

WHARTON PLANNING BOARD  
RESCHEDULED REGULAR MEETING  
SEPTEMBER 18, 2018

The rescheduled regularly meeting of the Wharton Planning Board was called to order with Acting Chairman Roger Steele reading the Open Meeting Statement as required by law as well as the Judicial Proceeding Statement

ROLL CALL was taken and the following members were present: Acting Chairman Roger Steele, Councilman Thomas Yeager, Ms. Charlotte Kelly, Mr. Patrick O'Brien, Mr. Peter Rathjens, Ms. Jennifer O'Malley-Dorr and Mr. Brian Bosworth. Also present were Attorney Alan Zakin, Planner Jessica Caldwell, Engineer Christopher Borinski and Secretary Patricia Craven. Excused were Chairman Ken Loury, Mayor William J. Chegwiddden. Absent was Mr. Jared Coursen. Mr. Mark Harris arrived after roll call at 7:25.

The Pledge Allegiance to the flag was next.

Next, was the reading of the bills, A Motion was made by Thomas Yeager and Seconded by Brian Bosworth to approve the bills as read. YEA – 7 NAY – 0

The Minutes of the August 14, 2018 Planning Board Meeting was next. A Motion was made Peter Rathjens and Seconded by Brian Bosworth to approve the Minutes  
YEA - 5 NAY- 0 ABST – 2 (Yeager, O'Brien)

Attorney Bernd Hefele addressed the Board. He is the Attorney for 170 N. Main LLC. He came before the Board to ask that the application, that was submitted for 170 N. Main LLC and advertised for, be carried to our October 16, 2018 meeting without further notice. Acting Chairman Steele stated that the Planning Board Secretary put a notice on the door the night of the September 11, 2018 meeting, which is the date that was advertised, that the application would be carried without further notice to the October 16, 2018 Planning Board meeting.

A Motion was made by Thomas Yeager and Seconded by Jennifer O'Malley Dorr to carry the application to our October 16, 2018 meeting. YEA – 7 NAY – 0

Next, under New Business, was the review by Planner Caldwell, of the Main Street Redevelopment Plan. The Board members all had copies of the Plan dated September 12, 2018 sent to them to review. Mayor Chegwiddden was in attendance by phone for this review.

Ms. Caldwell stated that on July 16, 2018 the Borough Council designated a Redevelopment Area on Block 1317, Lots 1-23, shown on Page 3 of the Redevelopment Plan. This area is surrounded by Main Street, Fern Ave., Second Street and E. Central Ave. The Board saw the Redevelopment Study a few months ago. As far as context it is a 4-acre area in the center of the down town. The idea for the plan is to promote mixed use redevelopment of the area utilizing retail and residential and bolster some new development in the center of the downtown. They are looking to expand the sidewalks. They are looking to provide more life and vitality to some Borough owned properties and some parking areas that are underutilized within this area.

Planner Caldwell went over the following:

Page 6 Permitted Uses in the zone. This will act as the new zoning for the area.

Page 7 Area and Bulk Requirements.

Page 8 Affordable Housing Requirement.

Page 8-9 Parking Standards with one addition.

Page 10 Buffer Requirements and Landscaping Requirements and Street Trees

Page 11 Mobility Regulation

Page 12 Building Standards

Page 13 Lighting and Signage

Page 14 They have no Acquisition Plan or Relocation Plan, this is a non – condemnation redevelopment area so it is up to the redeveloper to acquire parcels on a mutual consent basis between the developer and the owners.

Ms. Caldwell had the following comments from the proposed redeveloper:

Page 8 – they asked for clarification that any public dedicated parking within the development would just be for day use during regular business days. Item A- 4 she added after day use - **during regular business days**

Page 9 – G 1 - Impervious surfaces coverage will be deleted.

Page 11 - A 1 – they will add an access point from N. Main St.

Ms. Caldwell stated that the building pictured in the packet is from the proposed redeveloper and is conceptual not proposed, to give you an idea of what could potentially be proposed in the redevelopment area based on the standard that are in the plan.

Peter Rathjens asked Ms. Caldwell to explain the 60% of the existing parking spaces that must be available for day use. She stated that they are going to need a certain number of spaces to serve the dwellings units as well as the commercial businesses on the property. It is basically a shared parking scenario so during the day time 60 percent of the site would be available for use by the public. The enforcement of that would have to be worked out by the developer. This area of the downtown was looked at first for an area of redevelopment because of the town owned properties in this area. There are other areas of the downtown that the Council is interested in looking at in the future.

Peter Rathjens asked if the parking standard of 1 parking space per dwelling unit could be changed to 1 ½. He was concerned for any couples moving into town that have 2 cars, as most couples do. Ms. Caldwell stated that they are trying to allow for shared parking as well as try to minimize parking on the site. It is something that they can recommend to the Council to change.

Jon Rheinhardt stated that they do have municipal lots by permits in town which can be used for overflow parking. Roger Steele added that we do have a parking problem in Wharton and this area is the center of it.

Ms. Caldwell stated that some of the changes to the existing ordinances in this area are the height and higher density. In this redevelopment area part of it is a mixed-use zone, part is 2 to 3 family in the back and allowing for Affordable Housing. The drawing of the housing that was in the packet is fronting on Main St. from the Pharmacy to the corner of E. Central. This plan is based

on people wanting to sell. They did a non-condemnation area and Emanate Domain is not permitted. The Mayor stated that the Council did not want Emanate Domain, they wanted people to volunteer to do it. Some of the parking will be under the building behind the retail frontage and also some surface parking.

The meeting was now open to the public and then closed.

Ms. Caldwell stated that there is a Resolution with an appendix B where they would include any changes to the plan. It will be read into the record if the Board so chooses to recommend this to the Mayor and Council. This is a recommendation from the Planning Board but the Council can make changes as well. The Council will then adopt it as an ordinance.

Attorney Jessup, the Redevelopment Attorney for the Borough, addressed the Board. He stated that the roll of the Planning Board tonight is to review the plan with Planner Caldwell. Consider whether it is consistent with the Master Plan, make any recommendations to the Council with respect to the Plan. The Council will review the recommendations, accept, modify or change them and then approve the plan by ordinance, which is a 2-meeting process with 10 days in between and a public hearing. Once it is adopted it becomes the zone for this area.

Ms. Caldwell stated that this is very similar to the Port Oram Ordinance that they approved. That one was strictly residential where this one allows the mixed use on the first floor because this is more of the central area for Main Street. This plan is working to implement the vision for improving Main Street. The density and height allows for more people on the street and then the people support the businesses and that supports a thriving downtown.

Roger Steele stated that it fits well with and is a nice extension to Port Oram which right next door. Attorney Zakin stated that this will help stimulate Main Street.

A Motion was made by Thomas Yeager and Seconded by Patrick O'Brien to recommend this to the Mayor and Council     YEA – 7 (Mayor)   NAY – 0   ABST – 2 (O'Malley-Dorr, Harris)

The Resolution recommending the Adoption of the Main Street Redevelopment Plan was read. A Motion was made by Brian Bosworth and Seconded by Thomas Yeager to approve the Resolution as read.             YEA – 6   NAY – 0   ABST – 2 (O'Malley-Dorr, Harris)

A Motion was made by Jennifer O'Malley-Dorr and Seconded by Brian Bosworth to adjourn.             YEA – 8   NAY – 0

Meeting adjourned at 7:40 p.m.

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Patricia M. Craven – Secretary

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Ken Loury - Chairman