

MEMORANDUM

TO: PLANNING COMMISSION MEMBERS
FROM: ROB JACQUES
SUBJECT: MAY 3, 2023 MEETING
DATE: APRIL 21, 2023

One matter is scheduled to be heard at your May 3rd meeting, as described below.

APPLICATION #23-2

ADDRESS: N/A – Text amendment to the Zoning Ordinance

APPLICANT: City of Oakwood

Application 23-2 consists of proposed text amendments to the Zoning Code. Specifically, it is an update to the list of permitted uses within both the Community Business (CB) and Neighborhood Business (NB) zoning districts (Title 7 of the Zoning Code), as well as minor updates to clarify certain provisions. City staff has provided these updates in the form of three separate ordinances: One to update permitted uses in the CB district; one to make similar updates in the NB district; and one to make a few miscellaneous clarifications.

ZONING DISTRICT

The permitted use amendments only affect the CB and NB districts. The clarifications of Sections 402.1 *Accessory Uses*, 402.2 *Permitted Obstructions in Yards*, and 1010.5 *Penalties*, affect all zoning districts.

STANDARD OF REVIEW – TEXT AMENDMENT

Pursuant to Section 1003.6(B) of the Zoning Code, proposed text amendments to the Zoning Code “shall be reviewed for consistency with the purposes of (the Zoning Code), the Comprehensive Plan, and the interests of the city of Oakwood as a whole.”

A copy of Section 200, which sets forth the purposes of the Zoning Code, is attached for your reference. The city’s 2004 Comprehensive Plan is available for review on the city website (<http://www.oakwoodohio.gov>).

The Planning Commission is required to hold a public hearing on the proposed amendment, and, using the standard above, to make a recommendation to City Council as to whether the amendment should be approved or denied. (Note: For text amendments, the Planning Commission’s recommendation to Council must include findings of fact. A sample form for that purpose is attached with this memo, and will be provided to you at the May 3rd meeting.)

SUMMARY OF PROPOSED AMENDMENT

The remainder of this memorandum is intended to summarize the proposed text amendments, which are specific changes to existing rules and regulations and/or changes that are consistent with state law.

1. The Oakwood Zoning Code sets forth a list permitted uses in the regulations governing the NB and CB business districts. The list is exclusive, meaning that if a particular use is not listed, it is not permitted. While this list has generally served the community well since its inception, staff has turned away potential businesses that may have served the community well simply because their proposed use is not listed.

The following uses have been amended or added as permitted uses:

- a. “Salon/spa” has been added to the “Beauty parlor” permitted use. Current trends in cosmetology and beauty care lead establishments to offer a more holistic approach to beauty, not just haircuts, perms and coloring. Successful establishments typically offer a full suite of services including medical-level options like dermatology and medical skin care, permanent and everyday makeup, nutrition analysis and IV therapies, etc. Some of these have been approved in Oakwood under the “Beauty parlor” use, but staff believes the code language should be clarified to recognize that current business trends have moved away from traditional beauty parlors to encompass a broader array of services.
 - b. “Fitness/health/wellness service” has been added as a permitted use. This category is intended to include establishments such as gyms, fitness studios, group exercise classes, personal training and coaching, etc.
 - c. “Personal services” has been added as a permitted use. This category is intended to include businesses that provide a non-medical personal service as a primary use, and may include accessory retail sales of products related to the services. Examples might include computer or digital device repair, or studios for art, photography, tattooing, or piercing. Some of these have been approved in Oakwood under the “Offices, service and business” use, but staff believes the code emphasis on “offices” is limiting.
 - d. A provision that makes a Special Use permit available for “Retail or service uses of scale and intensity similar to uses (already) permitted.” This is a catch-all designed to create an administrative review process for proposed uses that may not be listed, but might otherwise be a good fit for Oakwood. Instead of simply rejecting a non-listed use, this would give staff the ability to direct applications to the Planning Commission to be considered under the Special Use standards set forth in the Code. This allows for flexibility, while ensuring that any new use is only approved if the Planning Commission determines that it can be operated in a manner that is compatible with its surroundings.
 - e. Consistent with amendments a – d, the off-street parking requirements in Title 11 have been updated to include the new uses.
2. Miscellaneous clarification: Current language in Sections 402.1 and 402.2 permits “air conditioning condensers and heat pumps” as accessory structures and uses, and designates in which yards they may be placed. Staff recommends expanding this to include generators and similar mechanical equipment.

