

**Minutes of the Planning Board – Legislative Committee
Virtual Meeting
April 19, 2022**

Members Present: Neil Brown, Jim Robertson, and Stuart Glassman

Staff Present: Matt Manley, AICP - Planning Manager

Start Time: 3:33PM

Adjourned: 4:30PM

Legislative Committee Meeting:

Zoning Text Amendment – Supplementary Standards for ‘Day Centers’

The Legislative Committee of the Planning Board met to discuss this petition at their recurring meeting on Tuesday, April 19, 2022. The members of the committee that were present were: Neil Brown, Jim Robertson and Stuart Glassman. The petitioner was also present for the discussion. In general, the Committee members were supportive of the proposed text changes along with suggestions from staff. A primary consideration was that Day Centers are only permitted as part of a petition for a Conditional Zoning District which requires Site Plan approval and does not permit Day Centers by-right.

The Legislative Committee considered the buffer requirements, as proposed, compared to the buffer requirements that would typically be triggered when C-2, C-3, CMU and I-1 zoning are adjacent to a residential use or district.

The Legislative Committee also considered the standards for Day Centers as they related to the standards for other similar uses which included Food Pantries and Shelter Facilities as defined in Article XII. The Legislative Committee noted that there should be alignment between these 3 similar uses and that the lesser intense uses, such as Food Pantries and Day Centers, should not have greater restrictions than more intense uses, such as Shelter Facilities. Consideration of reducing the 1,500 separation requirements for all three uses was also discussed. Upon staff's suggestion, there was a consensus that revisions to the standards should be considered separately and apart from the current petition which is specifically related to Day Centers.

The Legislative Committee also suggested that consideration be given to making Day Centers a permitted use subject to Supplementary Standards in the I-1 zoning district as opposed to only permitting the use in the I-1 CZD. Ultimately the following language is recommended by the Legislative Committee.

16-4-12 Day center.

- a) The parcel on which a day center is situated shall not be closer than 1,500 feet to any parcel on which another day center is situated.

- b) ~~The parcel on which a day center is situated shall not be adjacent to a residential use.~~ A day center may be adjacent to a residential use in cases in which a Type B buffer is implemented. The buffer must consist of twenty-five feet (25') of landscaped separation or fifteen feet (15') of separation with a vertical barrier of a least six feet (6') in height. The vertical barrier shall meet the specifications of Sec. 15-5. e) – General Standards. For purposes of this paragraph, parcels situated across a street right-of-way from a proposed day center shall be deemed to be adjacent.
- c) The parcel on which a day center is situated shall not be within 200 feet of a residential district unless a Type B buffer consisting of twenty-five feet (25') of landscaped separation or fifteen feet (15') of separation with a vertical barrier of a least six feet (6') in height is implemented. The vertical barrier shall meet the specifications of Sec. 15-5. e) – General Standards.
- d) Permissible hours of operations shall be limited to the hours between 6:00 a.m. and 6:00 p.m.

Notice: This meeting was noticed to the public in accordance with all requirements. The meeting was also attended by one local resident and a member of the media.