

JAN 18 2013

CITY OF RENSSELAER
 PLANNING COMMISSION
 2012 ANNUAL REPORT

CITY CLERK

The following is a summary of the primary activities of the Planning Commission and Zoning Board of Appeals during 2012. These represent only approvals and denials and does not account for some matters that may have been withdrawn from consideration. Also below is a brief discussion of the major issues considered by the Planning Commission during the year:

Site Plans/ Special Use Permits

Approved	10
Denied	1

Subdivisions

Approved	4
Denied	0

Certificates of Appropriateness

Approved	7
Denied	0

Variances

Approved	5
Denied	4

Recommendations to Common Council	3
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Coastal Consistency Review	1
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After considerable review, the Planning Commission recommended the Common Council adopt new zoning regulations. The zoning update sought to incorporate the land use recommendations from the City's adopted 2006 Comprehensive Plan, simplify the code, enhance preservation, and provide greater detail for design standards along the waterfront and downtown areas.

The reconstruction of Broadway and the viaduct bridge is one of the most visible municipal improvement projects and one that appears to have some correlation to the number of applications from new businesses and requests for variances reviewed by the two boards. All of the applications requesting site plan review were located along the Broadway and Columbia St. corridor.

Under the guidance and feedback from members of the Planning Commission, Zoning Board of Appeals, and the public, there is now greater public transparency and access online to relevant planning documents. Planning and Building as well as other staff continue to improve brochures, forms and other materials, such as an Architectural Review Guide for the Historic District.