

**MINUTES  
CITY OF CANANDAIGUA  
PLANNING COMMISSION  
September 13, 2023**

PRESENT: Chairman Stanley Taylor  
Vice Chairman Anne Beyer  
Commissioner Richard Manley  
Commissioner Guy Turchetti  
Commissioner Lindsay Van Deusen  
Commissioner James Hitchcock

ABSENT: Commissioner Bonnie Dorschel

ALSO PRESENT: Richard E. Brown, Director of Development & Planning

**CALL TO ORDER**

Chairman Taylor called to order the Regular Meeting of the City Planning Commission at 7:00 P.M.

**APPROVAL OF MINUTES:**

Chairman Taylor asked if anyone had any additions or corrections to the August 9, 2023 Meeting Minutes. Commissioner Van Deusen moved to approve the minutes as submitted. Commissioner Hitchcock seconded the motion, which carried by unanimous voice vote (6-0).

**REVIEW OF APPLICATIONS**

**ITEM 01      Application #23-193: 201 Parrish Street, FLX MEDICAL, for Architectural Review to install a ground sign. (Tabled from August 9, 2023)**

Brian Kalfass, property owner, and Kate Tolomeo, of FLX Medical Infusion, presented the application via Zoom. The proposal is for a solid board ground sign, similar to others on Parrish Street. It will not be lit.

Vice Chair Beyer noticed two other ground signs displayed for the building. Are they to be removed? Mr. Kalfass said the Miracle Ear sign will remain and the other sign will be removed.

Mr. Brown asked if the proposal includes a sign for the building. Mr. Kalfass said not at this time.

Commissioner Van Deusen inquired about the materials for the sign. The application submitted indicates cedar posts and black metal brackets, but does not state the material for the sign board. Mr. Kalfass said it will be a weatherproof material, such as a laminate.

Commissioner Van Deusen questioned the height. Ten feet is tall for a ground sign.

Chairman Taylor suggested lowering the legs to reduce the overall height of the sign to 8 feet. This would be more appropriate. He recommended adding the street number to the sign to make it easier to locate the building for emergency purposes.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented with the following conditions:

- 1. The maximum height of the sign, including the support structure, shall not exceed 8 feet.
- 2. The sign shall not be lit.

Commissioner Manley seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 02      Application #23-205A: 175 South Main Street, FULLSEND SKI & OUTDOOR, for Historic Alterations to install wall sign on the rear of the building. (Request to modify approval from August 09, 2023)**

Denise Chaapel, Business Improvement District Manager, represented the applicant, Zach Hallatt. Originally, the sign was to replace the “One Source Auctions” sign on the rear of the building. However, after the meeting, they were notified by the landlord that the auction business was going to continue to rent the upper floors and therefore would be keeping this sign.

They are now proposing to mount their sign above the current sign. It will be mounted on supports that will be painted to match the building.

Commissioner Manley said the sign will look good in the new location.

Commissioners Van Deusen agreed.

Mr. Brown suggested centering the sign over the current one.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented with the following conditions:

- 1. The sign shall be centered above the existing sign.
- 2. The sign mounting supports shall be painted to match the building.

Commissioner Manley seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 03 (Public Hearing) Application #23-204A: 212 South Main Street, ANDREW GUFFEY requesting a Special Use Permit necessary to create an apartment in the rear portion of an existing one-story building.**

Andrew Guffey presented the application. He would like to add a 1,300 square foot apartment to the rear of the building. Last month he received a required variance from the Zoning Board of Appeals to allow a residential unit on the ground floor.

Chairman Taylor opened the Public Hearing. No one came forward. Mr. Brown said no written comments were received. Chairman Taylor closed the Public Hearing.

Commissioner Van Deusen inquired about parking and trash removal. Mr. Guffey explained that there are four parking spaces in the rear of the building. The trash will be disposed of at his home, where he currently has a scheduled garbage pickup.