3. Miscellaneous clarification: Current language in Section 402.2 allows window wells to encroach two feet “into the yard.” Staff has always interpreted this to mean “into the *required* yard,” meaning that the provision is intended to allow a window well to exist within the setback area as long as the main structure is not in the setback area. Staff requests that the language be clarified accordingly.
4. Miscellaneous clarification: Current state law caps the fine for a minor misdemeanor zoning violation at \$150. Oakwood’s Zoning Code currently caps the fine at \$100. Staff is recommending that the Code be updated from \$100 to \$150 to remain consistent with the provisions of state law.

RFJ/jsw

cc w/enc: Members of Council
 Norbert Klopsch, City Manager
 Jennifer Wilder, Personnel and Properties Director
 Ethan Kroger, Code Enforcement Officer

Enclosures

Proposed Ordinances amending the Oakwood Zoning Code
Section 200, Purpose
Sample “Findings of Fact and Decision” form
May 3 PC Meeting Agenda
Draft March 1, 2023 PC Minutes

AN ORDINANCE

BY: _____ NO. _____

AMENDING SECTIONS 702.2, *PERMITTED USES*, AND 702.3, *SPECIAL USES*, OF THE OAKWOOD ZONING ORDINANCE TO AUTHORIZE ADDITIONAL USES WITHIN THE COMMUNITY BUSINESS (CB) ZONING DISTRICT.

WHEREAS, proposed text amendments to the Oakwood Zoning Ordinance were presented to the Planning Commission in a duly-noticed public hearing held on May 3, 2023, and the Planning Commission by a vote of _____ recommended approval thereof; and

WHEREAS, the proposed amendments have been presented to Council in a duly-noticed public hearing held on June 1, 2023, and as required by Section 1003.6(B) of the Zoning Code, Council has reviewed the proposed amendments and finds that they are consistent with the purposes of the Zoning Code, the Comprehensive Plan, and the interests of the city of Oakwood as a whole;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAKWOOD, STATE OF OHIO, THAT:

SECTION I.

Existing Section 702.2, *Permitted Uses*, of the Oakwood Zoning Ordinance, is hereby amended to read as follows, with new text appearing in **bold** font and deleted text appearing in ~~strike-through~~ font:

702.2 Permitted Uses

The following uses are permitted in the CB District:

- Antique store
- Art/school supply
- Appliance store
- Bakeries
- Banks/financial institutions
- Barber shops
- Beauty parlor/**salon/spa**
- Book/stationary store
- Brokerage firm
- Business/office machine
- Camera/photography
- Candy/ice-cream
- Carpet/rug
- Catering services
- China/glassware
- City of Oakwood uses and structures
- Coffee shop
- Consumer electronics
- Copy center - retail printing services
- Custom dressmaking
- Delicatessens*
- Department store
- Drug store/pharmacy
- Dry cleaning
- Electronics store
- Fitness/health/wellness service**
- Florist
- Food/grocery/supermarket
- Furniture store
- Furrier shop
- Garden supply
- Gift shop
- Hardware store
- Hobby shop
- Houseware and Kitchen
- Interior decorating

Interior furnishing
Jewelry store
Leather goods
Medical/dental office
Medical/dental laboratory
Music store
Musical instrument sales
Newspaper distribution agency
Offices, service and business
Office supply
Optical sales
Pet Grooming Studio
Personal services
Photographic studio
Post Office
Restaurants*
Shoe stores
Shoe/clothing/hat repair
Sporting goods
Tailor shop
Tanning booth
Temporary Uses and Events**
Tobacco shop
Travel bureau
Undertaking/funeral parlor
Veterinary hospital or clinic
Wearing apparel
Wine shop

*** See Section 404, Temporary Uses and Events.*

**Subject to Title 9, Design and Performance Standards.*

SECTION II.

