the following:

1. Subject to review and approval by the Medina Building Department
2. Subject to review and approval by the Medina Engineering Department
3. Phase 2 shall be constructed as-of-right without having to amend the Conditional Zoning Certificate provided it is in substantial compliance with the approved site plan.
4. If there are complaints regarding the glare from the solar system, the property owner and the City Staff will work together to resolve any objective adverse impacts.

The motion was seconded by Mr. Gold.

Vote:

Dutton	<u>Y</u>
Rose	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Russell	<u>Y</u>
Approved	5-0

Discussion Item –

Mr. Mendel gave a brief history of the current parking district. Mr. Mendel stated the existing parking district #1 in the yellow outline was created in 1978 to effectively under code section 1145.04(d) of the Zoning Code enables it and also then exempts property within that district from having to meet the minimum parking requirements of the zoning code. Mr. Mendel stated there is no required parking under this zoning code. Mr. Mendel stated that does not mean they can't provide parking but it leaves the property owner or the developer of a property to determine what the parking need would be for themselves. Mr. Mendel stated part of this expansion which is in the white in the aerial photograph would be an expansion so this would, the intent here is so, we have Farmer's Exchange property is redeveloping very quickly and it's going to be a nice project when it is done and will add a lot of capacity, business capacity to the city. Mr. Mendel stated it's going to add 16 more residential units so just as an FYI, they had to readjust their

plan, they don't have basement level units anymore and they kind of did more 2 bedrooms and 1 bedroom on the second and third floors of the building so there is only 16 as opposed to the 33 that were originally, that you guys reviewed last fall. Mr. Mendel stated we got some new residential units, restaurant, marketplace, and then the basement level will still be open for commercial use for some kind of neat spaces for businesses that need spaces.

Mr. Mendel stated so we have got that redevelopment and then we've got a number of properties on that in the Southtown area, if you've heard, Habitat for Humanity bought the old Hawkins grocery store, that's got a lot of extra land in addition to the parking lot that can be, you know, redevelopment potential. Mr. Mendel stated there's lots of side parking lots between buildings and parking lots and that could have some redevelopment potential. Mr. Mendel stated Main Street Medina has also expanded its direct sphere of influence from the 9 square historic district to also include what is, I think everybody has just been calling it Southtown. Mr. Mendel stated it sounds good and it's literally the south part of town. Mr. Mendel stated the extension of the parking district would help with the redevelopment of the projects in this area, existing ones, and then future ones. Mr. Mendel stated so for example, under the code requirements, the original plan for Farmer's Exchange was 33 residential units which would have required 66, no 74 parking spaces, 2 per unit plus 1 for every 5 units, 1 for every parking spaces for visitor parking so like 74 residential parking spaces, which wasn't going to fit on that site and that has the potential for, are we going to force people into buying properties next door, demolish it just to put up a surface parking lot. Mr. Mendel asked if that really a path we want in this area that's adjacent to the downtown area and plus it allows for flexibility of redevelopment of properties within this area. Mr. Mendel stated this area is also, in the white, is predominantly what's already zoned commercial or industrial right now. Mr. Mendel stated expanding this parking district would reduce one of the items that generates a lot of land consumption with a development. Mr. Mendel stated on average, a parking space requires 279 sq. ft. of land for one parking space, that's kind of like the parking space plus its adjacent drive isle, effectively. Mr. Mendel stated it's a rough number but a general average number for how much land area, how much space you need for a parking space. Mr. Mendel stated this process, when you look at the code, it talks about parking district and subsequent legislation so I am bringing it this evening to the Planning Commission for commentary because the way the code is set up, it really doesn't require a text amendment by the Planning Commission, or a text amendment review through that process. Mr. Mendel stated it's really purely a legislative process at the City Council level to just amend the previous ordinance which was 26-78 Ordinance. Mr. Mendel stated it would be amending that to increase the area via legislative process by the City Council. Mr. Mendel stated since the Planning Commission, we deal with parking, site plan review and site development all the time, I assume the City Council is going to want to have an input from the Planning Commission. Mr. Mendel stated that is why he wanted to bring it to you guys to just kind of talk about it, get some comments, some commentary about it. Mr. Mendel stated he tried looking in the records from 1977 and 1976, 78 when it was created and couldn't really find anything that had real substance to it but luckily we have Rick Grice here who was here and the Planning Director in 1977, 78 so he might give some insight as to why it was created. Mr. Mendel stated his experience has been that these type of parking districts are created so that you