Chairman Taylor said the apartment will be compatible with nearby properties. There is an existing apartment in the rear of the building to the north.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Hitchcock moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Manley seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 04 Application #23-240: 212 South Main Street, ANDREW GUFFEY for a Historic Alteration to add a new door to the north side of the building.**

Andrew Guffey presented the application. He is proposing to add a new door to the north side of the building to be used for construction purposes and as an emergency exit for the newly divided space. It will be a single steel, four-foot-wide door. He chose a silver color, with a round window opening.

Commissioner Manley asked if the window is to be centered. Mr. Guffey said yes. He described an 18"-20" portal window.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Manley moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Van Deusen seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 05 (Public Hearing) Application #23-218: 438 South Main Street, MARCUS FRANZ requesting a Special Use Permit necessary to operate two Short-Term Rentals within the existing two-family residence.**

Marcus Franz presented the application. The property is a two-family residence, with both units having three bedrooms. He is requesting an occupancy of two people per bedroom, for a total occupancy of 12 for the property. He would like to allow up to six vehicles parked on site—three on each of the two driveways.

Chairman Taylor opened the Public Hearing.

Mark Rayburn, of 35 Coach Street spoke in support of the application. He recognized that Mr. Franz has made incredible improvements to other properties he owns.

Commissioner Van Deusen agreed.

Chairman Taylor asked if there was anyone else wishing to speak to the application. No one came forward. Mr. Brown said no written comments were received. Chairman Taylor then closed the Public Hearing.

Chairman Taylor questioned the parking. He does not see how three cars will fit in each of the two driveways. He believes maximum occupancy should be reduced from six to four for each unit, due to inadequate parking.

Vice Chair Beyer pointed out that a family may have six people, but not necessarily three vehicles.

Commissioner Manley sees no problem with parking.

Commissioner Van Deusen asked if the tenants could be instructed to avoid parking on the sidewalk. She has noticed it is a problem in that area. Mr. Franz agreed.

Mr. Franz stated that previous long-term tenants have fit two to three vehicles in the driveway at times. He is willing to change his request to a maximum of two vehicles per driveway; however, he would prefer to keep the maximum occupancy at six per unit.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented with the following condition:

1. Maximum occupancy is 12 people; 6 per unit.
2. Maximum number of vehicles permitted is 2 per driveway.

Commissioner Hitchcock seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 06 (Public Hearing) Application #23-226: 27 Coach Street, JULIAN PLYTER, for a Special Use Permit to operate an Eating and Drinking Establishment within the existing structure.**

Julian Plyter presented the application. The proposal is to convert the lower floor of the building to a small wine bar, including a dining room, bar area and a small kitchen. He is proposing to be open six days a week, and closed one week day. There will be a maximum of 40 seats.

Chairman Taylor opened the Public Hearing.

Mark Rayburn, of 35 Coach Street, came forward. He spoke in favor of the application. There are currently parking issues in the area, but having access to the Bristol Street parking lot would be ideal for this business.

Chairman Taylor asked if there was anyone else wishing to speak to the application.

Denise Chaapel, Business Improvement District Manager, came forward to speak in favor of the application. She believes it is compatible with the City’s Comprehensive Plan.

Mr. Brown said no written comments were received. Chairman Taylor then closed the Public Hearing.

Commissioner Manley is in favor of the proposal.

Commissioner Van Deusen asked about access to the Bristol Street parking lot. There is a fence separating the property from that lot. Mr. Plyter confirmed there is a fence, but it is easy to walk around.

Mr. Plyter pointed out that there are two municipal parking lots in the area. Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Turchetti moved that the Planning Commission Approve the application as submitted and presented.

Vice Chair Beyer seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 07      Application #23-227: 246 South Main Street, DUCK SKATEBOARDS for a Historic Alteration to install a wall sign and display a portable sign.**

Robert Mertz presented the application via Zoom. He is seeking approval for a wall sign above the door and a portable sign.

Chairman Taylor asked about the material for the signs. Mr. Mertz said the portable sign is made of pine boards with steel plates and the wall sign is aluminum.

Commissioner Hitchcock noted that the sign has already been installed, but it looks good.

Chairman Taylor believes the wall sign is over-sized and inconsistent with others in the alley.

Vice Chair Beyer recognized that the top of the wall sign lines up with others, but the bottom does not.

