

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

March 22, 2012

7:30 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on March 8, 2012
3. Case Number 12 ZBA-01/Fries Variation – 446 E. Park Avenue
Request for front yard setback for the purpose of constructing an addition and an unenclosed front porch on property commonly known as 446 E. Park Avenue (PIN 06-01-406-028).
Deliberation -Public Hearing held on March 8, 2012
4. Other Business

Commission Members Present: Brinkmeier, Corrado, Frolik, Hill, Mushow, Torcasso, Whistler

Commissioner Members Absent: McCoyd

City Staff Present: Werner

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission meeting minutes for March 8, 2012. Commissioner Brinkmeier moved to approve the minutes of the March 8, 2012 Z&P Commission meeting as written. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the deliberation of Case Number 12 ZBA-01/Fries Variation – 446 E. Park Avenue. During the public hearing, interested parties addressed their concerns about the forward protrusion of the proposed addition and porch possibly interfering with visibility on Park Avenue as it curves from an east-west street to a north-south street. Interested parties also raised concerns that the addition may exacerbate the flooding that has occurred in this area.

The Commission reviewed photographs supplied by the Applicant and Mr. Werner and concluded that the proposed addition will not diminish the visibility of motorists on Park Avenue. The Commission discussed the issue of stormwater flooding in this neighborhood and, while recognizing that there is a history of flooding in this neighborhood, the proposed addition will only add an additional 75 square feet of impervious material; the proposed house with addition will result in a lot coverage of 28.4%.

Commissioner Corrado moved to recommend approval of Case # 12ZBA-01 as presented.
Commissioner Torcasso seconded and, with a roll-call vote being all ayes, the motion passed.

Other Business –Mr. Werner briefed the Commission on upcoming public hearing cases and the status of current cases before the Development, Planning and Zoning Committee.

The meeting was adjourned at 8:00 P.M.

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