

They have specific requirements for needle disposal - all of which Dr. Pollinger will follow. Dr. Pollinger stated that there will not be as much medical waste as there won't be surgeries like their previous clinics. Mr. Pollinger addressed the concern that there hadn't been a medical facility in the area before by stating there had been a chiropractic clinic in one of the store fronts. Dr. Pollinger stated that they know the State Requirements for licensing, they are very specific and all proper licenses will be obtained.

Mr. Coupal then stated he was concerned about the noise component that bringing multiple dogs into an area could create. Mr. Pollinger stated they will be scheduling one dog at a time, not allowing multiple dogs in for one clinic slot. Mrs. Pritchard stated she had spoken with neighbors of the area and they are for the most part agreeable to the clinic coming in. She stated that the major concern she noticed was people were concerned about where the animals would use the restroom. Mr. Pollinger stated the dogs for their clinic would behave as any dog in the area going for a walk. Dr. Pollinger stated that people are required to clean-up after their animals.

Mr. Coupal stated with the new use, he just wanted to bring his concerns. He stated that if the neighbors are ok and the applicant is following the laws and regulations in place he is ok with the application.

Mrs. Pritchard asked that employees and owners park in the free parking area. The Pollingers agreed.

Chair Richards asked if a site review was needed. Mrs. Pritchard stated as she was looking through the plans she believed that there wasn't much change and she **motioned to forgo the site review**. Mr. Coupal seconded the motion. All were in favor and the motion passed.

Mrs. Brown asked for clarification; is this application a change of use or not. ZA Adams stated it is a change of use because it is changing from commercial business.

Chair Richards asked for questions. Mrs. Pritchard **motioned to accept the application as written**. Mr. Coupal asked for an amendment to be added to allow the use of the space with compliance with all Federal, State, and Local regulations. ZA asked for the condition added that the free parking be utilized by the owners and employees. Mr. Coupal seconded the motion. All were in favor and the motion passed. ZA Adams commented that there will be a commercial sign as well. It can be reviewed by the PC or not. The Pollingers stated the sign will be placed in the same location as the previous sign. Mrs. Pritchard stated she is fine with it as long as it fits in the same location as the existing sign. Mr. Coupal asked to change the motion because of all the modifications. He **motioned to accept the application #A2024-025 with the condition that all Federal, State, and Local regulation pertaining to a non-urgent care veterinary clinic will be met, that the owner and any employees will utilize the free parking area leaving storefront parking for customers, and that a sign the same dimensions as the current location signage be used**. Mrs. Pritchard seconded the motion. All were in favor and the motion passed.

Mrs. Stannard asked when they would be opening. Dr. Pollinger stated after she changes her address on all required paperwork; possibly in September.

The Pollingers leave at 7:19 pm.

- b. **Application #A2024 - 024, Philip and Chris Stannard. Review of a proposed Child Care Facility, serving no more than six full-time and four-part time children, in the existing ranch home. To install a second family dwelling on the lot. Location: 65 Airport Road, Tax map #20-01-10-01.**

Chairman Richards read the application. Mrs. Hall asked if the application needed 2 permits. The PC asked the same question. ZA Adams stated that per regulation applicants can apply with multiple modifications on one application.

Chair Richards asked if the application met all the requirements the ZA knew of. ZA Adams stated yes; it met all setbacks, there is enough acreage on the property.

Mrs. Stannard stated she was taking over her daughter's business from River Street. Jessica has moved on to licensing childcare. Mrs. Stannard stated that the business will change, as it will not be a center, but an in-home facility. She stated that her son and his girlfriend just had a new baby and were unable to find a place to live so the family bought them a trailer and would like to put it on the Airport Rd property. It will be located in the southwest corner of the property. The daycare facility will be a registered facility, with spots for after school care. Her license hasn't been approved yet, but is waiting with the state.

Mrs. Hall asked if the business will involve help. Mrs. Stannard replied no. She's hoping for mostly before and after school business, but will see how it goes.

Mrs. Pritchard asked if fencing was required. Mrs. Stannard stated it was already in place.

Mr. Richards asked for any other questions. He asked if the driveway was ok and met all needed requirements. ZA Adams stated the Public Works department already signed off on the driveway. Mrs. Hall asked if pick-up and drop off would happen on Airport Rd. Mrs. Stannard stated yes.

Chair Richards asked if the PC thought a site plan review was warranted. Mrs. Pritchard asked about signage. Mrs. Stannard stated she was re-using The River Street facilities signage but forgot to add it to the application. ZA Adams stated a formal application with signage information should be included but the PC could state otherwise as they see fit. Mrs. Brown asked if two signs could be used. ZA Adams reminded that this business was not considered a home occupation so there could be two signs.

Mr. Coupal **motioned to waive the site-plan review as the changes weren't radical.** Mrs. Pritchard seconded the motion. All were in favor and the motion passed. Mr. Richards suggested the permit be considered by waive the fee for a signage application. Mr. Coupal asked if they could delegate ZA Adams to approve the signage. Mr. Coupal **motioned to accept the application #A2024 - 024 as written for a Child Care Facility and Installation of a single family dwelling, and to delegate the approval of signage for the Childcare Facility to the Zoning Administrator.** Mrs. Pritchard seconded the motion. All were in favor and the motion passed. Mr. Frazier stated that in previous instances the family had built first then asked for permission. He requested signage plans in writing before permission was granted. Mr. Coupal clarified that the PC was now approving a sign installation, they were delegating approval of the application for signage to the zoning administrator.

Mrs. Stannard and Mrs. Hall left at 7:38 pm.

4. Other Business:

- a. **Review of Mail:** None

b. Public Comment: None

5. Adjournment:

Mr. Coupal **motioned to adjourn the meeting at 7:39 pm.** Mrs. Pritchard seconded the motion. All were in favor and the motion passed.

Addendum added: Chairman Richards acknowledged Lorraine Brown's resignation from the Planning Commission. He expressed his sorrow to see her leave and that her input will be missed.

**** Next Regular Meeting****
August 7, 2024