Existing Section 702.3, *Special Uses*, of the Oakwood Zoning Ordinance, is hereby amended to read as follows, with new text appearing in **bold** font and deleted text appearing in ~~strike-through~~ font:

702.3 Special Uses subject to the requirements of Title 10, Section 1004, *Special Use Permits*, as follows:

Child day care centers*
Coffee shops and delicatessens selling beer and wine*
Commercial parking lots and structures
Dwelling units above first floor*
Museums owned by the City of Oakwood
Off-site, off-street parking
Outdoor sales
Outdoor Seating
Planned development – business
Printing and publishing establishments
Public libraries
Public utility and service uses
Restaurants/coffee shops (not meeting standards)*
Shared parking**
Structured parking (integrated w/principal use)
Theaters
Uses operating before 7:00 am/ after 9:00 pm
Retail or service uses of scale and intensity similar to uses permitted under Section 702.2 but not permitted as of right

**Subject to Title 9, Design and Performance Standards.*

***Subject to Title 11, Off-Street Parking and Loading.*

SECTION III.

It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council, and that all

deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, if required, in compliance with all legal requirements including Ohio R.C. 121.22.

SECTION IV.

This ordinance shall take effect as of the earliest date permitted by law.

PASSED BY COUNCIL OF THE CITY OF OAKWOOD, this _____ day of _____, 2023.

Mayor William D. Duncan

ATTEST:

Clerk of Council

TO THE CLERK:

Please publish by incorporating into the Codified Ordinances of the city.

City Attorney Robert F. Jacques

AN ORDINANCE

BY: _____ NO. _____

AMENDING SECTIONS 701.2, *PERMITTED USES*, AND 701.3, *SPECIAL USES*, OF THE OAKWOOD ZONING ORDINANCE TO AUTHORIZE ADDITIONAL USES WITHIN THE NEIGHBORHOOD BUSINESS (NB) ZONING DISTRICT.

WHEREAS, proposed text amendments to the Oakwood Zoning Ordinance were presented to the Planning Commission in a duly-noticed public hearing held on May 3, 2023, and the Planning Commission by a vote of _____ recommended approval thereof; and

WHEREAS, the proposed amendments have been presented to Council in a duly-noticed public hearing held on June 1, 2023, and as required by Section 1003.6(B) of the Zoning Code, Council has reviewed the proposed amendments and finds that they are consistent with the purposes of the Zoning Code, the Comprehensive Plan, and the interests of the city of Oakwood as a whole;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAKWOOD, STATE OF OHIO, THAT:

SECTION I.

Existing Section 701.2, *Permitted Uses*, of the Oakwood Zoning Ordinance, is hereby amended to read as follows, with new text appearing in **bold** font and deleted text appearing in ~~strike-through~~ font:

701.2 Permitted Uses

The following uses are permitted in the NB District:

- Art/school supply
- Antique Store
- Bakeries
- Banks/financial institutions
- Barber shops
- Beauty parlor/**salon/spa**
- Book/stationary store
- Brokerage firm
- Candy/ice-cream
- China/glassware
- City of Oakwood uses and structures
- Coffee shop
- Custom dressmaking
- Dry cleaning
- Fitness/health/wellness service**
- Florist
- Furrier shop
- Gift shop
- Hobby shop
- Interior decorating
- Jewelry store
- Leather goods
- Music store
- Offices, service and business
- Office supply
- Personal services**
- Shoe stores
- Shoe/clothing/hat repair
- Tailor shop
- Tanning booth
- Temporary uses and events*
- Tobacco shop
- Travel bureau
- Wearing apparel

* See Section 404, *Temporary Uses and Events*

SECTION II.

Existing Section 701.3, *Special Uses*, of the Oakwood Zoning Ordinance, is hereby amended to read as follows, with new text appearing in **bold** font and deleted text appearing in ~~strike-through~~ font:

701.3 Special Uses subject to the requirements of Title 10, Section 1004, *Special Use Permits*, as follows:

- Catering services
- Child Day Care Center*
- Delicatessens*
- Dwelling units above first floor*
- Museums owned by the City of Oakwood
- Outdoor seating
- Planned development – business
- Public libraries
- Public utility and service uses
- Shared parking**
- Structured Parking (integrated w/principal use)
- Uses operating before 7:00 am/ after 9:00 pm
- Retail or service uses of scale and intensity similar to uses permitted under Section 701.2 but not permitted as of right**

**Subject to Title 9, Design and Performance Standards.*

***Subject to Title 11, Off-Street Parking and Loading.*

SECTION III.