are not forcing the removal of the built environment. Mr. Mendel stated in the Historic District, think of the west side of Public Square. Mr. Mendel stated when somebody goes into one of those buildings, maybe they would have bought the building next door and tore it down and had a side parking lot, then you lose that street wall as you go along. Mr. Mendel stated that is one instance but then are we going to require all this parking so you get in the Southtown area, the former Hawkins is the Restore and the Habitat for Humanity office is really going to need all of that land that they have but if they could develop it for a small office building or a small apartment building or little strip building or some kind of commercial mixed use building that they can land lease and make more money for themselves but not really jeopardize the accessibility to their site and its currently laid out gives them some flexibility for use of their property.

Mr. Grice stated everything Mr. Mendel said is pretty much the thought process was then. Mr. Grice stated the only thing to add to that was the two parking areas that were built, the one over by the theater and then the one on South Court Street near Thyme, those two parking lots were basically paid for through the parking district because there was an assessment process against credits for the parking they did have and what Mr. Mendel was saying was absolutely the process of not wanting to tear down to get to it. Mr. Grice stated the assessments were really very low, it was pretty minimal but was to help pay for both of those lots so that is really all it was. Mr. Grice stated everything Mr. Mendel stated about not wanting to tear down, even at the time there was the concern of the balance between “well I don’t have to have any parking so I am not going to” against the reality of well no you don’t because you are in a parking district but the reality is if you are going to have commercial or apartment complex going up on the corner, the reality is you are not going to have residential tenants if they have to park 4 blocks away in a city lot. Mr. Grice stated that has over the years not been a problem, good balance of needing 20 but doing 15 which is enough for what they want to do. Mr. Grice stated it seems to have balanced out pretty well.

Mrs. Russell stated her understanding of what Mr. Grice said is if somebody back then wanted to, once you created the parking district, then people who were buying or developing could get around the parking requirement by paying an assessment. Mr. Grice correct. Mrs. Russell stated the city then used that money to build a parking lot. Mr. Grice stated they did not build a parking deck but built two parking lots.

Mr. Grice stated they basically took areas that had parking like behind Medina Hardware which is all gravel, so it was a total square footage divided by an average parking lot, a half aisle to come up with a number to provide space for “x” number of cars. Mr. Grice stated that is how it was done. Mr. Grice stated it has worked well. Mr. Mendel stated they have 41 years of using this method in practice and it has been working out really well. Mr. Mendel stated the Dr. Raymond redevelopment when going through the development review process, he made it explicit they did not have to provide any parking and probably could have gotten away with just providing parking for the residential units and used public parking on the same block for commercial units. Mr. Mendel stated he has 38 spaces but that was his decision. Mr. Mendel stated we don’t have that assessment

process now and the policy worked out after those parking lots were paid for, now it is just purely not to require more surface area dedicated to the storage of vehicles.

Mr. Grice stated even there is no assessment, the city built a parking deck and are looking at a second parking deck. Mr. Grice stated it is providing parking.

Mrs. Russell asked if there is any city owned property in Southtown. Mr. Mendel stated the Champion Creek Trailhead Park is city owned. Mr. Mendel stated that is the only city owned property.

Mr. Rose stated off to the right, isn't the Bennett Lumber site owned by the City? Mr. Mendel stated yes, he considers that site for potential redevelopment but it may not be city owned in perpetuity like the park and could be combined for redevelopment with the Restore which will be sold. Mr. Mendel stated that is 2.5 blocks from the square with good redevelopment potential.

