



Village of Stockbridge  
**PLANNING COMMISSION**  
Regular Scheduled Meeting  
305 W. Elizabeth St., Room 112  
June 04, 2020 at 6:00pm

Meeting call to Order

a) Roll Call

Jim,  
Daryl,  
Cambel,  
Kevin  
Neomi  
John Gormley Planning commission attorney

Public Comment

Business before the Board

1. Work on 6-45

Our ordinance states:

Site plan review is required for all proposed uses and certain existing uses within the village where an alteration, addition, expansion, change or conversion constitutes an increase or reduction to the existing structure or use of more than 500 square feet or ten percent, whichever is less; or would require a variance from the provisions of this chapter, regardless of its size. Site plan review shall also be required prior to the paving of any off-street parking for any use for which off-street parking is required by this chapter.

2. Adaptive Reuse

**Adaptive reuse:** Adaptive reuse refers to the process of **reusing** an existing building for a purpose other than which it was originally built or designed for. ... **Adaptive reuse** of buildings can be an attractive alternative to new construction in terms of sustainability and a circular economy.

3. What do we do about Parking requirements for existing buildings that change use / zoning ?

4. Line 5 of 6-45, States:

Site plan review shall not be required for interior, accessory, and subordinate buildings that require no new or additional means of access thereto from adjoining public roads or highways and complying with all zoning ordinance requirements.

Should this be inserted in line one (1) requirements for site plan review replace?

5. Definitions of Change of use

**Change of** use means the replacement of an existing use by a new use, or a change in the nature of an existing use which does not increase the size, occupancy, or site requirements. **A change of ownership, tenancy, name or management, or a change in product or service within the same use classification where the previous nature of the use, line of business, or other function is substantially unchanged is not a change of use.**

Or

**Change of** use in relation to a building means such change in the use or occupation of the building as will bring it within a class of building to which the building standards regulations apply, or, if it is already within such a class, within a class to which additional or more onerous provisions of the building standards regulations apply, and " change the use " shall be construed accordingly ;

Or

**Change of** use means any proposed use of an existing structure (or a previously existing structure) on a parcel which: (a) requires a building permit or other permit or city approval (such as a conditional use permit), and (b) the proposed use is included in a different property use category (as defined in implementing resolutions) than the last legal use of the existing structure. Sample 1 Based on 1 document

OR

**Change of use** means the replacement of an existing **use** by a new **use**, or a **change** in the nature of an existing **use** which does not increase the size, occupancy, or site requirements.

OR

**Changes of use not requiring planning permission**

Generally, **planning permission is** not needed when the existing and the proposed uses fall within the same '**use class**'. ... However, if **building work is** associated with the proposed **change of use, planning permission** may be **required** for that work.

OR

**Changes of use not requiring planning permission**

Generally, **planning permission is** not needed when the existing and the proposed uses fall within the same '**use class**'.

OR

**Change of use is** considered to be the same or less than the existing **use**. • the General Permitted Development Order, which goes further by allowing. **change** between certain **use** classes, in defined circumstances, without the. need for a planning application.

7. Bert Gale: Administrative review process

Could not find a definition / explanation

8. What should be done about change of uses that have not gone through a site plan review process?

9. What action if any should we take for text amendment or rezoning allowing sleeping on first floor or basement in CBD / C-2

10. Work on Draft rules and procedure

11. Work on Draft student application.

12. Change /addition to Permitted uses or

13. Work on Draft marked up Master plan

14. What about Planning consultant

Attends meetings, reviews site plans, modify zoning ordinances too meet planning commission goals, does in house training and 5 & 10 year ordinance review

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**Adjourn AT:**

Next meeting July 02, 2020