Consistent with the amendments set forth above, the new permitted uses shall be and are hereby added to the list of Off-Street Parking Requirements set forth as Table 1 within Section 1102 of the Zoning Code, as follows:

- a. The reference to “Beauty shop” as a business retail use shall be amended to read “Beauty shop/salon/spa,” requiring 4 parking spaces per 1,000 sq.ft. of gross floor area.
- b. “Fitness/health/wellness service” and “Personal services” shall be added to the list of business service uses, requiring 3 parking spaces per 1,000 sq.ft. of gross floor area.

SECTION IV.

It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, if required, in compliance with all legal requirements including Ohio R.C. 121.22.

SECTION V.

This ordinance shall take effect as of the earliest date permitted by law.

PASSED BY COUNCIL OF THE CITY OF OAKWOOD, this _____ day of _____, 2023.

Mayor William D. Duncan

ATTEST:

Clerk of Council

TO THE CLERK:

Please publish by incorporating into the Codified Ordinances of the city.

City Attorney Robert F. Jacques

AN ORDINANCE

BY: _____

NO. _____

AMENDING SECTION 402.1, *ACCESSORY STRUCTURES AND USES*; SECTION 402.2, *PERMITTED OBSTRUCTIONS IN YARDS*; AND SECTION 1010.5, *PENALTIES*, OF THE OAKWOOD ZONING ORDINANCE; TO CLARIFY CERTAIN PROVISIONS AND TO ENSURE CONSISTENCY WITH STATE LAW.

WHEREAS, proposed text amendments to the Oakwood Zoning Ordinance were presented to the Planning Commission in a duly-noticed public hearing held on May 3, 2023, and the Planning Commission by a vote of _____ recommended approval thereof; and

WHEREAS, the proposed amendments have been presented to Council in a duly-noticed public hearing held on June 1, 2023, and as required by Section 1003.6(B) of the Zoning Code, Council has reviewed the proposed amendments and finds that they are consistent with the purposes of the Zoning Code, the Comprehensive Plan, and the interests of the city of Oakwood as a whole;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAKWOOD, STATE OF OHIO, THAT:

SECTION I.

Subsections (H)(1) and (H)(2) of existing Section 402.1, *Accessory Structures and Uses*, of the Oakwood Zoning Ordinance, are hereby amended so that all references to “air conditioning/heat pump equipment” shall be expanded to read “air conditioning/heat pump/**generator or similar mechanical equipment**,” with new text appearing in **bold** font for illustrative purposes.

SECTION II.

Existing Section 402.2, *Permitted Obstructions in Yards*, of the Oakwood Zoning Ordinance, is hereby amended so that the reference to “air conditioning condenser/heat pump” shall be expanded to read “air conditioning condenser/heat pump/**generator or similar mechanical equipment**,” with new text appearing in **bold** font for illustrative purposes.

SECTION III.

Existing Section 402.2, *Permitted Obstructions in Yards*, of the Oakwood Zoning Ordinance, is hereby amended so that the reference to “Window Wells (not more than two (2) feet into the yard)” shall be clarified to read “Window Wells (not more than two (2) feet into the **required** yard),” with new text appearing in **bold** font for illustrative purposes.

SECTION IV.

Existing Section 1010.5, *Penalties*, of the Oakwood Zoning Ordinance, is hereby amended so that the reference to a fine of “not more than one hundred (100) dollars per offense” is hereby increased and shall read “not more than one hundred **fifty** (~~100~~) (**150**) dollars per offense,” with new text appearing in **bold** font for illustrative purposes, thereby keeping the fine amount consistent with the provisions of state law.

SECTION V.

It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, if required, in compliance with all legal requirements including Ohio R.C. 121.22.

SECTION VI.

This ordinance shall take effect as of the earliest date permitted by law.

PASSED BY COUNCIL OF THE CITY OF OAKWOOD, this _____ day of _____, 2023.

Mayor William D. Duncan

ATTEST:

Clerk of Council

TO THE CLERK:

Please publish by incorporating into the Codified Ordinances of the city.

