

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

April 8, 2010

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 March 25, 2010
3. Case # 10ZBA-05/Mahoney Variation
Request for Front Yard Variation for the purpose of constructing a new house on property commonly known as 189 S. Fairlane Avenue (PIN 06-01-404-014), said property being wholly located in the R1 Single Family Residence District.
Public Hearing – All properties within 500 feet have been notified
4. Workshop – Hahn Street (North District) Planned Development
5. Other Business.

Commission Members Present: Corrado, DeWitt, Hill, Mushow, Slone, Whistler

Commissioner Members Absent: Brinkmeier, Frolik, McCoyd

City Staff Present: Werner, Peppers

After a roll call establishing a quorum, Mr. Werner advised the Commission that the minutes of the March 25, 2010 Zoning and Planning Commission/Zoning Board of Appeals will be distributed for review and approval prior to the April 22, 2010 meeting.

Chairman Whistler opened the Public Hearing for Case #10PZBA-05/Mahoney Variation.. Mr. John Belcher, Architect, and Brian and Kathleen Mahoney, owners of subject property, presented their request to the Board. This is a request to allow a front yard setback variation for the purpose of constructing a new house. Commissioner Corrado moved to deliberate this case immediately following the public hearing. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

After discussion of the request, and a review of the Standards for Variations, Commissioner Corrado moved to approve Case # 10ZBA-05/Mahoney Variation as presented. Commissioner Slone seconded and, with a roll call vote being all ayes, the motion passed.

The Commission then began the educational “workshop” session on the Hahn Street Planned Development. The Commission heard a presentation by Ms. Mellissa Pittman from Morningside Hahn LLC regarding the proposed changes to the Planned Development Plan for the Hahn Street development known as “North District”. This “workshop” was conducted without any formal application by the Applicant. The Commission discussed the proposed changes which include:

- The separation of the project into two phases
- The separation of the project into two buildings
- An increase in height of the proposed condominium/retail building from 4 stories and 45 feet to 5 stories and 55 feet (note that the decorative roofing elements will have a height of 77 feet)
- A decrease in the total number of condominium dwelling units from 102 to 96
- A reduction in the amount of retail floor area by 5,000 square feet from approximately 20,000 square feet to approximately 15,000 square feet (a 25% reduction)
- A corresponding reduction in the total number of parking spaces (parking ratios remain the same)
- An increase in public open space will increase from 22% to approximately 27% of the total site

Phase I will consist of the development of the properties on the south Side of Hahn Street with a 48 unit condominium building with 5,000 square feet of retail on the first floor. Phase II will consist of the development the north side of Hahn Street with a 48 unit condominium building with 10,000 square feet of retail on the first floor and 100 public parking spaces.

The Commission discussed the size of the proposed dwelling units and noted that the developer stated that the units sizes will remain the same.

Mr. Strosberg stated that he could not guarantee that the Phase II portion of the project would be completed. There was no discussion of timelines or construction schedules.

After discussion, it was the understanding of Commission Members that Morningside LLC will re-apply with an amended Planned Development Plan and proceed to Public Hearing before the Commission.

Under Other Business Mr. Werner advised the Commission of upcoming cases.

The meeting was adjourned at 9:00 PM.

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