

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
MAY 18, 2015**

**ROLL CALL:**

Members Present: Eric Prause, Chair  
Andy Kidd, Vice Chair  
Horace Brown, Secretary  
Susan Shanbaum

Alternates: Julian Stoppelman  
Pat Kennedy (Sitting)  
Teresa Ike

Absent: Michael Stebe

Also Present: Mark Pellegrini, Director of Planning

The Chairman opened the Business Meeting at 7:08 p.m.

KEYSTONE NOVELTIES DISTRIBUTORS, LLC – To erect a temporary tent for the sale of fireworks from June 25 to July 5, 2015 at 170 Slater Street – CUD Detailed Site Development Plan Modification (2015-040)

Mr. Pellegrini reviewed the application at the request of the Commission given the absence of the applicant. The applicant is requesting approval of a CUD detailed plan modification at 170 Slater Street, a commercial plaza, to erect a temporary structure for the sale of fireworks between June 25, 2015 and July 5, 2015. He said the proposed 20'x40' tent will be placed in the parking lot approximately 70' from the Plaza Azteca restaurant. Except for the new dates of operation, the application is requesting the same site layout as the application approved for this use on May 5, 2014.

As illustrated on the site plan, the proposed tent, generator and a 20' "safety zone" surrounding them will occupy 22 parking spaces, Mr. Pellegrini said. No vehicle traffic will be allowed within the 20' safety zone, which will be blocked off with saw horse barricades. A generator will be located 26' from the tent and provide electricity for lighting.

Mr. Pellegrini said the tent will be set up between June 19, 2015 and June 24, 2015 and dismantled and removed by July 9, 2015, and will be used for the sale of sparklers and sparkling devices from 9:00 a.m. to 9:00 p.m. June 25 through July 2 and on July 5, and from 9:00 a.m. to 11:00 p.m. on July 3 and 4. The application narrative states that each night the contents of the tent will be packed in an onsite storage container.

In response to questions from Mr. Prause, Mr. Pellegrini said that the applicant, Keystone Novelties Distributors, LLC, would need permits from the building and fire departments and confirmed that the proposed location is the same as the location approved on May 5, 2014. In response to a question from Ms. Shanbaum, Mr. Pellegrini said he did not know if the other tenants of the property had been notified of the application.

Mr. Keith Lambert, Keystone Novelties Distributors, LLC, arrived at the meeting. At Chairman Prause's request he also presented the application. Mr. Lambert asked if the Commission would consider approving the temporary tent and sales activity at the site for multiple years. Mr. Pellegrini said he thought the Commission could grant a multiple year approval.

**MOTION:** Mr. Kennedy moved to approve the CUD Detailed Plan Modification to erect a temporary structure for the sale of fireworks between June 25, 2015 and July 5, 2015 and for the same location, dates, and times in 2016 and 2017 with the condition that the Director of Planning can bring the application back to the Planning and Zoning Commission if there are problems at the site during operations.

The question was raised whether the same dates would work every year and Mr. Lambert responded that Keystone Novelties could set up the tent at the same time every year if that is what the Commission decided. The applicant was advised they would not be able to relocate to another part of the parking lot, but they could move within the approved area shown on the plan.

Mr. Kidd seconded the motion and all members voted in favor.

#### **ADMINISTRATIVE REPORTS**

Mr. Pellegrini said there were no applications pending for action at the Commission's June 1, 2015 regularly scheduled meeting, and the staff may recommend canceling that meeting. He said the staff was continuing its sign regulation research on matters raised by the Planning Commission regarding the proposed amendments. He said if the staff is able to complete its research and compilation of the results within the next week the staff may request that the Commission meet on June 1<sup>st</sup> for another workshop to review the proposed sign amendments and related research. Mr. Brown asked whether the staff was going to convene an information meeting and discussion with the Chamber of Commerce at the June 1<sup>st</sup> workshop as well, and Mr. Pellegrini said based on his recollection the staff is anticipating another workshop with the Commission before a public information meeting is held. This was Mr. Kidd's recollection as well and most PZC members agreed to hold their workshop before the information meeting.

#### **RECEIPT OF NEW APPLICATIONS**

**HIGHLAND OAKS CORPORATION – Inland Wetlands Permit (2015-050); Subdivision and PRD Detailed Plan of Development (2015-051); Erosion and Sedimentation Control Plan (2015-052) – For 35-lot development of one-family and duplex-type homes at Castle Hill and Collingridge Drive.**

The Chairman closed the business meeting at 7:40 p.m.

I certify these minutes were adopted on the following date:

June 15, 2015  
Date

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Eric Prause, Chairman

**NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.**