



CITY OF ALBANY
PLANNING COMMISSION WORK SESSION
City Hall Council Chambers, 333 Broadalbin Street
Monday, January 13, 2014
5:15 p.m.

MINUTES

Planning Commissioners present: Dala Rouse, Larry Tomlin, Roger Phillips, Dan Sullivan, Danon Kroessin, Cordell Post, Sue Goodman, Kristin Richardson

Planning Commissioners excused: Lolly Gibbs

Staff present: Anne Catlin, Lead Long Range Planner; Mark Shepard, P.E., Public Works Director and Community Development Director; Melissa Anderson, Planner 2; Edene Rice, Administrative Assistant

Others present: Six others were in the audience

CALL TO ORDER

Chair Tomlin called the meeting to order at 5:16 p.m.

ROLL CALL

COMMENTS FROM THE PUBLIC

Councilor Kellum shared concerns and suggestions he had with the proposed revisions to the home business standards. He asked what a reasonable parking requirement is; standards should regulate impacts and not specific businesses; Albany has 29 home-based welding businesses; is welding unsafe?

Community Development Director Shepard gave an overview of the Business Ready Task Force's (BRTF) efforts to develop the package of Development Code amendments that removes obstacles to redevelopment. The goal of the work session is to familiarize the Planning Commission with the proposed Code amendments and to answer any questions.

DEVELOPMENT CODE AMENDMENTS REVIEW AND DISCUSSION

Lead Long Range Planer Catlin reviewed the proposed Development Code amendments as summarized in the agenda packet handout.

Catlin acknowledged Kellum's concerns and highlighted changes to the amendments being drafted for Planning Commission's consideration. She explained that the changes are intended to allow more variety of home businesses and to have objective standards to regulate offsite impacts.

Commissioner Kroessin asked if the Fire Marshall was concerned about welding.

Commissioner Tomlin said there was not enough enforcement. He expressed concerns about spray painting.

Commissioner Rouse said that painting cars is regulated by the state and requires a paint booth and registration with the Fire Marshall.

Mayor Konopa asked if the number of employees permitted would affect in-home daycares.

Catlin reviewed amendments to Planned Development standards that would reduce the process time and the amount of open space required. Tomlin asked about planned developments and compatibility requirements; do we want a “one face” community?

Tomlin thinks the \$25,000 expense threshold that would trigger improvements to nonconforming sites is too low and suggested it not include maintenance.

Catlin highlighted amendments that would allow more variety of uses in vacant buildings in the LI zone to encourage their reuse.

Kellum asked if there is currently a requirement to pave overflow parking. Catlin affirmed there was.

Konopa noted that Foress Signs staff input was helpful for the sign subcommittee’s recommendations.

Tomlin asked why signs on roofs were prohibited and if there was discussion about the angle of signs.

Resident Bill Ryals who served on the sign subcommittee said his goal was to develop standards that were reasonable and fairly enforced.

Shepard concluded discussion by stating that staff intends to review the Code annually for revisions that may be needed, including to the BRTF amendments.

NEXT MEETING

A public open house regarding the BRTF amendments is scheduled for January 14, 2014. The Planning Commission public hearing on the proposed BRTF amendments is February 3, 2014.

ADJOURNMENT

Hearing no further business, Commission Chair Tomlin adjourned the meeting at 6:40 p.m.

Submitted by,

Signature on File

Anne Catlin
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