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November 14, 2019

COMMUNITY DEV. DEPT.

Dear Planning Commission Members,

My name is Nancy Noll and am a trustee for 716 Cypress Ave. in the M-1 District. I attended the walking tour and study session on November 7 and found it very informative.

These are my concerns.

You are considering modifying M-1 zoning to allow businesses to host special events and provide limited retail sales as accessory uses.

1. **PARKING** - Parking is a definite issue. There is not enough parking available or provided by the present entity/entities that is asking for these zoning modifications to accommodate these events. (Case In Point) – ShockBoxx hosted an all female artists event a few weeks ago and I was curious to see how many cars, if any, would come through 716 Cypress Ave. parking lot. There were 5 cars that entered the lot, even though there are posted private property signs, asking if they could park there. I'm pretty sure if I had not been there that they would have done so, regardless of the posted signs. Also, the surrounding residential areas already have tight parking issues.
2. **LIABILITY** - What is the liability for the city and/or the entity/entities that want to hold these events, especially if alcohol is served, to the surrounding businesses and residential areas around the M-1 district.
3. **NOISE FACTOR** - Apparently there have already been problems with noise from these events after hearing from the gentlemen that got up and spoke at the meeting on Nov. 7. One of them on the walking tour was concerned about other business wanting to host events, how many would be allowed at one time, how the city would deal with this issue.

I can foresee a "can of worms" being opened up and unintended consequences eventually happening by modifying the M-1 zoning.

Thank you very much for your consideration.

Nancy Noll