

Land Development Committee Minutes
December 6, 2012

Attendees: Ed Hattenbach (Committee Member), Natalie Wolf (Committee Member), Scot Lahrmer, Bill Doering, J.K. Byar, Peg Conway, Albert Lane, Stacy Lefton, Ed Wertheimer, Bob Ashbrock, David Powell, Jeff Decker, Steve Rasfeld and Tom Muething (Committee Chair)

The meeting was called to order at 4:15 p.m. The minutes from the meetings of November 8, 2012 were reviewed and approved.

The purpose of the meeting was to discuss the North Site zoning regulations and specifically the comments received at the recent public hearing on this subject as well as other comments received over the past couple of months. The Committee's objective is to determine whether changes should be recommended to the Planning Commission before moving forward with the Regulations.

During the meeting the following items were discussed:

- The height and setback restrictions included in the proposed regulations. There was general consensus that the height restrictions should be amended to be consistent with the restrictions included in the existing Amberley Industrial zoning regulations. Under these regulations, maximum height is 65 feet and additional setback requirements if over 35 feet. There was not a specific recommendation approved.
- The proposed "Use Regulations" were discussed to determine whether any changes should be recommended to the allowed uses. Generally, it was felt that the uses were OK but all wanted more time to consider this.
- There was a lot of discussion concerning the viability of any development on this site given traffic concerns and the narrowness of the property at the entrance off of Ridge Rd. Residents of Reading and some Ambreley residents feel any development beyond its current use is not appropriate.
- The allowed size of signage under the regulations was also discussed. Reading residents feel that the regulations allow signage which are too high.

It was agreed that this subject will need to be discussed again at a future meeting and that council should table the proposed zoning of the North Site until further discussions occur. There being no further business, the meeting was adjourned.

Tom Muething