

MINUTES

November 5, 2014

Chairman Smith called the City Plan Commission Meeting to order at 7:00 p.m. in the City Council Chamber. The following Commission members were in attendance:

Michael Smith, President
James Moran
Kenneth Mason
Gene Nadeau
Mark Motte

Also present were:

Peter Lapolla, Planning Director
Stephen Marsella, Esq., Assistant City Solicitor
Jason Pezzullo AICP, Principal Planner

APPROVAL OF MINUTES

Upon motion made by Mr. Nadeau and seconded by Mr. Motte, the Commission voted 5/0 to approve the minutes of the October 7, 2014, Plan Commission meeting.

ORDINANCES AND RESOLUTIONS

Ordinance #10-14-05 – In Amendment of Chapter 17 of the Code of the City of Cranston, 2005, Entitled “Zoning” (Change of Zone – 1225 Cranston Street)

Mr. Lapolla presented a staff report regarding a proposed zone change from B-2 to C-3 of Assessors Plat 8 Lot199.

Upon motion made by Mr. Motte and seconded by Mr. Moran, the Commission voted 5/0 and forward it along with a recommendation of **approval** to the City Council for the requested zone change.

Ordinance 10-14-05- Request to change the zoning classification of the property in question from B-2 [Single-family, two-family and multi-family dwellings] to a C-3 Zone [General Business] for Assessors Plat 8 Lot199

Site Characteristics and Context

The parcel is currently being used for as a mix uses including business uses and borders a business district. The land abutting the parcel to the south and west is zoned B-2 and the land to the north [across the street from Puritan Avenue] is C-5. The change in zoning classification for the parcel from B-2 to C-3 will change the uses allowed on site under the Zoning Ordinance. The change in zoning classification for the parcel from B-2 to C-3 will change the dimensional and density requirements for the site. If the site is rezoned, it will comply with the dimensional and density requirements for a C-3 zone. The Ordinance Amendment has been sponsored by the owner.

Findings of Fact

A rezone of the parcel from B-2 to C-3 will conform to the Future Land Use Plan as set forth in the City's 2010 Comprehensive Plan. In said plan, the parcel is designated as Highway Commercial and Services and the Land Use Element of the Plan identifies C-3 as an appropriate zoning classification.

Ayes: Chairman Smite, Mr. Motte, Mr. Nadeau, Mr. Mason and Mr. Moran. Nay: None

PERFORMANCE GUARANTEE

Greenfield Commons – RPD

AP 12, Lots 3158, 3166, 3167 and 3234
Performance Guarantee to expire

Upon motion made by Mr. Vincent and seconded by Mr. Motte, the Commission unanimously voted to:

- 1.) Extend existing **Bond S-211219** for an additional two (2) years, to now expire on November 13, 2015 conditioned on Sordam Development, LLC submitting a renewed LOC with the Planning Department no later than November 12, 2014.
- 2.) If a renewed Bond is not received by November 12, 2014, authorize the Public Works Department and the Finance Department to withdraw the applicable funds.

Ayes: Messers Smith, Nadeau, Moran, Motte, Mason, Vincent and Strom. Nay: none.

ZONING BOARD OF REVIEW RECOMMENDATIONS

ALBACO LLC 2190-2192 BROAD STREET CRANSTON RI 02905 AND BRIDGE GROUP LLC 2206 BROAD STREET AND 16 GEORGE STREET CRANSTON RI 02905 (OWN) AND FELLINI PIZZERIA INC 2190 BROAD STREET CRANSTON RI 02905 (APP) have filed an application for permission to expand the seating for an existing restaurant with restricted off street parking at **2190-2192 Broad Street, 2206 Broad Street & 16 George Street**. AP 1, lots 33, 34, 36, 315, area 37,205+/-SF, zoned C-3. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.64.010 (b), (f) (i) Off-Street Parking.

This application is continued at the applicant's request.

Upon motion made by Mr. Motte and seconded by Mr. Moran, the Plan Commission voted 5/0 to continue this matter to its December 2, 2014 meeting.

SOLID ROCK CHURCH 1753 PHENIX AVENUE CRANSTON RI 0292 (OWN /APP) has filed an application for permission to install a new double sided sign at **1753 Phenix Avenue**. AP 24, lot 4, area 4.5+/-acre, zoned A-80. Applicant seeks relief from Section 17.92.010 Variance, 17.72.010 Signs. This application was reviewed for conformance with criteria (3) of R.I.G.L. 45-24-41 (c) "*Standards for Variance*" which reads as follows: "*That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.*"

Attorney Joseph Manera and Richard K Leahey, Pastor Solid Rock Church spoke in favor of granting the variance. They indicated that increased signage was required because the church building was set back from the Phenix Avenue and that the signage requested was similar in size to other signs in the area.

This application was reviewed for conformance with criteria (3) of R.I.G.L. 45-24-41 (c) "*Standards for Variance*" which reads as follows: "*That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.*"

Findings of Fact:

1. Per the Zoning Ordinance, 6 square feet is the maximum size allowed for a monument sign in a residential A-80 district.
2. Per the Code, the maximum height permitted is 4 feet for a monument sign in the A-80 district.
3. The lot presently contains a one-sided monument sign that has an area of 17.36 square feet. (5'-4" x 3'-3", with a height of 5 feet.), and is located 15' from the front property line.
4. The proposed changeable text, 2-sided sign, is 64 sq. ft. (8' x 4' x 2), with a proposed height of 8'-2", will be located 7' from the front property line.
5. The proposed sign is over 10 times larger than the area permitted for a monument sign in a residential zone.
6. The proposed sign will be internally lit.
7. The existing sign is located on the southerly side of the driveway entrance to the parking lot. The proposed sign will be moved to the northerly side of the driveway entrance.

Recommendation:

Given the fact that the proposed internally lit sign is 10 times the area allowed for a monument sign in a residential zone, a motion was made by Commissioner Motte, and seconded by Commissioner Nadeau, to forward a negative recommendation on the application to the Zoning Board, as the sign is severely oversized and inconsistent with the general character of the surrounding rural residential neighborhood. The motion passed unanimously. Voting aye: Motte, Nadeau, Moran, Mason, and Smith.

Voting nay: none

PLANNING DIRECTORS REPORT

Mr. Lapolla stated that the Planning Department has determined that both the Department and the Plan Commission would benefit from a work program. Said program to be initially developed by the Department and finalized after input from the Commission.

ADJOURNMENT

Upon motion made by Mr. ? and seconded by Mr. ? the Commission unanimously voted to adjourn at 8:30 p.m.

NEXT MEETING December 2, 2014 – City Council Chamber, 7 pm

Respectfully submitted,

Jason M. Pezzullo, AICP
Principal Planner/Administrative Officer