Commissioner Van Deusen said it is unfortunate that the sign was installed prior to Planning Commission review, but she believes that it is a tough area for signage, as there is no defined sign board.

Commissioner Manley stated that it is not appropriate to install signage without prior approval; however, the sign looks fine to him.

Chairman Taylor said the commission is not holding the applicant to the same standards as others have been held to for that area. It sets a bad precedent.

Commissioner Turchetti pointed out that signage is less visible in this alley.

Commissioner Hitchcock does not believe it is setting a bad precedent to approve the sign. He believes sign applications are approved, not necessarily by meeting a standard, as much as an agreement to the proposal.

Commissioner Turchetti acknowledged that the sign meets the requirements of the law regarding dimensions.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Hitchcock moved that the Planning Commission Approve the application as submitted and presented, noting the following finding:

1. The sign was installed prior to approval, which does not comply with proper procedure.

Commissioner Manley seconded the motion, which carried with a vote (5-1).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	NO

**ITEM 08 (Public Hearing) Application #23-228: 39 Coach Street, PEACEMAKER BREWING COMPANY, for a Special Use Permit and Site Plan Review to operate food truck on the property.**

Todd Reardon presented the application. They would like to have the food truck present for their anniversary on November 11<sup>th</sup>, and on other special occasions. The hours of operation would be between 5 PM and 9 PM.

Chairman Taylor asked for details regarding dining location, trash removal, signage, and any improvements proposed for the gravel area.

Mr. Reardon said food truck patrons would be permitted to dine inside or use the existing outside fenced in seating, which can be accessed through the brewing area of the building. Trash removal would be the same as it is currently. Trash is picked up weekly. No signage or changes to the gravel area are proposed.

Mr. Brown asked which direction the opening, or food service area, would face. Mr. Reardon said it will face west.

Chairman Taylor opened the Public Hearing.

Mark Rayburn, of 35 Coach Street, spoke in opposition to the application. He believes more details are needed. He expressed some concerns, such as fire safety.

Mr. Brown explained that the Fire Department would perform required inspections before each event to make sure everything complies NYS Building and Fire Code.

Chairman Taylor asked if there was anyone else wishing to speak to the application. No one came forward. Mr. Brown said no written comments were received. Chairman Taylor then closed the Public Hearing.

Chairman Taylor said this application fits in well with the Comprehensive Plan to help make the business district as viable as possible. He noted that food trucks have been approved for other locations in the past.

Commissioner Turchetti asked Mr. Reardon for maximum number of events the food truck would be present in a calendar year. Mr. Reardon said the most would be ten.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Turchetti moved that the Planning Commission Approve the application as submitted and presented with the following conditions:

1. The food truck is permitted on site for no more than 10 days per calendar year.
2. The food service area shall face west.
3. The hours of operation are from 5PM to 9PM.

Commissioner Hitchcock seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 09 (Public Hearing) Application #23-231: 334 West Avenue, PAIGE PALMATEER for a Minor Subdivision to divide the existing 6.17-acre lot into two lots. Lot 1, containing the existing house to be 0.429 acres, and Lot B, a new building lot, to be 5.741 acres.**

Logan Rockcastle, from Mark’s Engineering, presented the application. Paige Palmateer was also present via Zoom. They are seeking approval to divide off the existing home from the larger surrounding lot. The home would still keep nearly half an acre and would meet all setback requirements.

Chairman Taylor asked if the applicant has any current plans for the larger parcel that would result from the subdivision. Ms. Palmateer said there are no plans at this time.

Chairman Taylor opened the Public Hearing.

Diana Otterson, of 350 West Avenue, was present via Zoom and submitted a written comment prior to the meeting. She is opposed to the application. Her concern is that the larger lot may be further subdivided in the future. It is a wooded area, that backs up to Woodlawn Cemetery. There are deer and other wildlife that would be displaced.

Mr. Rockcastle pointed out that frontage requirements may limit future development. He said 75 feet of road frontage is required.

Chairman Taylor asked if there was anyone else wishing to speak to the application. No one came forward. Mr. Brown said no other written comments were received. Chairman Taylor closed the Public Hearing.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion. Commissioner Manley moved that the Planning Commission Approve the application as submitted and presented with the following condition:

- 1. Preliminary approval is waived.

