

1 **New Castle Planning and Zoning Commission Meeting**
2 **Wednesday, May 22, 2013, 7:00 p.m., Town Hall**

3
4 **Call to Order**

5 Commission Chair Chuck Apostolik called the meeting to order at 7:12 p.m.

6
7 **Roll Call**

8 Present Commissioner Borgard-Absent
9 Commissioner Breslin
10 Commissioner Holley
11 Commissioner Riddile- Absent
12 Commissioner Slack-arrived at 7:15pm

13
14 Also present at the meeting were Town Planner Tim Cain, Consultant Attorney
15 David Smith, Deputy Town Clerk Wendy Mead and members of the public.

16
17 **Meeting Notice**

18 Deputy Town Clerk Wendy Mead verified that her office gave notice of the meeting
19 in accordance with Resolution TC-2013-1.

20
21 **Conflicts of Interest**

22 There were no conflicts of interest.

23
24 **Citizen Comments on Items NOT on the Agenda**

25 There were no citizen comments.

26
27 **Public Hearing**

28 To recommend approval of a text amendment pursuant to Chapter 17.92 of the
29 Town of New Castle Municipal Code to amend portions of Chapters 17.76 and 17.36
30 of the Municipal Code concerning the requirements of off-street parking and
31 permitted and conditional uses in the C-1 Commercial zone district.
32 Resolution PZ 2013-3

33
34 Chair Apostolik opened the Public Hearing at 7:13p.m.

35
36 At 7:15p.m., Commissioner Slack arrived and a quorum was present for the
37 commission meeting.

38
39 Planner Cain briefly explained that the text amendment will accomplish three goals
40 for the downtown commercial area. First, it makes anything not specifically listed as
41 an allowed use a conditional use. Second, it updates the prohibited uses. Last, the
42 text amendment establishes the fee for cash-in-lieu for off-street parking. On
43 Tuesday, May 21, 2013, the Town Council approved Resolution TC-2013-9
44 extending an extension to a moratorium for off-street parking in the downtown
45 commercial zone, for another two years.

1 Planner Cain said the reason for the text amendment dealing with the cash-in-lieu
2 of parking was so the ordinance would not need to be changed once the
3 moratorium was lifted.

4
5 Consultant Attorney Smith said that he changed the draft resolution to say cash-in-
6 lieu applies to all parking not just the residential, the parking could be wholly
7 satisfied with the cash-in-lieu fee, and that the cash-in-lieu fee could be set yearly
8 in the Town's fee schedule resolution.

9
10 Consultant Attorney Smith said that the conditional use change only affected the
11 downtown commercial area not the residential area east of downtown.

12
13 Chair Apostolik closed the public hearing at 7:29 p.m.

14
15 After a brief discussion, Consultant Attorney Smith said that he would change the
16 language to "for acquisition, construction or improvement of additional parking
17 facilities" in the cash-in-lieu section of the resolution.

18
19 **Motion: Chair Apostolik made a motion to approve Resolution PZ- 2013-3, a**
20 **resolution of the Planning and Zoning Commission of New Castle approving**
21 **a text amendment pursuant to Chapter 17.92 of the Town of New Castle**
22 **Municipal Code to amend portions of Chapters 17.76 and 17.36 of the**
23 **Municipal Code concerning the requirements of off-street parking and**
24 **conditional and non-permitted uses in the C-1 Commercial zone district**
25 **with the change noted above by Consultant Attorney Smith.**
26 **Commissioner Slack seconded the motion and it passed unanimously.**

27
28 **Items for next Planning and Zoning Agenda**

29 The Lakota Canyon Golf Course cart barn conditional use permit continued public
30 hearing.

31
32 **Commission Comments and Reports**

33 There were no commission comments or reports.

34
35 **Staff Reports**

36 There were no staff reports.

37
38 **Review Minutes from Previous Meeting**

39 **Motion: Chair Apostolik made a motion to approve the May 8, 2013 meeting**
40 **minutes as amended. Commissioner Breslin seconded the motion and it**
41 **passed unanimously.**

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43 **Motion: Chair Apostolik made a motion to adjourn the meeting.**

44 **Commissioner Breslin seconded the motion and it passed unanimously.**

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46 The meeting adjourned at 7:40p.m.

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Respectfully Submitted,

Planning and Zoning Commission Chair
Chuck Apostolik

Deputy Town Clerk Wendy A. Mead

DRAFT