

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation for the Planning Commission to CONSIDER and DISCUSS existing regulations and project proposals; and, DIRECT staff to draft an ordinance for consideration by the Planning Commission at a later date; or RECEIVE and FILE.

Responding to Commissioner Park's inquiry about how the minimum standards will be met on very small lots, Planning Manager Repp explained that if a business cannot comply with the minimum standards, it may have to close down; and added that staff will assist the businesses in whatever way it can.

Commissioner Gordon questioned if there is a maximum amount of money a business will have to spend in order to comply with the standards, including new landscaping and new signage.

Associate Planner Newberg stated there is no cap on money needed for compliance.

Commissioner Graber asked staff to consider amending the code for measuring the 100-foot rule from lot line to lot line, noting that a business on a large parcel may not operate close to a residential area. He asked if any of these businesses have storm water reporting plans and he questioned the necessity of a clarifier for the small businesses.

Commissioner Schaefer expressed her concern with the poor economy and the financial impact this will have on these small businesses; and she asked if the City can provide any financial assistance.

Planning Manager Repp stated that the City can provide more time for the businesses to comply; that the City's Commercial Rehab program may be of assistance; and that there may be some assistance for those businesses located in a redevelopment project area.

Commissioner Brown pointed out that most of these businesses were informed five years ago of this process and that they should have been saving up for this time; and stated that while this is a sensitive issue, it's in the City's best interest to move forward with this process.

George Lowey, business property owner, expressed his concern this effort will put some small establishments out of business.

Luis Mender, business property owner, stated this effort is causing instability for his tenants because it is not known what will be required of each business; and he highlighted the poor economy and the financial impact upon these businesses.

Ralph Ohanessinze, business property owner, expressed his concern with this effort and the poor economy; requested that the existing establishments be grandfathered in; stated that it will cost him over \$200,000 to comply with what the City is requiring for his property; expressed his belief a clarifier is not necessary for the small businesses; and stated that the City's conditional use permit (CUP) process is expensive.