Mr. Gold asked if Southtown is considered the inner city. Mr. Mendel stated it is contiguous with the oldest part of the developed part of Medina.

Mr. Gold asked how the business owners in this new south area feel about this. Mr. Mendel stated last year when Main Street formally approved the expansion of their area, which really is not a regulatory expansion but is basically just stating their direct influence area, they were happy. Mr. Mendel stated a lot of the property owners that care were involved in the planning of Main Street Medina for years such as VCS Salon, Habitat, were happy.

Mrs. Russell stated she is on the Board of Directors for Main Street Medina and stated when they discussed expanding the area of influence to bring business into the district, the business owners were pretty pleased that Main Street was taking an interest in that area because they know that Main Street is responsible for many big events on the Square and of course they are looking at doing events in that area to bring people to their businesses and revitalize that area as it the next logical place for there to be redevelopment in our town.

Mr. Mendel stated Main Street Medina has been doing a lot of public meetings, one in November of December with neighborhood business owners and property owners. Mr. Mendel stated they did one in February and will do one in April. Mr. Mendel stated they are just visionary meetings for the district. Mr. Mendel stated the underlying zoning district is very flexibility as far as building setbacks, design, and residential mixed use construction.

Mr. Mendel discussed how this benefits projects in the area. Mr. Mendel stated there is potential there to create public parking areas that can offset the needs of public parking by individual sites.

Mr. Dutton stated he has a concern about that. Mr. Dutton stated the reason it works in the current district is there is on street parking and we have public lots. Mr. Dutton stated in the expansion area, as far as he can tell, there is no on street parking and there is no plan for public parking. Mr. Dutton stated generally, a development is going to put in what they think they need. Mr. Dutton stated he is concerned we don't have a plan for providing that. Mr. Dutton stated it is only spots here and there and maybe in the future we'll think about it but we should think about it before changing the district.

Mr. Rose stated that goes along with the question he has, what if we get that dream boutique hotel builder who wants to build in the Southtown area. Mr. Rose stated he knows he will not want to go to a hotel where he needs to park several blocks away. Mr. Rose stated he thinks without some sort of parking close by, a developer coming in would not be happy about that. Mr. Mendel stated we are not prohibiting parking, it is just saying they do not have to meet the minimum parking requirement of the code. Mr. Rose stated in that case would we want to require parking. Mr. Mendel stated we could do it as part of the development review process as we did with Dr. Raymond's project which was originally a smaller 22 space parking lot to the rear of the building and then he acquired more land and added additional parking. Mr. Mendel stated he has got 38 parking spaces, which is he thinks is inducing demand for parking. Mr. Mendel stated he discussed this with Dr. Raymond and how this would have to be managed. Mr. Mendel stated he would be surprised if a developer for a boutique hotel doesn't come in and build himself a nice, appropriately scaled, private parking lot for themselves on a site. Mr. Mendel stated they would work together, it is not prohibited but the city will not impose the parking requirements on a project where it won't fit and they can find alternatives elsewhere.

Mr. Mendel stated if there is an action that the Commission provides as a non-binding recommendation or comment as to if this is good or good with conditions.

Mrs. Russell stated she is intrigued by the idea of doing a development and not need the parking standards, they could pay for the space they are not going to have. Mrs. Russell stated that way they have some money available to build a surface lot. Mrs. Russell stated she is excited for Southtown but unlike the square where there is dedicated parking, she does not know where people would park in Southtown if development comes.

Mr. Mendel stated it is going to be a very gradual process. Mr. Mendel stated you might get Farmer's Exchange and maybe the AutoZone, which has 3 times more parking than building, maybe Habitat takes a segment of the lawn and builds a 12 unit apartment building with 12 parking spaces. Mr. Mendel stated he does not see dramatic change happening quickly. Mr. Mendel stated the marketing is strong and the buildings are occupied with active uses and businesses.

Mr. Grice stated the Farmer's Exchange is a perfect example. Mr. Grice stated they are not going to put the kind of money into it that they are and not have parking. Mr. Grice stated someone living there is not going to want to park 4 blocks away and same with the

restaurant customers walking a distance. Mr. Grice stated they need to do something on site but it may not be 100%.