Commissioner Van Deusen seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 10 (Public Hearing) Application #23-233: 318 Fort Hill Avenue, CLARK MANOR, for Site Plan Review to construct a 15-car parking lot with supporting infrastructure.**

Logan Rockcastle, of Mark’s Engineering, presented the application. Clark Manor is proposing to add a new parking lot on the west side to help facilitate their new addition and provide emergency access. The new entry drive would be about 100’ west of the current secondary, gravel drive. The parking lot will increase impervious surface, so a storm water facility has been included in the plans.

Mr. Brown inquired about lighting. Mr. Rockcastle said there are five, dark sky compliant fixtures proposed at a 14-foot mounting height.



Chairman Taylor asked about the style of lights. Mr. Rockcastle said they are small LED lights.

Mr. Brown mentioned that Jeffrey Paddock, Deputy Director of Public Works, reviewed the application and submitted a written response expressing concerns about drainage and requesting some changes. Mr. Brown had forwarded these on to Brennan Marks. Mr. Rockcastle said he was not aware of this correspondence.

Chairman Taylor opened the Public Hearing. No one came forward. Mr. Brown said no written public comments were received. Chairman Taylor closed the Public Hearing.

Commissioner Van Deusen asked if the lights will remain on. Mr. Rockcastle said they will have a sensor to automatically turn them on from dusk to dawn.

Vice Chair Beyer asked about the use of the parking lot. Mr. Rockcastle said it is to be utilized by visitors and employees.

Vice Chair Beyer also asked about the potential for light spillage. Mr. Rockcastle said measures have been taken to minimize spillage.

Chairman Taylor asked what the plans are for the existing gravel driveway. Mr. Rockcastle said it will be reseeded and returned to lawn.

Chairman Taylor led the commission through the submitted SEQR Environmental Assessment Form. It was determined that more information is needed to complete the assessment, specifically with regard to the drainage.

Vice Chair Beyer inquired about trees on the site. Mr. Rockcastle explained that there are many existing trees that will not be impeded by the new parking lot. There is some new landscaping planned using all native plant materials.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission Table the application to allow the applicant to address the Department of Public Works recommendations, and to provide more details on the lighting fixture.

Commissioner Turchetti seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 11 (Public Hearing) Application #23-234: 295 Lakeshore Drive, CANANDAIGUA COUNTRY CLUB, for Special Use Permit, Site Plan Review and Architectural Review to construct a 5,000 SF storage structure with supporting infrastructure.**

Jim Fields, General Manager, presented the application. Mike Gulvin, member of the board of directors, was also present. They would like to construct a 48' x 104' pole barn type structure as a golf course maintenance facility. Half of the building will be for storing equipment that is currently left outdoors. The other half will be heated and used as office space and an employee break room.

They are proposing steel siding with a stone veneer along the base. The siding will be board and batten if not cost prohibitive. The colors will be shades of gray to remain consistent with the other buildings on the property. Three downward-facing gooseneck lights are included.

A full-grown tree line currently blocks the view from Lakeshore Drive. Eight trees will be added to further shield the building from view. Only one tree will need to be removed for the project.

Chairman Taylor opened the Public Hearing. No one came forward. Mr. Brown said no written comments were received. Chairman Taylor closed the Public Hearing.

Chairman Taylor said he is pleased with the revisions made since the first application was submitted in 2021. All of the issues that were discussed then, have been addressed.

Commissioner Van Deusen noticed that one side will be completely covered in stone veneer. Mr. Fields explained that it is designed to withstand golf ball strikes without damage.

Commissioner Van Deusen asked about overhead doors and trim colors. Mr. Fields said there are two 14-foot overhead doors planned for the east and south sides. The doors and trim will be white.

Mr. Gulvin mentioned that the cupolas are being added to be consistent with the appearance of the clubhouse and the event center.

Chairman Taylor asked for a description of the windows that will face Lakeshore Drive. Mr. Fields said they will be vinyl, double hung, functional windows.

Commissioner Van Deusen asked if the entrance is to be paved. Mr. Fields said he believes the plan includes paving that area, but the parking lot will be gravel.

Mr. Brown inquired about a gate to prevent public access. Mr. Gulvin said there will be some type of locking gate installed.

Chairman Taylor led the commission through the submitted SEQR Environmental Assessment Form.

Vice Chair Beyer moved that the Planning Commission make a determination that the application will not have a significant adverse effect on the environment and that a SEQR Negative Declaration be filed.

Commissioner Manley seconded the motion, which carried with a voice vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

Chairman Taylor asked if there were any additional comments or questions.

Vice Chair Beyer pointed out that the application will require a variance due to the proposed setback.

Chairman Taylor called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented with the following condition:

1. Approval is contingent on the applicant obtaining an area variance.

Commissioner Manley seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 12      Application #23-235: 91 Gibson Street, HANA AND CHRISTIAN SMITH, for a Historic Alteration to install a second window and skylight on the western addition of the home.**

Christian Smith presented the application. Paige Stasko, of Legacy Custom Contracting, was also present. They would like to install an additional window and skylight on the existing addition to improve the lighting for the space. The window would be symmetrical to the existing window and framed to match. They would also like to install a new entry door to replace an old wooden door that is not energy efficient.

Mr. Brown asked if the replacement transom window will be divided, to replicate the current one. Ms. Stasko said no; there will be no grids.

Mr. Brown asked for confirmation that the new door is to be fiberglass. Ms. Stasko said yes, but it will resemble wood.

Commissioner Van Deusen asked if the woodwork surrounding the transom will match the door trim. She also asked if the outer trim will remain. Ms. Stasko answered yes. The door and transom will match because they are ordered as one unit.

Chairman Taylor asked if it would be possible to divide the transom. Ms. Stasko said it is not an option on that door unit. They could leave the original transom, but it would be difficult to match.

Vice Chair Beyer has noticed a variety of styles of transom windows on the street.

Chairman Taylor asked if any of the glass would be frosted. Ms. Stasko said no, it will all be clear glass.

Chairman Taylor asked if the applicant had considered refurbishing the door. Mr. Smith said they would prefer to replace it because it has single-pane glass and does not hold heat well.

Commissioner Van Deusen said the added window is an improvement. She asked if the skylight could be moved to the back. Ms. Stasko said they are already proposing a second one on the back, but it was not included in the application because it is not subject to review. It will not be visible from the street.

Commissioner Manley said the skylight would not be appropriate on the original home, but he does not object to a skylight on the addition.

Commissioner Turchetti believes the skylight looks nice, but may not be appropriate on a historic home.

Commissioner Hitchcock agreed. He is not a fan of the skylight. It impacts the historic look of the home.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Vice Chair Beyer moved that the Planning Commission Approve the added window and replacement door as submitted and presented and Deny the skylight.

Commissioner Van Deusen seconded the motion, which carried with a vote (5-1).

Commissioner Manley	Voting	NO
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 13      Application 23-236: 112 Gorham Street, ANDREW LIPP, for a Historic Alteration to repair the front porch.**

Tim McMahon, contractor for the applicant, presented the application. The homeowner would like to repair the existing front porch, including replacing the six porch columns. The new columns would be a fiberglass composite, painted to match.

Vice Chair Beyer noticed the submitted plans include adding back a handrail. Mr. McMahon confirmed that it will be a replacement.

Commissioner Manley said that the columns will look identical, once painted.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Turchetti moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Hitchcock seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**MISCELLANEOUS**

**ITEM 14 Referral from the City Council: Ordinance 23-005: Amending the Regulations Related to Short Term Rentals. (Ordinance amended from what was originally introduced)**

The Planning Commission reviewed and discussed the newly proposed amendment to the Short-term Rental ordinance. The consensus is to support the changes. It is a good compromise.

**ADJOURNMENT**

Commissioner Hitchcock moved to adjourn the meeting at 10:42. Commissioner Turchetti seconded the motion, which carried with a unanimous voice vote (6-0).

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Richard Brown  
Director of Development & Planning

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Stanley Taylor  
Planning Commission Chairman