**Planning Commission Notes – November 5, 2019 Meeting – Submitted by Judd Vickers**

Old Business:

PZ 2017-021 & BOA 2018-002 – 421 Maryland Avenue – Owner indicated difficulty finding commercial tenants and wanted to consider a possible conversion to a residential triplex. Planning Commission commented on the positive exterior appearance and that many of the neighbors had weighed in during the approval process several years ago. The owner indicated substantial interior work remained to be completed in order to comply with the fire code. The Commission requested he continue to pursue a commercial use and voted that he not return with further requests for changes until the building was in compliance with State and Local fire code requirements.

Below is the background on this matter from 2017:

*PZ 2017-021 Approval was given to allow 2 apartments and one commercial space, with conditions. Matter now proceeds to Board of Appeals (formerly Board of Zoning Appeals). CAN Board Members Chuck McFadden and Judd Vickers addressed the Planning Commission and advocated that the property be restored to two single family residences. Background: Property was two separate lots, each with a single-family home from 1920’s-1980’s. In the late 1980’s/early 90’s, both houses were acquired by one owner, physically joined together and used as a medical practice. The practice closed and the property was vacant for a time, falling into disrepair and rented to residential tenants. The property was recently acquired at tax sale (purchased for $48,000) and the new owner presented a request to P&Z in June for 7 apartments, which was denied. While the final approval is not ideal, the reduction in the number of permitted apartments does not represent an expansion from the three existing meters. Had a 2016 UDC amendment related to this property not been adopted, it would likely have been required to revert to conforming use of single-family homes.*

New Business (no public hearings):

Discussion Items:

* A potential applicant for a cannabis distributorship would like the Commission to consider allowing a distribution center in the downtown area. It is unclear how many licenses are currently available for distributorships in District 37 and the applicant was asked to return with greater detail once a license has been obtained. The Commission indicated that distribution centers were not permitted downtown as a result of community feedback received during initial public hearings. That said, the Commission is willing to hear his application and additional public hearings would be required for any changes.
* A proposed text amendment has been drafted regarding outdoor lighting, for residential and as it relates to outdoor dining areas. A public hearing will likely be held in December.

Next meeting December 3.