

TOWN OF GARDEN CITY  
BOARD OF TRUSTEES  
MINUTES

Special Meeting  
5:00 p.m.

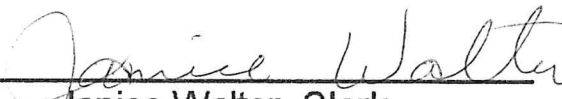
November 5, 2004

Mayor Warren called the meeting to order at 5:00 P.M. Board members present were Mayor Eddie Miller, Nina Kendrick, Dennis Kendrick, Vince Loftus and Mary Miller. Clarence Krieger and Terry Greenwood were absent. Staff present was Attorney Don Hoff and Town Clerk Janice Walter.

Mayor Miller announced that the purpose of this special meeting was to discuss some land use issues and that notices had been posted as required. Don Hoff stated that the owner of property in a business zone on 8<sup>th</sup> Avenue had expressed an interest in leasing the property for a nightclub. Our zoning code does allow nightclubs up to 5,000 square feet but their building is 15,000 square feet. A 15,000 square foot nightclub is not listed as a use by special review either. The staff requested some guidelines from the Board in how to answer this inquiry and how to proceed with some draft changes in the zoning code. Mayor Miller stated that there was not enough parking for that large of a nightclub and he was also worried about noise and traffic. Nina Kendrick expressed concern about the parking also. After considerable discussion from all of the Board, they agreed that that they did not think a nightclub over 5,000 should ever be considered in the business zone. The Board suggested a grocery store, restaurant, or some other type of regular retail store.

Since this was the only item opened for discussion, Mayor Miller adjourned the meeting at 5:19 P.M.

Respectfully Submitted by:

  
Janice Walter, Clerk