

Members Present: Chairman-Hugh Wilkerson, Vice-Chair Michelle West, Joe Gennusa, Emil Powella, AJ Passman

Members Absent: None **Quorum Present:** Yes.

Staff Members Present: Joellen Wilson –City Planner

Work Session: Yes.

- I. **Call to Order:** 7:30 PM by Hugh Wilkerson, Chairman.
- II. **Approval of Agenda:** Motion by Powella. Second by Gennusa. All for.
- III. **Approval of Minutes from Mtg. February 22, 2018:** Motion by Powella. Second by Gennusa. All for.
- IV. **Old Business:** None
- V. **New Business:**
 - a. CIC-2018-01. Application of Harbin Way Corporation for a change in zoning conditions associated with case number LRZ-02-07 and LCC-08-01 for property located at 732 Harbins Rd., District 6 Land Lot 161, Parcel 012, containing 1.3+/- acres. Applicant is requesting amendment of Condition #1, to allow a laundry establishment.

Staff described the 2007 zoning to Commercial Business (CB) and '08 conditions that prohibited specific uses, including "laundry establishments". Staff noted a laundromat without drive-thru is considered a Personal Service establishment that is typically permitted by right in CB zoning district. The site is served by public water and sanitary sewer and currently meets all other conditions of zoning. The applicant intends to operate a 1,300 sf self-serve coin laundry facility in the middle tenant space, and the business will serve the needs of nearby multi-family and single family residents.

The applicant presented his plan for the space, and answered questions by West, explaining the relationship between the convenience store and laundromat, wherein an attendant on duty would supervise both spaces and could provide wash/dry service. The business will close at 11 p.m.

Motion by Powella to **APPROVE CIC-2018-01 to CHANGE CONDITION #1** of LRZ-02-07 and LCC-08-01 to allow a laundry facility on site. All previous conditions remain in effect and amended conditions were provided as attachment to Staff Report as "Exhibit A –Change in Conditions (CIC-2018-01)". Second by West. All voted for.

- VI. **Adjournment:** Motion to adjourn by Passman. Seconded by Gennusa. All voted for. Meeting was adjourned at approximately 7:43 PM.