Mr. Mendel stated he agrees and he thinks the egg before the chicken is ok. Mr. Mendel stated they may not have a direct plan on creating public parking right away but this is an easier action that won't have as much of an impact directly as trying to coordinate and find space to lease as public parking or buy land and develop public parking. Mr. Mendel stated this is an easier step to do that creates flexibility.

Mr. Grice asked if anybody would like to put forth a recommendation. Mr. Gold stated he would propose a recommendation of acceptance of the new expanded parking district. Mr. Dutton stated he would add a suggestion that the city look to the future for potential public parking opportunities in this district. Mr. Dutton stated it would be attractive to developers to see there is public parking next to the site they want to develop and they would not need to worry about it. Mr. Gold stated he does not see the City Council spending the money for putting, even if it is just a surface lot. Mr. Rose stated Council would not reject it out of hand but would look at it with the feasibility of the site and make an appropriate decision at the time. Mr. Rose stated he sees a bit of a problem right now with the discussion of "maybe" this site can be used or "maybe" that site can be used. Mr. Rose stated at some point someone will drive through and not be able to find a parking spot and go out of town to eat.

Mr. Mendel stated part of the recommendation to council is putting that in their head, the path of least resistance would be, like with the Castle Noel lot and the Huntington lots, is do a lease for public parking for parking that is already built at Habitat.

Mr. Rose asked how many people on South Broadway and other places that have on street parking now, how inconvenienced are they going to be. Mr. Mendel stated he does not believe there would be a lot of inconvenience. Mr. Mendel stated right now during the weekday you can park all day long on W. Friendship right next to City Hall. Mr. Mendel stated there is never anybody parking on the side of W. Friendship in the downtown area. Mr. Mendel stated there is a lot of on-street parking throughout the downtown streets.

Mr. Rose stated once the Farmer's Exchange project is done and customers are coming and the parking lot is full and parking lots within a reasonable walking distance are full and you start taking up the street parking. Mr. Rose stated you have residents who don't have garages or driveways on their property on Broadway and now they can't park their car. Mr. Mendel stated on the 200-300 block of S. Broadway, you cannot park on Broadway Street so he does not think that would be a concern. Mr. Mendel stated there are some property owners such as Master Kim and VCS Salon might say people are going to park in their private parking but in a minimum parking regulatory framework, this happens anyways. Mr. Mendel stated it naturally happens where people sometimes park in one place and walk to another place. Mr. Mendel stated that is what he means by inducing demand. Mr. Mendel stated on the 400 block of Broadway, people will probably not park there if they cannot get a parking spot at Farmer's Exchange. Mr.

Mr. Mendel stated they will probably go over to the Grainery Exchange parking lot or the front parking lot of South of the Square Collision or the Court Street parking lot from Auto Zone or VCS. Mr. Mendel stated those are existing parking areas that would create a release valve for parking. Mr. Mendel stated that becomes a private property owner discussion. Mr. Mendel stated some private property owners don't like towing potential customers or future customers.

Mr. Mendel stated it would be, maybe under a recommendation, there is some commentary about administration and council starting to think about what could be the creation of public parking spaces in this area as part of the next step of expanding the parking district. Mr. Mendel stated he has been keeping that in mind.

Mrs. Russell asked if a formal recommendation is needed. Mrs. Russell stated generally she likes the idea but she would like to keep an eye on the future of the public parking.

Mr. Mendel stated it can be a recommendation. Mr. Grice asked if a vote is necessary or just the conversation this evening to take to council that the Commission is ok with it but would like to see some thought given to future parking areas in the district.

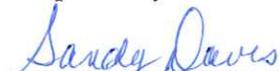
Mr. Mendel stated the minutes are done as verbatim as possible to be part of the package for a RCA to council for review.

Mr. Mendel stated it is not a regulatory required recommendation by the Planning Commission.

Mr. Grice stated based on that, comments were provided so that should be sufficient.

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman