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

January 22, 2015

7:00 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on January 8, 2015
3. Public Comment
4. Case Number 15 ZBA 01 / Gem Building Contractors Variation - 255 West First Street
Request for a Variation from the Minimum Lot Area per Dwelling Unit for the purpose of constructing four townhomes on property commonly known as 255 West First Street, said property being wholly located within the R4 Limited General Residence District
Public Hearing – All Properties within 500 feet have been notified
5. Case Number 15 P-01 / Redeemer Church Conditional Use and Associated Variations 123 East St. Charles/345 South Kenilworth
Request for an Amended Conditional Use Permit and Associated Building Height, Interior Side Yard Setback and Lot Coverage Variations for the purpose of constructing an addition and handicapped parking area on property commonly known as Redeemer Lutheran Church, 123 East St. Charles/345 South Kenilworth, said property being wholly located within the R1 Single Family Residence District.
Deliberation – Public Hearing held on January 8, 2015.
6. Other Business

Commission Members Present: Callaway, Corrado, McCoy, Mushow, Rose, Torcasso, Uditsky, Warnke, Whistler

Commissioner Members Absent: None

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 January 8, 2015.

Commissioner Corrado moved to approve the minutes of the January 8, 2015 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Callaway seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler explained that the Public Comment agenda item is for anyone to speak on any matter, but that comments will not be included in the public record for a specific case on an agenda. There was no public comment.

Chairman Whistler opened the public hearing for Case # 15 ZBA 01. This is a request for a variation from the minimum lot area per dwelling unit for the purpose of constructing four townhomes on property commonly known as 255 West First Street. After all testimony was received from the Applicant, and one interested person in the audience, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Callaway moved to deliberate Case # 15 ZBA 01 this evening. Commissioner Rose seconded the motion and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the deliberation of Case # 15 P 01. This is a request for an amended Conditional Use Permit and associated building height, interior side yard setback and lot coverage variations for the purpose of constructing an addition and handicapped parking area on property commonly known as Redeemer Lutheran Church, 123 East St. Charles/345 South Kenilworth. After discussion of the Standards for a Conditional Use Permit and Variations as they relate to this request, Commissioner Corrado moved to approve the request. Commissioner Uditsky seconded the motion and the Commission voted 1-8 to deny the request as presented.

Chairman Whistler opened the deliberation of Case # 15 ZBA 01. This is a request for a variation from the minimum lot area per dwelling unit for the purpose of constructing four townhomes on property commonly known as 255 West First Street. After discussion of the Standards for Variation as they relate to this request, Commissioner Rose moved to approve the request. Commissioner Callaway seconded the motion and the Commission voted 9-0 to approve the request as presented.

The meeting was adjourned at 8:50 P.M.

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