



**QUISPAMIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – January 14, 2020**

Present: Darin Lamont Brent Preston
 Brenda Fowlie Kendall Mason
 Darren Bishop Violet Brown
 Marc Gosselin S. Dwight Colbourne

Absent: John Groden

1. Call to Order

The Elections of Chairperson and Vice Chairperson are required at the first meeting of the year, so the PAC Secretary called the meeting to order at 7:00 p.m. Ms. Brown asked if there were any nominations for Chairperson for the 2020 Calendar year.

Moved By Marc Gosselin

Seconded By Brent Preston

That Darin Lamont be nominated for Chairperson for the 2020 PAC calendar year.

Ms. Brown asked three (3) times if there were other nominations. There were no other nominations.

Motion Carried

Ms. Brown asked Darin Lamont to take the Chair. Mr. Lamont asked if there were any nominations for Vice Chairperson for the 2020 Calendar year.

Moved By Brenda Fowlie

Seconded By Kendall Mason

That Darren Bishop be nominated for Vice Chairperson for the 2020 PAC calendar year.

Mr. Lamont asked three (3) times if there were other nominations. There were no other nominations.

Motion Carried

2. Approval of Agenda

Moved By Brent Preston

Seconded By Darren Bishop

That the Agenda be approved as written.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Brenda Fowlie

Seconded By Marc Gosselin

That the minutes of the December 10, 2019 PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

4 Chartwell Court - Accessory Building Setback

Moved By Brent Preston

Seconded By Darren Bishop

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

None

7. New Business

7.1 28 Millennium Drive - Discretionary Use - Car Sales

Moved By Marc Gosselin

Seconded By Darin Bishop

That the application be tabled until the applicants are in attendance.

Motion Carried *See notes below when applicants arrived.*

8. Information Items and/or Discussion

Council Minutes: November 19, December 3

Moved By Brenda Fowlie

Seconded By Kendall Mason

That the Information Items be received and filed.

Motion Carried

9. Adjournment

Moved By Darren Bishop

Meeting adjourned at 7:12 p.m.

As the PAC Members were packing up, the applicants for 28 Millennium Drive arrived.

Moved By Marc Gosselin

Seconded By Darin Bishop

That the PAC meeting be unadjourned and agenda return to NEW BUSINESS.

New Business revisited:

7.1 28 Millennium Drive - Discretionary Use - Car Sales

Mr. Brad Diote attended requesting approval for the operation of Vehicle Sales, as a Discretionary Use as per Section 14.(B)(a) of the Town's Zoning By-law 038, on the property of 28 Millennium Drive, PID 30237192. Mr. Diote's business partner, Mr. Jody Gullison, and Mr. Floyd Williston the property owner, were also in attendance.

Mr. Diote was asked if the intent was to be car sales only. He stated that the long term is just auto sales but at the start they need the income from both rental units in order to pay the bills. He noted that the Millennium Bike Shop has 2.5 years of rent remaining. Once the car sales business is established, it would then be a carwash and a car sales lot. First step is to have the cars on site with sales done through on-line or meetings on-site, with the eventual plan to step down from their current jobs to sell full time at this location. The second floor in the middle of the building will be the office as there is already an open space and bathroom in this area.

The car wash has seven bays for cars, one truck door (the only truck bay in the area). Cleaning and washing will be done on site for last minute transfer. Automobile service will be done in Sussex at a shop where they have a relationship, but they may look for another service station in Quispamsis. The two partners work in the automotive industry but not on their own, this is a new proposal.

With respect to parking, Brad reviewed the allotment for this business as well as the other businesses in the building. He stated that there is forty feet in front of the bike shop (room for 4 cars) and sixteen feet on side of bike shop (room for 2 cars). The other end of the building has forty-five feet (room for 5 cars). The left hand side for the parking lot is eighty feet from the end of the lot to the driveway (room for 9 vehicles), the right side is one hundred and twenty-five feet (excluding the space for the automobile vacuums, there is room for 14 cars) for a total vehicles spaces for sales at 23. There is room in the back for staff parking and it was noted that the dumpsters will be moved to the back of the building for added space and a better look. The area at the back, inside and outside of the fence, will all be cleaned up prior to the car sales business starting up.

At this time, there is no painted lines, for designated parking but this will be done in Spring. If the PAC requires, they can note "customer parking only" on some spots. The applicants have not spoken to the other business operators so those businesses are not aware that parking will be shared at this time.

Mr. Colbourne noted that this building will have four businesses if this proposal is approved, three more than the Zone permits (as per the wording of the Highway Commercial (HC) Zone Permitted Uses: Any land, building or structure may be used for the purpose of, and for no other purpose than...followed by a list" This section of the by-law does not have the same wording "one or more of the following main uses" as other sections of the by-law). It was not determined if this was a typographical error or the intention for this zone. It was recognized that the building at 1 Market Street is in the Business Park (BPC) Zone and has similar wording in the by-law yet has several other businesses within the building making the building as unique as a strip mall. Brad noted the Ultimate Auto Shop on Millennium Drive is similar to this proposal in that it has several types of similar businesses: that of car sales, parts & service.

Mr. Colbourne reviewed the floor space for each business noting that parking for retail is one parking spot for every 18 sqm of selling space, one space for every 27 sqm of space for service which means the bike shop would need ten parking spaces for its operation and the glass repair shop would need five parking spaces.

The staff memo noted that the signage should be brought into compliance and this was regarding the Glass Repair Shop that had too many signs on the building. Mr. Williston noted the freestanding sign for the building had a permit, the only advertising now is the Bike Shop but it is approved for other sections of signage.

Mr. Colbourne noted that the challenge is not so much the uses, it is more the messy look of several businesses on one lot. This is a very visible lot right off the highway so many people drive by and see this. Brad noted these will not be junk cars but medium prices between new and old. As business owners, they do not want the lot to look sloppy themselves.

Mr. Colbourne suggested they limit the number of spaces for cars for sales to a suitable number with respect to the spots required for the rental units and their businesses. Brad noted the 23 total spots with the existing 6 for the Bike Shop can be changes to give the Bike Shop 9 by lowering the number of cars for sale on the lot.

Moved By Darren Bishop
Seconded By Kendall Mason

That the PAC approve the operation of Vehicle Sales as a Discretionary Use as per Section 14.(B) of the Town's Zoning By-law 038, on the property of 28 Millennium Drive, PID 30237192, subject to the following terms and conditions:

1. There will be no change to the current downward facing exterior lighting;
2. The existing Development Agreement is reviewed and revised in accordance with the terms and conditions of the PAC or an Agreement is implemented between the applicant and the Town;
3. The hours of operation including the pickup of waste and supply deliveries are within the 7:00 a.m. to 9:00 p.m. permitted times;
4. There shall be no on-street parking, as such, ample parking must be provided to meet the minimum requirements of the existing tenants;
5. The use of parking facilities for other businesses in the area is not permitted without written approval of the business(es) and property owner(s); and
6. A detailed parking plan is to be submitted to the Town with the tenant's required lots and the number of spaces for car sales.


Motion Carried

9. Adjournment


Moved By Darren Bishop

Meeting adjourned again at 7:55 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY