



**AGENDA
GREENWOOD PLANNING COMMISSION**

Date: Wednesday, June 19, 2013
Location: Deephaven Council Chambers, 20225 Cottagewood Road
Time: 7:00 PM

1. CALL TO ORDER – ROLL CALL – APPROVE AGENDA
2. MINUTES OF REGULAR MEETING MAY15, 2013 AND JOINT MEETING MAY 15, 2013
3. PUBLIC HEARINGS

Chip and Kathy Fischer, 5185 Greenwood Circle - variance and conditional use permit requests to exceed the maximum permitted impervious surface area and maximum permitted grade alteration to construct a new driveway to access the garage at their new single family structure. The applicants are also seeking a city permit to construct retaining walls within the city right of way.

Section 1176.04(3)(3) permits a maximum permitted impervious surface area of 30%. The applicant is seeking a variance to exceed the maximum permitted impervious surface area by 8.92%.

Section 1140.19(5) limits the alteration of pre-grading permit topography to one vertical foot in a one hundred foot area. An exception to this standard may be granted by conditional use permit. The applicant is seeking a conditional use permit to exceed the maximum grade alteration by three (3') feet.

Section 630.05 requires a permit granted by the city for any use of the public right-of-way outside of the primary purpose of public travel. The proposed retaining walls located within the city right-of-way require a city permit and the payment of a permit fee.

Dr. Mark Hope, 21450 State Highway 7 and Bridgewater Bank, 21500 State Highway 7 - conditional use permit for a permitted impervious surface area of 66.72% on their combined property to reconfigure the existing parking area through the removal of a driveway that connects their two parking lots

Section 1176.04 outlines the zoning provisions in the Shoreland Management District.

Section 1176.04(b) states "Impervious surface coverage in all commercial districts, expressed as a percentage of the lot area, shall not exceed 30%, provided that because of the additional hardcover required for typical commercial developments, the maximum impervious surface in commercial districts may be increased to a maximum of 75% with a conditional use permit first obtained under sections 1150 and 1176.07 of this code, supported by an applicant prepared stormwater management plan meeting the approval of the city engineer. The city engineer, planning commission, and/or city council may require an applicant to implement stormwater management practices deemed necessary to control and minimize or control stormwater and off site runoff, including by not limited to, rain gardens, holding pond, reductions in proposed impervious surfaces, and other accepted stormwater management techniques and methods."

Bridgewater Bank, 21500 State Highway 7 - variance requests to install awnings above the windows along the east and west sides of their building which would encroach into the minimum required side yard setbacks.

Section 1120:15 of the Zoning Ordinance requires a minimum west side yard setback of fifteen (15) feet. The applicant proposes a west side yard setback of four feet, nine inches (4'-9") for the closest proposed awning encroachment. The proposal requires a ten foot, three inch (10'-3") variance of the west side yard setback.

Section 1120:15 of the Zoning Ordinance requires a minimum east side yard setback of fifteen (15) feet. The applicant proposes an east side yard setback of zero (0) feet for the proposed awnings. The proposal requires a fifteen (15) foot variance of the east side yard setback.

4. OLD BUSINESS

Discuss – Creation of R-1C District – Amendment of Greenwood Zoning Ordinance Code, Chapter 11, Creating an R-1C District which would encompass the current Old Log property, allowing the current permitted principal, accessory and conditional uses and reestablish the current uses of the property (Theatre, Restaurant, Event Center) as conditional uses.

5. LIAISON REPORT

6. ADJOURN

Next Council Meeting – Wednesday, July 3, 2013

Next Planning Commission Meeting – Wednesday, July 17, 2013