

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

March 10, 2011

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 February 24, 2011
3. Case Number 11ZBA-03/Verizon Wall Sign Variation
Request for Variation to wall sign size for the purpose of installing a wall sign on property commonly known as 538 W. St Charles Road (PIN# 06-10-211-026), said property being wholly located in the C2 Community Shopping and Service District.
Public Hearing – all properties within 500 feet have been notified – This Hearing is continued from February 10, 2011 and February 24, 2011
4. Case Number 10P-12/District 205 - York High School Amended Conditional Use
Request for Amended Conditional Use Permit for the purpose of increasing the number of hours/days that the lighting fixtures are in use at the Clarence D. East athletic field on property commonly known as 355 W. St Charles Road (PIN# 06-11-117-002), said property being wholly located in the R2 Single-Family Residential District.
Deliberation -Public Hearings held September 9, 2010, October 14, 2010, November 11, 2010, January 13, 2011 and January 27, 2011
5. Other Business

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

Commissioner Members Absent: DeWitt, Frolik

City Staff Present: Werner, Peppers

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission meeting minutes for February 24, 2011. Commissioner Corrado moved to approve the minutes of the February 24, 2011 Z&P Commission meeting as written. Commissioner McCoyd seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler stated that the Applicant for Case # 10ZBA-03/Verizon Sign Variation has withdrawn their request for variation. Mr. Werner noted that the owner of the property will re-apply for a more comprehensive variation package for all of the tenants in the entire building proposed to be

constructed at 538 W. St Charles (St Charles Road and Scott Street), instead of requesting a variation for one tenant at a time.

Chairman Whistler opened the deliberation of Case 10P-12/ District 205 – York High School Amended Conditional Use. The Commission reviewed the current ordinance regulating the York High School athletic field lights that was approved by the City Council in 1986. The Commission discussed the need to establish new regulations allowing an increase in the number of days the lights and public address systems are in use while being sensitive to the impacts of that increased frequency on the neighboring residential properties. The Commission discussed the Applicant's proposal, and the proposals brought forth by both the neighbors who wish to limit the use of the lights and public address system, and by other concerned individuals who do not want to limit the use of the lights and public address system. The Commission agreed to continue this deliberation to the next meeting scheduled for March 24, 2011, and requested Staff to draft a report for discussion purposes. The Commission also requested the Applicant to submit correspondence from the District 205 Board of Education authorizing the request since it has been modified from the original request.

Other Business – None

The meeting was adjourned at 9:30 P.M.

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