

**PRESQUE ISLE PLANNING BOARD
PLANNING BOARD MEETING
City Council Chambers
February 21, 2013
MINUTES**

Members Present: Mike Mathers, Pat Cote, Ward Gerow, Karin Petrin and Karl Dampf

Members Absent: Bruce Roope, Brent Andersen

Staff Present: Kenneth C. Arndt, Director of Planning & Development

Other City Staff: Martin Puckett, Deputy City Manager

Public/Audience Approximately 4 members of the public were present.

Introduction of New Member

Mike Mathers asked that each of the Planning Board members in attendance introduce themselves to Karin Petrin, the newest appointee to the Planning Board. Karin replaces Steve Sutter, who had resigned earlier.

Minutes

Planning Board Vice- Chairman, Mike Mathers, called the meeting to order at 7:00 P.M. in the 3rd Floor City Council Chambers of City Hall.

Adoption of Planning Board Meeting Minutes of 12/20/12 “Revised”

On a motion by Ward Gerow, seconded by Pat Cote, Planning Board members present voted *to approve* the “Revised” 12-20-12 Planning Board minutes, as written, from the regularly scheduled Planning Board meeting held on December 20, 2012. So voted, unanimously.

Franklin Place Subdivision

Ken Arndt, Director of Planning & Development gave some details regarding the submission of a preliminary subdivision plan for the former Cunningham School property at the corner of Third Street and Blake Street. The initial subdivision would involve the construction of four (4) condominiums with a total of eight (8) residential units in this initial phase.

Tim Roix, of BRSA Engineers, presented the conceptual layouts and designs for "Franklin Place". (See attached subdivision application and associated drawings).

Ken Arndt explained to the Planning Board that various Department heads have seen and offered some preliminary comments on the layout. Dana Fowler's email regarding the project was distributed to the Board and Developer for their consideration. (See attached). Mr. Arndt stated that the next step in the review & comment process would be for the Planning Board to advance this subdivision proposal to a formal public hearing to be held in March and for the Planning Board to conduct their formal subdivision review after that public hearing to approve the final design/layout at that same March Planning Board meeting.

After some additional discussion, the Planning Board moved & seconded to advance the Franklin Place subdivision to a Planning Hearing in March, 2013. So voted unanimously.

Proposed Limited Expansion of the Downtown Retail Business Zone

Ken Arndt re-introduced the topic of expanding the existing Downtown Retail Business Zone (DRBZ) to include several lots along Second Street between Church St. and State Street. A property owner at 29 Second St., Player Designs, Inc. has asked that the parcels described be re-zoned to DRBZ from URZ-2 which would allow the 29 Second St. owners to invest in limited expansion of their property. As it now stands, the commercial building/lot is non-conforming and cannot be expanded. If the properties are rezoned, then expansion and reinvestment can take place with certain limits.

After limited additional discussions by the Planning Board, it was moved & seconded to post this proposed zone expansion to a formal public hearing to take place at the March 21st 2013 Planning Board meeting. So voted, unanimous.

Workshop regarding the keeping of poultry and other animals within the City Compact area.

At this juncture of the Planning Board meeting, the City staff and Planning Board discussed the interest in developing some sort of land use regulations or ordinance concerning the issue of livestock raising within the urban compact area.

The Planning Board discussed the possible restriction of a number of farm animals within the urban compact, but ultimately decided to limit its efforts to the keeping of poultry and rabbits.

In drafting the regulations, the Planning Board focused upon the keeping of animals for personal, non-commercial use and that whatever regulations are drafted be limited to the keeping of no more than 6 poultry/fowl and more than 6 rabbits within the urban compact area of the City of Presque Isle.

The City's Planning & Development staff will develop a draft regulation and present it to the Planning Board by April, 2013 regularly scheduled meeting.

Next Meeting

The next meeting of the Presque Isle Planning Board will be held on March 21th, 2013 at 7:00 p.m. at the City Council chambers in City Hall.

Meeting Adjournment

With no further business to transact or discussions, the Planning Board members voted unanimously to adjourn at 9:00 P.M.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Ken Arndt', written over a horizontal line.

Kenneth C. Arndt, Director of Planning & Development

City of Presque Isle, ME. 04769