City Attorney Robert F. Jacques

TITLE 2. PURPOSE

Sec. 200 Purpose

The Oakwood Zoning Ordinance is adopted with the purpose of protecting and promoting the public, health, safety, morals, comfort and general welfare. The fulfillment of this purpose is accomplished by seeking:

- A. To implement the objectives of the Oakwood Comprehensive Plan.
- B. To improve and enhance the overall physical environment of the City of Oakwood as generally set forth as part of the Oakwood Comprehensive Plan.
- C. To protect residential, business, and commercial areas alike from harmful encroachment by incompatible uses and to ensure that land allocated to a class of uses must not be negatively impacted by other inappropriate uses.
- D. To encourage functionally adequate commercial, business and residential structures, and avoid functional obsolescence of the same.
- E. To ensure the proper design of buildings and structures in relation to one another recognizing that the aesthetic attraction of Oakwood's human-made environment significantly contributes to community quality of life.
- F. To establish adequate standards for the provision of light, air, and open space.
- G. To zone all properties with the intent to conserve the value of buildings and land and encouraging the most appropriate use of land throughout the City.
- H. To protect local ground water and well resources from contamination due to human development activity.
- I. To minimize congestion on public streets.
- J. To facilitate the provision of adequate transportation and of other public requirements and services such as water, sewerage, schools, and parks.
- K. To avoid hazards to persons and damage to property from inappropriate development of lands and provide for adequate drainage, curbing of erosion, and reduction of flood damage.
- L. To avoid undue concentration of population.
- M. To prevent the overcrowding of land, thereby ensuring proper living and working conditions.
- N. To foster compatible relationships between residential, business, and commercial uses for the mutual benefit of all.
- O. To isolate or control the location of unavoidable nuisance-producing uses.

- P. To establish reasonable standards to which buildings and structures must conform, and to encourage reasonable flexibility of development design through appropriate innovation.
- Q. To provide for the regulation of nonconforming buildings, structures and uses.
- R. To ensure that additions to, and alterations or remodeling of, existing buildings or structures will comply with the restrictions and limitations imposed herein.
- S. To define the powers and duties of the administrative and enforcement officers and bodies.
- T. To prescribe penalties for any violation of the provisions of this Ordinance, or of any amendment thereto.

FINDINGS OF FACT AND DECISION

Whereas, Oakwood City Staff initiated a proposal for text amendments to update the business district uses, and other clarifications to current regulations; and

Whereas, on May 3, 2023, the Oakwood Planning Commission conducted a public hearing thereon for the purpose of reviewing the same, with notice and an opportunity to present testimony as provided by law; and

Whereas, pursuant to Section 1003.6(B) of the Zoning Code, the Planning Commission has considered the evidence and has reviewed the proposal for consistency with the purposes of the Zoning Code, the 2004 Comprehensive Plan, and the interests of the city of Oakwood as a whole, and finds that the same IS / IS NOT consistent therewith for the following reason(s):

IT IS HEREBY MOVED:

1. Pursuant to Section 1003.6 of the Zoning Code, the foregoing recitals are hereby adopted as the factual findings of the Oakwood Planning Commission.

2. The Oakwood Planning Commission hereby recommends APPROVAL / DENIAL of the proposed text amendment, and directs City Staff to forward a copy of this recommendation to Oakwood City Council. The original shall be appended to the approved minutes of the Commission’s May 3, 2023 meeting.

Adopted by a vote of _____, on _____, 2023.

OAKWOOD PLANNING COMMISSION

By: _____
Andrew Aidt, Chair

OAKWOOD PLANNING COMMISSION
MAY 3, 2023
AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. EXCUSE ABSENT MEMBERS
- IV. MINUTES OF MARCH 1, 2023 MEETING
- V. PUBLIC HEARING
 - APPLICATION #23-2, TO CONSIDER A PROPOSED TEXT AMENDMENT TO THE PERMITTED AND SPECIAL USES IN THE BUSINESS DISTRICT REGULATIONS OF THE ZONING CODE
- VI. ADJOURN

NEXT PUBLIC MEETING SCHEDULED FOR JUNE 7, 2023

Oakwood, Ohio
March 1, 2023

The Planning Commission of the city of Oakwood met in a regular session at 4:30 p.m. in the council chambers of the city of Oakwood, 30 Park Avenue, Oakwood, Ohio 45419.

