

**CITY OF SUMMIT  
PLANNING BOARD MINUTES  
Monday, April 22, 2019**

**Present**

Chairman Anderson	Mr. Parella, 1st Alternate
Vice Chairman Brinkerhoff	Mr. Fiore, 2nd Alternate
Ms. Balson-Alvarez	Mr. Zucker
Mr. Drummond	Mr. Thomas, Esq., Board Attorney
Mr. Dunn	Mr. Nicola, Secretary
Ms. Ogden	
Councilmember Fox	

**Notice of Meeting**

Chairman Anderson called the meeting to order at 7:30 PM and stated that adequate notice of this meeting had been provided in accordance with the “Open Public Meetings Act.”

**Flag Salute**

**Approval of Minutes – March 25, 2019**

Chairman Anderson asked if the Board had comments relating to the minutes from March 25, 2019. The Board made a minor edit to the minutes. Ms. Balson-Alvarez moved approval of the minutes as amended and Mr. Parella seconded. All were in favor and none were opposed.

**Pending ordinance No. 19-3188**

Annie Hindenlang of Topology was sworn in by Mr. Thomas and began her presentation to the Board. Ms. Hindenlang stated that while the library is included within the redevelopment area, it is not necessarily going to be replaced since it is deed restricted. Ms. Hindenlang stated that the second reading of the ordinance along with Planning Board recommendations will be on May 7, 2019 for potential adoption. Ms. Hindenlang explained that once the redevelopment plan is adopted, developers can begin to come to the City with plans that conform with the adopted redevelopment plan.

Ms. Hindenlang explained to the Board how the redevelopment plan is consistent with the 2000 Master Plan as well as the Master Plan Re-Examination from 2016. Ms. Hindenlang noted specifically that economic development, traffic circulation, and land use are consistent with the Master Plan.

Resident Kenneth Herr asked if the presentation took into account the effect on public services provided by the City. Ms. Hindenlang stated that in the redevelopment plan there is an impact statement which states that all the public services need to be analyzed for potential impact and be mitigated.

Resident Vivian Hardy stated that she is most concerned with the area that includes the library, YMCA, and post office. Ms. Hardy stated that she is concerned that taller buildings where the library is located will change the character of the City. Ms. Hindenlang stated that the redevelopment plan accounts for larger setbacks in the library area to ensure that anything developed would not be any closer than where the current buildings are.

Resident Gail Everling asked a question regarding daytime foot traffic for businesses. Ms. Hindenlang stated that Topology spoke to a number of developers regarding what would be the most attractive and viable option for the area. Ms. Hindenlang stated that a number of developers stated that there was a demand for office in the area near the post office that will then use the downtown during the day, thereby increasing foot traffic.

Resident Lawrence Everling stated that he is concerned with the future traffic that would be created. Ms. Hindenlang stated that there are a significant amount of studies that developers will need to do to prove that any development will not have a negative impact on the site and if they do, they will need to explain how they will mitigate it.

Joseph Billy asked how the senior building and the senior parking lot can be mutually exclusive. Ms. Hindenlang stated that the thought process was to include the institutions so they have to be at the table during negotiations.

Resident Richard Wheelless stated that the architecture of the library is exceptional.

Resident Cary Hardy asked about bringing retail sales back to Summit. Ms. Hindenlang stated that all those uses are permitted and encouraged. Ms. Hindenlang also noted that the inclusion of additional housing will attract more retail service.

Resident Jackie Landwehr made a comment about encouraging retail.

Resident Lyle Brehm asked a question regarding the deed restriction on the library. Ms. Hindenlang stated that the restriction on the land includes where the building is.

Resident Foster Osbourne asked if the library could be removed from the redevelopment plan now that it is deed restricted. Ms. Hindenlang stated that the deed restriction information was not given to Topology at the time of the preliminary investigation and it is a formal process to revise the plan at this stage.

Resident Rob Trugman made comments regarding parking.

Board Attorney Roger Thomas explained that the resolution is in draft form and that once the Board agrees on the comments that should be transmitted to Council, a final version will be sent along with a narrative of all of the Board's formal comments from Burgis.

Board Planner Joe Burgis gave an overview of his report for the Broad Street West Redevelopment Plan. Mr. Burgis stated that there are two separate items to consider. The first being the consistency review of the redevelopment plan with the Master Plan, and the second being how to refine the plan to be consistent with the DRO. Mr. Burgis went through his report and the Board discussed the items that should be included in the formal comments transmitted to Council.

The Board analyzed additional redevelopment plan comments and concluded that many of them were procedural or questions that did not need to be transmitted to Council. The Board discussed allowing four stories within the phase four parcel rather than three. After discussion, the Board decided to leave the height as is. The Board asked if stipulations could be added to allow for ample access for recycling transportation as well as storage. The Board stated that

solar panels on sloped roofs should be required to be aesthetically pleasing, and new technologies, as they develop, should be applied where feasible.

A motion was made by Vice Chairman Brinkerhoff and was seconded by Mr. Parella indicating that the Redevelopment Plan is consistent with the City's Master Plan.

Roll Call:

YES: Anderson, Brinkerhoff, Balson-Alvarez, Drummond, Fox, Ogden, Zucker, Dunn, Parella, Fiore

NO: None

The meeting adjourned at 10:35 PM.