

**MINUTES OF ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS MEETING**

December 10, 2009  
7:30 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals for meeting held on 11/12/2009
3. Case # 09P-11/Gas Stop – Untouchable Car Wash Amended Conditional Use 575 S. York St  
Request for Amended Conditional Use Permit for the purpose of replacing a manual reader board with an electronic reader board on an existing pylon sign on property commonly known as 575 S. York Street (PIN 06-12-300-025)  
**Public Hearing. All properties within 500 feet have been notified.**
4. Case # 09P-12/Pump It Up Conditional Use Permit – 684 W. Lake Street  
Request for Conditional Use Permit for the purpose of erecting a pylon sign on property commonly known as 684 W. Lake Street (PIN 03-27-410-001 & 002)  
**Public Hearing. All properties within 500 feet have been notified.**
5. Case # 09P-07/Bethel United Church Amended Conditional Use and associated Front Yard Setback Variation  
Request for Amended Conditional Use and associated Front Yard Setback Variation for the purpose of constructing a fellowship hall, the adaptive renovation of an existing residence for use as an administrative center, as well as other site improvements on properties commonly known as 315 E. St Charles, and 314 and 316 Huntington Lane (PIN's 06-12-200-007, 018 & 019), said properties being wholly located in the R2 Single Family Residence District.  
**Deliberation -Public Hearing held 9/24/2009 & 10/08/2009.**  
Note – The Applicant is requesting a continuance of the deliberation of this Case to January 14, 2010.
6. Other Business

Commission Members Present: Brinkmeier, Corrado, Frolik, Hill, McCoyd, Mushow, Slone, Whistler

Commissioner Members Absent: DeWitt

City Staff Present: Werner

After a roll call establishing a quorum, Chairman Whistler began the meeting with a request for a motion to approve the Zoning and Planning Commission meeting minutes for November 12, 2009. Commissioner Brinkmeier moved to approve the minutes of the November 12, 2009 Zoning & Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler reviewed the agenda and noted that the Applicant for agenda item # 5, Case # 09P-07/Bethel United Church Amended Conditional Use and associated Front Yard Setback Variation, is requesting a continuance of the deliberation to January 14, 2010. Mr. Werner explained that the Applicant will also be petitioning for a height variation of two (2) feet for the proposed addition due to design issues associated with floor height matching the existing building. As a result, the Applicant will have to apply for a variation with the public hearing scheduled for January 14, 2010. The two cases will then be merged into one report for City Council. Commissioner Brinkmeier moved to continue the deliberation of Case # 09P-07/ Bethel United Church to January 14, 2010. Commissioner Mushow seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the public hearing for Case # 09P-11/Gas Stop- Untouchable Car Wash Amended Conditional Use, 575 S. York Street, which is a request for Amended Conditional Use Permit for the purpose of replacing a manual reader board with an electronic reader board on an existing pylon sign on property commonly known as 575 S. York Street. After all testimony was received from the Applicant and one person in the audience, Chairman Whistler closed the public hearing portion of this case. Commissioner Mushow moved to deliberate the case this evening. Commissioner Brinkmeier seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the public hearing for Case # 09P-12/Pump It Up Conditional Use, 684 W. Lake Street, which is a request to erect a pylon sign with an electronic reader board. Commissioner Slone stated that because of a business relationship with the applicant, she will recuse herself from the proceedings of this case and will not vote on this request. After all testimony was received from the Applicant and there being no one in the audience concerned with this application, Chairman Whistler closed the public hearing portion of this case. Commissioner Frolik moved to deliberate the case this evening. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

The Commission deliberated Case # 09P-11/Gas Stop – Untouchable Car Wash Amended Conditional Use and, after discussion of the Standards for Conditional Uses as they apply to this request, the Commission voted 7 to 1 to recommend approval of the Application.

The Commission deliberated Case # 09P-12/Pump It Up Conditional Use and, after discussion of the Standards for Conditional Uses as they apply to this request, the Commission voted unanimously to recommend approval of the Application.

Under Other Business, Mr. Werner advised the Commission of the status of current cases and upcoming cases. The Commission also reviewed the memorandum supplied by Mr. Werner that proposed a time table for review of these proposed Zoning Ordinance text amendments. The Commission agreed with the grouping and the time line of proposed amendments to be addressed at the Public Hearings conducted by the Commission. The Commission also agreed to schedule Mr. Patchet from Conservation Design Forum for a meeting in February 2010 to discuss environmental and “green building” issues for possible formulation into a checklist for applications coming before the Zoning and Planning Commission.

The meeting was adjourned at 9:00 PM.

Submitted by: Nathaniel J. Werner AICP, Planning and Zoning Administrator