

Minutes of the Planning Commission Meeting
March 2, 2017 6:00 P.M.

MEMBERS PRESENT: Katie Gallagher, Mayor
Tony DeMarco, Council Representative
Jim Oper
Joe Polidori
Meg Ryan Shockey

ABSENT:

ALSO PRESENT: Dave Kulcsar, Building Commissioner
Dawn Neal, Secretary

Mayor Gallagher called the meeting to order.

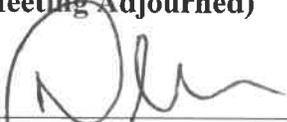
Motion by Polidori, second by Oper to approve the minutes of January 19, 2017. **Vote Resulted:** Yes: Gallagher, DeMarco, Oper, Ryan Shockey, Polidori. No: None (**Approved**)

Motion by Polidori, second by Ryan Shockey to approve the minutes of January 30, 2017. **Vote Resulted:** Yes: Gallagher, DeMarco, Oper, Ryan Shockey, Polidori. No: None (**Approved**)

A request from Hattab Inc. for Conditional Use for a New & Used Auto Sales "Auto Broker" business in a Retail-Business district at 7467 Memphis Ave P.P # 432-25-004. Commissioner Kulcsar stated this is the current jewelry shop in parking lot of the retail space on Memphis. The owner of that business wishes to turn that location into a New & Used car lot. Mayor Gallagher asked if the owner was present. Property owner Steve Deutch was present. Tenant Moe Hattab was not present. Mr. Deutch apologized and stated he called his tenant and left him a message to remind him about the meeting. Commissioner Kulcsar stated he will give his synopsis as it was presented on the application and if Mr. Hattab cares to join us and talk about it, he can. Otherwise, we will go through the preceding as normal. Commissioner Kulcsar explained that for this conditional use to happen in this location, there was a set of requirements that needed to be met that he emailed Mr. Hattab to verify. Mr. Kulcsar explained that Mr. Hattab replied that a couple requirements could not be met. He also explained that he feels this auto dealership will reduce parking for the other retail businesses located within the same area. He also feels there would be confusion between parking for the retail space and the dealership parking and there would be not delineation between this dealership and the retail parking area. He also specified that it stated in the code that this is to be a franchise new car dealership and 51% must be new vehicles. The explanation we received is that he is a broker and brokers in new cars. The final items Mr. Kulcsar identified is he still has an issue with Mr. Hattab for his current business that he has not received compliance with the planning commission from February 4, 2016 for the sign approval request. Mayor Gallagher asked is the intent is to use this for a multi business purpose. Mr. Kulcsar stated not to his knowledge. Mayor Gallagher asked would he get rid of the cell phones and jewelry and just have a car lot. Mr. Deutch stated that is his understanding. Mayor Gallagher asked for explanation on the map that was submitted. There was discussion about the details of the map. Mayor Gallagher asked if anyone else on the commission had any more questions. Joe Polidori stated he really does not think, for the future of Brooklyn, this is the correct business to put here. He believes it will be

a safety hazard at this location. This area is congested already with traffic. Mayor Gallagher opened the meeting up to the audience for questions or comments. Ray Daschner from 7420 Taunton asked, that because this is a new and used car dealership, does it not have to have a covered area to service the cars, has this changed? He also stated he does not want this type of business behind him. Commissioner Kulcsar stated that is not in our code. Steve Brown from 7436 Taunton stated that their street is already a cut through street between Ridge and Memphis. This business would impede the view to pull out onto Memphis. He also stated this abuts right up this home and he really does not want it. They also asked if they were going to put fencing up around the property to secure the cars at night. Mr. Deutch stated they could do that if they would like. Todd Luecke from 7428 Taunton asked if this business going to be lit at night. Meg Ryan Shockey replied they will close at 5pm so it should not be. Jim Oper also stated they will be closed on Sundays. Mr. Luecke also stated that he does not know anything about the current business there but it is March 2nd and they still have a Christmas tree and wreath in their window, which tells him that there is not a priority in upkeep in the property now. Mr. Oper stated that the commission has two options either deny or defer. Commissioner Kulcsar stated this is a conditional use request if the commission does want to approve this request they can defer, and get a list of questions they may have and put what every stipulation they feel necessary. After further discussion, **Motion** by DeMarco, second by Polidori to **DENY** the A request from Hattab Inc. for Conditional Use for a New & Used Auto Sales "Auto Broker" business in a Retail-Business district at 7467 Memphis Ave P.P # 432-25-004 **Vote Resulted:** To *DENY*: Yes: Gallagher, DeMarco, Oper, Ryan Shockey, Polidori. No: None. **(DENIED)**

There being no further business, **Motion** by Gallagher, second by Ryan Shockey to adjourn. **Vote Resulted:** To *adjourn*: Yes – Gallagher, DeMarco, Oper, Ryan Shockey, Polidori No: None. **(Meeting Adjourned)**



Dawn Neal, Secretary



Mayor Katie Gallagher, Chair