

**Planning & Development Committee Meeting**  
**Minutes of May 13, 2019**  
**6:45 p.m.**

**James C. Lytle Council Chambers - Lorraine H. Morton Civic Center**

MEMBERS PRESENT: J. Fiske, T. Suffredin, A. Rainey, R. Rue Simmons, E. Revelle, D. Wilson, M. Wynne

STAFF PRESENT: M. Masoncup, J. Leonard, S. Mangum, L. Biggs, D. Stonebeck

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Revelle

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I. **CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN REVELLE, CHAIR**

A quorum being present, Ald. Revelle called the meeting to order at 7:07 p.m.

II. **APPROVAL OF REGULAR MEETING MINUTES OF APRIL 22, 2019**

**Ald. Rue Simmons moved to approve the minutes of the April 22, 2019 meeting, seconded by Ald. Wynne. The committee voted unanimously 6-0, to approve the April 22, 2019 minutes.**

III. **ITEMS FOR CONSIDERATION**

**(P1) Ordinance 45-O-19, Granting a Special Use Permit for a Banquet Hall Facility Located at 619 Howard Street in the B3 Business District**

The Zoning Board of Appeals and City staff recommend adoption of Ordinance 45-O-19 granting special use approval for a Banquet Hall, Palmhouse Productions, at 619 Howard St. in the B3 Business District. The applicant has complied with all zoning requirements and meets all of the standards for a special use for this district.

**For Introduction**

[Ald. Fiske arrived]

The applicants expressed eagerness to open the event space.

**Ald. Rainey moved for suspension of rules to Introduce and Approve Ordinance 45-O-19, seconded by Ald. Rue Simmons. The Committee voted 7-0 to suspend the rules and introduce and approve this item.**

#### IV. ITEMS FOR DISCUSSION

##### **(PD1) Code Amendments to Allow for the Creation of Permanent Sidewalk Cafes and Service of Liquor at Type 2 Restaurants**

Staff seeks direction on code amendments to allow for the installation of permanent sidewalk café infrastructure (inclusive and not limited to installation of permanent fencing, umbrella and other coverings, exterior heating elements, and other fixtures permanently affixed to the sidewalk). Staff also seeks direction on code amendments to the liquor code to permit service of liquor on sidewalk cafes for establishments that are considered Type 2 restaurant establishments.

##### **For Discussion**

Ald. Wilson stated it was a good idea to provide more secure and stable improvements.

Ald. Fiske agreed noting that public right of way should be restored by the operator.

Director Leonard explained that full restoration would be required if a permanent sidewalk cafe would no longer be occupied.

Ald. Revelle stated that an alternative would be to allow for year-round sidewalk cafe permits with temporary fixtures similar to Chicago.

In response to Ald. Wynne, Director Leonard noted that the City does not currently allow affixed structures, but that staff would be seeking input on the process including City Council approval. Ald. Wynne noted additional potential complications during the winter season.

City Engineer Biggs stated snow issues should be the responsibility of the business or property owner.

In response to Ald. Wynne, Ald. Fiske noted examples of sidewalk cafes expanding thereby reducing the width of the pedestrian area.

Director Stonebeck noted that Public Works staff makes one pass of sidewalk snow clearance in the downtown.

Ald. Fiske does not believe there will be a high volume of requests, but review of aesthetics would be a benefit.

Director Leonard stated that staff would work on developing regulations based on the list included in the packet.

Regarding alcohol service, City Attorney Masoncupp noted the difference in operations between Type 1 and Type 2 Restaurants is that Type 2 Restaurants do not have servers to check on alcohol consumption on sidewalk cafes.

The Committee was favorable to the idea of allowing alcohol outdoors for Type 2 Restaurants with a requirement for outdoor servers.

V. **COMMUNICATIONS**

Director Leonard stated that a reminder email will be sent to complete a survey regarding public benefits for planned developments.

VI. **ADJOURNMENT**

**Ald. Wilson moved to adjourn, seconded by Ald. Rue Simmons. The meeting adjourned at 7:32 p.m.**

Respectfully submitted,  
Scott Mangum  
Planning and Zoning Manager