

PLANNING COMMISSION
January 4, 2010

MEMBERS PRESENT: Candi Burress; Jerry Jackson; Ned Malcolm; Jim Moore; Anne Rust Aurand

ADMINISTRATIVE PRESENT: Frank Hijuelos, Director of Planning and Development; Chris Wischer, Attorney

CALL TO ORDER: Ned Malcolm, President, called the meeting to order at 5:30 p.m.

MINUTES: Mr. Moore moved to approve the December 7, 2009 minutes as presented. Mrs. Burress seconded the motion and it carried.

GUESTS: Penny Nejad and Mike Burress were in the audience.

REPORTS: No Reports

UNFINISHED BUSINESS:

Engle Minor Subdivision - Mr. Wischer directed the Commission to the Nanene Queen Engle minor subdivision plat for approval. He stated that after the Commission gave preliminary approval at last month's meeting, the lots were reconfigured. Mr. Hijuelos reported that the proposed subdivision now contains Lots 1 and 2. This takes in existing Lots 3, 4A, 4B, and a small portion of Lot 2. Mr. Hijuelos further reported that all of the minor subdivision requirements of the Subdivision Ordinance have been met. Mr. Jackson moved to approve the presented plat. Mrs. Burress seconded the motion and it carried. Mr. Malcolm and Mr. Hijuelos will sign the plat and Mr. Hijuelos will have it recorded.

NEW BUSINESS:

Riverfront Development District - Mr. Hijuelos presented Resolution 2009-09 from the Newburgh Redevelopment Commission designating an Economic Development Area. He reported that the process included review and recommendation by the Planning Commission. The Town Council could then approve Resolution 2009-08 establishing a Riverfront Development District. If the Planning Commission moves to recommend the resolution, it would return to the Town Council for adoption. Mr. Hijuelos further explained that the benefit of creating a Development District as provided by state law would be to stimulate economic development by allowing additional alcoholic beverage licenses at a reduced fee. This would encourage the development of restaurants and other desirable establishments within the downtown area, provide an opportunity for economic development, increase the tax base, and create jobs. He directed the Commission to the required economic development plan and map of the district boundaries is included in the packet presented to each commission member.

Mr. Malcolm asked why the boundaries did not include the Engle property on Water Street and the Edgewater Grille parking lot. Mr. Jackson said in its zigzag fashion, the proposed map omits several pieces of property that could be developed for commercial use in the future. Mr. Jackson further stated that Riverfront Development District limits are three blocks or 1500 feet, whichever is the largest but the proposed map ends in the middle of a block and doesn't include the south corner of State and Main Street, which holds commercial properties at present. He also suggested moving the eastern boundary as far as allowable. Mr. Jackson suggested that including as much area as allowed in the initial boundaries would eliminate potential future complications.

Mrs. Aurand said she thought the Town Council established the boundary at Preservation Hall because of the school being north of it. Mrs. Aurand thought the proposal included the Old Lock and Dam building.

Mr. Jackson suggested including the front portion of the Overlook Subdivision as well, as it conceivably could be converted to commercial use in the future.

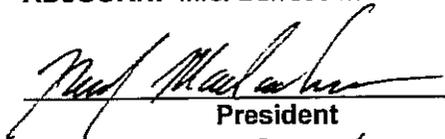
Mr. Wischer noted that a development district does not change the process for applying for an alcoholic beverage license. It reduces the cost of licenses and loosens the quota. Other requirements are the same.

Mr. Malcolm suggested that the Commission return the proposal to the Town Council with those questions about the map. Mr. Jackson said there is no quota for beer and wine licenses, just \$500 and six weeks waiting time. Mr. Hijuelos reported that Vecchio's Deli already has a beer and wine license, the new owner of the Abshier Ice House would need a three way license, and the owner of Lorelei's Gallery has been obtaining an event license or each event. Mr. Hijuelos stated

that all three establishments were interested in a three-way license. Mr. Engle said the three-way license owned by the previous owners of the Abshier Ice House is tied up in tax liens, so it cannot be transferred at this time. It will go up for auction through the state licensing board in September. He also stated that if the Redevelopment Commission omitted his property on Water Street because the building houses a church, it is in error. He said the building is used as a meeting room, not a church and there is no signed lease between he and the tenant. Mr. Wischer said if the Commission approves the proposal and sends it to the Town Council, the Council would either approve it as is or reject it. It will not consider expanding the boundaries. Mr. Jackson moved to approve the proposal to establish a Riverfront Development District but recommend to the Town Council to expand the boundaries. Mr. Malcolm asked if it is an option to request the Redevelopment Commission (Town Council) to reconsider the boundaries and not vote on the proposal tonight. Mr. Wischer said the Planning Commission may table the vote, ask for clarification from the Redevelopment Commission, and submit their recommendation. Mr. Jackson retracted his motion and made a new motion to table the matter and send the Redevelopment Commission a recommendation to expand the boundaries. Mrs. Burress seconded the motion and it carried unanimously.

ELECTION OF OFFICERS: Mrs. Burress moved to elect the following officers for 2010: Ned Malcolm, president; Steve Franke, Vice President; David Rice, Secretary. Mr. Moore seconded the motion and it carried.

ADJOURN: Mrs. Burress moved to adjourn the meeting at 6:30 p.m.



President
2010- FEB -1



Recorder