

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

September 25, 2014

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 September 11, 2014
3. Case Number 14 P-06/ 195-197 N. Addison Avenue Conditional Use and Associated Variations
Request for approval of a Conditional Use and Associated Variations for the purpose of allowing the construction of a sixty-five (65) foot tall residential/retail structure (74' to top of parapet screening) on property commonly known as 195 and 197 N. Addison Avenue (PIN 06-02-214-003 & 004).
Public Hearing Continued from August 28, 2014- All Properties within 500 feet have been notified
4. Case Number 14 P-07/ 195-197 N. Addison Avenue Text Amendment and Conditional Use Preliminary Planned Development
Request for Zoning Ordinance Text Amendment and Conditional Use Preliminary Planned Development for the purpose of allowing the construction of a sixty-five (65) foot tall residential/retail structure (74' to top of parapet screening) on property commonly known as 195 and 197 N. Addison Avenue (PIN 06-02-214-003 & 004).
Public Hearing Continued from August 28, 2014- All Properties within 500 feet have been notified
5. Case Number 14 ZBA-12/Cler Variation - 460 S. Fairview Avenue
Request for a Corner-Side Yard Setback Variation for the purpose of constructing a new house on property commonly known as 460 South Fairview Avenue (PIN 06-11-111-017).
Public Hearing - All Properties within 500 feet have been notified

6. Case Number 14 ZBA-11/Island Construction Variations - Northwest corner of Seminole Avenue and York Street

Request for Variation to Allow Dwelling Units Below the 2nd Floor and for a Fence Height Variation, from three (3) feet to four (4) feet, for the purpose of constructing 8 townhomes and a 4 foot wrought iron fence on the property commonly known as the Northwest Corner of Seminole Avenue and York Street (PIN's 06-11-217-034, 06-11-217-035, 06-11-217-037).

Deliberation - Public Hearing held August 28, 2014

7. Other Business

Commission Members Present: Corrado, McCoyd, Torcasso, Warnke, Whistler

Commissioner Members Absent: Callaway, Frolik, Mushow, Rose,

City Staff Present: Franz, Kopp, Werner,

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission/Zoning Board of Appeals meeting minutes of September 11, 2014. Commissioner Corrado moved to approve the minutes of the September 11, 2014 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner McCoyd seconded, and with a voice vote being all ayes, the motion passed.

Zoning Administrator Werner stated that the applicant for Case 14 ZBA 11 requested deliberation be continued to a subsequent meeting. Commissioner Corrado moved to continue deliberation of Case 14 ZBA 11 to October 23, 2014. Commissioner McCoyd seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the continued public hearing for Case # 14 P 06. This is a request for approval of a Conditional Use and Associated Variations for the purpose of allowing the construction of a sixty-five (65) foot tall residential/retail structure (74' to top of parapet screening) on property commonly known as 195 and 197 N. Addison Avenue. After all testimony was received from the Applicant and the interested persons in the audience, Chairman Whistler closed the Public Hearing portion of this case.

Chairman Whistler opened the public hearing for Case # 14 P 07. This is a request for Zoning Ordinance Text Amendment and Conditional Use Preliminary Planned Development for the purpose of allowing the construction of a sixty-five (65) foot tall residential/retail structure (74' to top of parapet screening) on property commonly known as 195 and 197 N. Addison Avenue. After all testimony was received from the Applicant and the interested persons in the audience, Chairman Whistler closed the Public Hearing portion of this case.

Chairman Whistler opened the public hearing for Case # 14 ZBA 12. This is a request for a Corner-Side Yard Setback Variation for the purpose of constructing a new house on property commonly known as 460 South Fairview Avenue. After all testimony was received from the Applicant and there being no interested persons in the audience, Chairman Whistler closed the Public Hearing portion of this case. Commissioner McCoyd moved to deliberate Case # 14ZBA-12 this evening. Commissioner Warnke seconded the motion and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the deliberation of Case # 14 ZBA 12. This is a request for a Corner-Side Yard Setback Variation for the purpose of constructing a new house on the property. After discussion of the Standards for Variations as they relate to this request for corner side yard setback variation, Commissioner McCoyd moved to approve the request. Commissioner Warnke seconded the motion and the Commission voted 5-0 to approve the request as presented.

The meeting was adjourned at 9:15 P.M.

Submitted by: Eileen Franz AICP, Assistant Planning and Zoning Administrator