

TOWN OF McCANDLESS  
MINUTES – ZONING COMMITTEE MEETING  
FEBRUARY 8, 2016                      TOWN HALL

CALL TO ORDER

The meeting was called to order at 7:30 p.m. by Committee Chairman McKim with the following in attendance: Committee members Zachary, Aufman, Mertz, Powers, Walkauskas and LeDonne; Town Attorney Ries, Town Manager Cordek, Assistant Manager Ebner, Zoning Officer Betty, Marie Haller, Administrative Assistant and citizens as the sign-in sheet.

REVIEW OF THE PUBLIC HEARING  
AMENDMENT TO PLANNING AND ZONING CODE  
C-2 NEIGHBORHOOD SHOPPING DISTRICT

The Committee reviewed the public hearing on an ordinance proposing to amend the Town of McCandless "Planning and Zoning Code" to permit restaurants in the Town's C-2 Neighborhood Shopping District under certain standards and criteria as per the request of Dillon McCandless King Coulter & Graham, LLC on behalf of Viola Food Stores, Inc.

Councilman McKim provided an overview of the proposed amendment. Zoning Officer Betty reported the amendment was recommended for approval by the Planning Commission and Zoning Hearing Board and reviewed in depth by Town Council at the January Zoning Committee. This ordinance has been advertised in accordance with the Town regulations and State law.

Mr. Betty also illustrated and discussed two other areas in McCandless designated as C-2 Zoning Districts. He explained that the proprietor of Viola Food Stores, Inc. requested this amendment for the purpose of bringing Viola Foods Stores in compliance with the Town of McCandless Zoning. He noted lenders and financial institutions are increasingly aware property development must be considered conforming/permitted use in municipal zoning districts. Restaurants are more and more often considered to be anchor points in shopping centers and for this reason the owners of Viola's Food Stores would like to consider leasing space to a breakfast/lunch restaurant in the Duncan Manor Shopping Plaza.

Councilman LeDonne asked questions regarding potential plans for this shopping center. It was noted there is a prospective restaurateur negotiating plans to combine a couple of the vacant stores for the purpose of opening a breakfast and lunch restaurant.

Councilman McKim questions whether the word restaurant should be pluralized within the proposed ordinance. Zoning Officer Betty stated he would review this suggested language change with Tucker/Arensburg and make this revision prior to the Regular Business meeting, if applicable.

ADJOURNMENT

The meeting adjourned at 7:39 p.m.

Respectfully submitted,



Marie A. Haller, Administrative Assistant

TMC/mah