

The Seabrook Planning and Zoning Commission met in regular session on Thursday, October 21, 2021 at 6:00 PM at Seabrook City Hall and via teleconference to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICH	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GREG AGUILAR (exc. absence)	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE COORDINATOR

Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

No public comments.

2.0 NEW BUSINESS

2.1 CONSIDER AND TAKE ALL APPROPRIATE ACTION ON THE REQUEST TO AMEND THE CODE OF THE CITY OF SEABROOK APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 1, "IN GENERAL" SECTION 1.10 "DEFINITIONS", BY CREATING A DEFINITION FOR "MUSIC VENUE"; AND CONSIDER AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX", BY ADDING "MUSIC VENUE" TO TABLE 3-A "USES PERMITTED BY RIGHT AND CONDITIONAL USES", DETERMINING PERMITTED USE BY CONDITION OR BY RIGHT WITHIN THE "LAND USE ACTIVITY"; AND CONSIDER AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 5, "OFF-STREET PARKING, LOADING, INGRESS, AND EGRESS", SECTION 5.04 "COMPREHENSIVE PARKING REGULATION MATRIX", TABLE 5-C "REQUIRED PARKING SPACES BY LAND USE CATEGORY" BY ADDING "MUSIC VENUE", AND CREATING NEW ASSOCIATED PARKING REGULATIONS.

Director of Community Development, Sean Landis explained to the board that this is a three-part request: (1) to create a definition for "Music Venue" (2) Adding "Music Venue" to table 3-A "uses permitted by right and conditional use and determining use within the land use matrix (3) Creating new associated parking regulations

(1) Proposed Definition:

Music Venue: Means a commercial establishment with a building, building complex, and/or an indoor or outdoor area where a major component of the business is used to accommodate amplified musical performances, including live amplified music, the

presentation of music played on amplified sound equipment operated by the owner or by an employee, and agent or a contractor of the venue commonly known as a "disc jockey" or "DJ", and karaoke. A music venue is a stand-alone use, which as part of their normal business practices sells tickets or imposes an admission charge or cover charge to observe that entertainment.

(2) Proposed Parking Regulations:

Music Venue: One parking space per every 2.5 occupants plus one parking space per every 2 employees on the largest shift; occupant limits are to be established by the City's Building Official and Fire Marshal and shall be posted onsite as required by the City's adopted Building and Fire Codes.

(3) Proposed Land Use Matrix Modifications:

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required. PUD = Planned unit development.

* = Active sales office required.

<i>Land Use Activity</i>	<i>R-LD</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>WAD</i>	<i>MMU</i>	<i>POD₂</i>	<i>STCOD₃</i>	<i>OS</i>	<i>MH</i>	<i>LI</i>	<i>146-S</i>	<i>146-M</i>
<i>Music Venue</i>						C	C	C	C	C	C	C		C	C	C

The P&Z Board discussed the agenda item and determined to remove the word "normal" from the definition of music venue being of normal business practices.

Motion made by Darrell Picha and seconded by Rosebud Caradec.

To approve the agenda item as presented with one minor amendment to "normal business practices" to remove the word "normal" in the proposed definition of music venue.

MOTION CARRIED BY UNANIMOUS CONSENT

3.0 ROUTINE BUSINESS

3.1 Approve the minutes from the September 16, 2021 regular P&Z Meeting.

Motion made by Scott Reynolds and seconded by Rosebud Caradec.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Report from the Director of Planning and Community Development on status update of City projects.

Sean Landis gave a brief report.

106 **3.3 Update on Livable Centers Study.**

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108 Sean Landis gave a brief report.

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110 **3.4 Report from the Director of Planning and Community Development on the status**
111 **of a list of actions taken by Planning & Zoning and sent to City Council for its**
112 **action or review.**

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114 Sean Landis gave a brief report.

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116 **3.5 Establish future agenda items and meeting dates.**

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118 Next meetings scheduled:

119 JOINT Meeting - Tuesday, November 16, 2021 at 5:00 p.m.

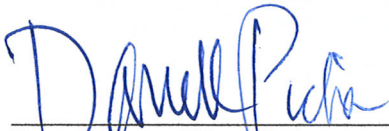
120 Regular P&Z Meeting - Thursday, November 18, 2021 at 6:00 p.m.

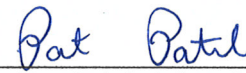
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122 **Motion was made by Darrell Picha and seconded by Guy Rodgers.**

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124 *To adjourn the October 21, 2021 Planning & Zoning meeting.*

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126 Having no further business, the meeting adjourned at 6:53 p.m.

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128 APPROVED THIS 18th DAY OF November, 2021.

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131 _____
132 Darrell Picha, Vice-Chairman



Pat Patel, Administrative Coordinator