The Chair, Mr. Andy Aidt, presided and the Clerk, Ms. Lori Stacel, recorded.

Upon call of the roll, the following members responded to their names:

MR. ANDREW AIDT	PRESENT
MRS. HARRISON GOWDY	PRESENT
MRS. E. HEALY JACKSON	ABSENT
MR. GREG LAUTERBACH.....	ABSENT
MR. STEVE BYINGTON.....	PRESENT

Officers of the city present were the following:

Mr. Robert F. Jacques, City Attorney
Mrs. Jennifer S. Wilder, Personnel and Properties Director
Mr. Ethan M. Kroger, Code Enforcement Officer
Ms. Lori L. Stacel, Clerk of Council

The following in-person visitors registered:

Mr. Andrew Kummerer, 417 Schenck Avenue

There were no Zoom visitors in attendance.

Mr. Aidt called the meeting to order at 4:30 p.m. He shared that Mrs. Jackson and Mr. Lauterbach were unable to attend the meeting and asked to be excused. It was moved by Mrs. Gowdy and seconded by Mr. Byington that their absences be excused; the motion was approved by viva voce vote.

Mr. Aidt conducted a brief organizational meeting to select the chair and vice chair for 2023. Mrs. Gowdy moved to retain Mr. Aidt as chair, seconded by Mr. Byington. Upon a viva voce vote on the question, the motion passed unanimously and it was so ordered. Mr. Aidt moved to retain Mrs. Gowdy as vice chair, seconded by Mr. Byington. Upon a viva voce vote on the question, the motion passed unanimously and it was so ordered.

Mr. Aidt asked if there were any questions or concerns with the minutes from the October 5, 2022 meeting. There being none, it was moved by Mrs. Gowdy and seconded by Mr. Byington that the minutes be approved as submitted and the reading thereof be dispensed with at this session. Upon a viva voce vote on the question of the motion, the same passed unanimously and it was so ordered.

Mr. Aidt explained that the only agenda item is Application #23-1, which is the review of a preliminary and final plat of 417 Schenck Avenue. He then asked Code Enforcement Officer Ethan Kroger to provide the staff report.

Mr. Kroger shared that the property owner of 417 Schenck Avenue desires to renovate the rear yard of the property, including a new rear yard deck as well as a pool and patio. Due to the proposed rear yard improvements crossing into a second lot owned by the applicants, the three lots must be combined into one prior to approval of a zoning/building permit. No public hearing is required for this type of agenda item; therefore, no legal notice was required to be published in advance.

Mr. Kroger explained that the Planning Commission's role is to check the new parcel as to its conformity with the principles, standards, and requirements of the city's Subdivision Code. He noted that this is a simple lot consolidation that does not involve construction of new streets or public infrastructure.

Mr. Aidt asked if an additional right-of-way is needed on lot three to the east.

Mr. Jacques answered that it did not.

The Planning Commission did not have any other questions or concerns.

Therefore, it was moved by Mrs. Gowdy and seconded by Mr. Byington that application #23-1, the review of a preliminary and final plat of 417 Schenck Avenue for conformity with the principles, standards and requirements set forth in Section 1171.02(B), be approved.

Upon call of the roll on the question of the motion, the following vote was recorded:

MR. ANDREW AIDT	YEA
MRS. HARRISON GOWDY	YEA
MR. STEVE BYINGTON	YEA

There being three (3) YEA votes, thereon, said motion carried.

Mr. Jacques shared that City Staff is looking to modify special uses in the business districts to provide for general categories and to edit the existing uses that need minor adjustments. The information may be presented to the Planning Commission as early as April.

Mrs. Gowdy asked if there are any business categories that are currently prohibited.

Mr. Jacques explained that only listed business categories are permitted, and anything not listed is not permitted even though it may be perfectly compatible with the surrounding neighborhood. This is why the update is needed.

There being no further business, the Planning Commission adjourned. The public meeting concluded at 4:40 p.m.

CHAIR

ATTEST:

CLERK