

HAVEN PLANNING COMMISSION PROCEEDINGS  
REGULAR MEETING  
December 14, 2021

Present: Nanette Unruh, Steve Foster, Karen Daskoski and Patricia Cupps.

Others: Andrew Foulston, Leslie Atherton, Posie Atherton, David Dowd.

Absent: Don Ford, Jesse Good, Tony Lane.

The meeting was called to order at 7:00 PM by Unruh, followed by the flag salute.

No additions were made to the agenda.

The minutes from October 12, 2021, were approved with a motion from Cupps and a second from Foster. The motion carried 4-0.

**Public Hearing**

Unruh began the Public Hearing to consider a change in zoning of 207 S. Sedgwick Avenue and the parcel immediately east of 207 S. Sedgwick Avenue from Single-Family Dwelling District to Commercial District. First, the Commission heard from City Clerk / Zoning Administrator Leslie Atherton. She noted that to her knowledge, from the inception of zoning within the City of Haven, the property had always been zoned Residential though to her recollection had only ever been used for commercial purposes. Because the property was recently listed for auction, she fielded calls from several interested parties, each of which she had to inform about the surprising zoning and the city street (Sedgwick Avenue) that runs between the two parcels. She noted that because there are water and sewer lines that run beneath that street and underneath the railroad, the City would not be able to vacate the street and would require continued access to the area. Atherton noted that she could not find in the Zoning Code or State Statute specific criteria that the Commission was to evaluate when considering the zoning change. City Attorney Andrew Foulston confirmed that was the case, and that it would simply be up to the Planning Commission to make a recommendation for or against the zoning change.

Daskoski asked Atherton if the City had considered purchasing the property to develop lots for housing at 207 S. Sedgwick area. Atherton said that had not been considered, but she did not think the Economic Development Committee, the group that has been driving the housing project, would not find that area attractive for new housing due to its close proximity to the railroad tracks.

Next, the Commission heard from applicant, David Dowd. He advised the building at 207 S. Sedgwick Avenue would be used primarily for a studio for YouTube Channel, Robot Cantina, operated by his brother. The purpose of the channel is "edutainment" related mostly to car modifications. There may be some light fabrication that occurs as well, but the location should be low-noise and low-traffic.

Cupps expressed appreciate to Dowd for coming to the Commission to attempt to get the property properly rezoned before moving the commercial operation in. She said she was "blown away" to learn that it was zoned residential.

Daskoski asked if there would be a lot of cars parked on the property. Dowd said at present, only one vehicle was involved, but noted his brother, the owner of the YouTube channel, does like vehicles.

Foster asked if the filming would be done inside the building. Dowd said half of the filming would occur outside and the other half would occur inside the building. Some filming may be accomplished through use of a drone.

With no further statements from or questions of Staff, at 7:20 PM, Unruh closed the public hearing. Next,

Approved 07.12.22

Cupps moved to recommend to the Haven City Council approval of the change in zoning of 207 S. Sedgwick Avenue and the parcel immediately east of 207 S. Sedgwick Avenue from Single-Family Dwelling District to Commercial District. Foster seconded, and the motion passed unanimously.

Unruh noted the recommendation will be presented to the City Council on Monday, January 3, 2022, at 7:00 PM. Cupps then moved for adjournment. Foster seconded, and the motion passed with four “yes” votes.