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

September 24, 2015

7:00 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meetings held on September 10, 2015.
3. Public Comment
4. Case Number 15 ZBA 06/Minick Variation  
Request for Variations from the side yard setback requirements for the property commonly known as 253 South York Street (PIN 06-01-312-003), said property being wholly located in the RE Residential Estate.  
**Public Hearing - All properties within 500 feet have been notified.**
5. Case Number 15P-14/ PI Telecom Infrastructure T, LLC & T Mobile  
Request for a Conditional Use Permit to construct a cell tower on property commonly known as 520 E. Grand Avenue (PIN 03-25-400-007), said property being wholly located in the CR Conservation Recreation District.  
**Deliberation – Public Hearing held on September 10, 2015.**
6. Downtown Plan Update
7. Other Business

Commission Members Present: Callaway, McCoyd, Rose, Uditsky, Whistler

Commissioner Members Absent: Corrado, Mushow, Warnke,

City Staff Present: Franz, Werner, Kopp

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 10, 2015. Commissioner Callaway moved to approve the minutes of the September 10, 2015 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Rose 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 06, which is a request by John Belcher of JMB Architects for a Variation from the side yard setback requirements to construct a residence at 253 S. York Street. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. Commissioner Rose made a motion to deliberate Case 15 ZBA 06 this evening and Commissioner Uditsky seconded the motion.

Chairman Whistler opened the deliberation for Case # 15 P 14 (PI Telecom). After discussion of the Standards for a Conditional Use Permit as they relate to this request, and the additional information submitted, it was requested that staff follow up with the City Engineer on the 70 x70 footprint of the facility. Commissioner Rose moved to continue deliberation on the request to the October 8, 2015 meeting. Commissioner Uditsky seconded the motion and the Commission voted 5-0 to approve the continuance.

Chairman Whistler opened the deliberation for Case # 15 ZBA 06 (Minick). After discussion of the Standards for a Variation as they relate to this request, Commissioner McCoyd moved to approve the request. Commissioner Rose seconded the motion and the Commission voted 5-0 to approve the request as presented.

Nik Davis provided an overview of the draft Downtown Plan and summarized the project to date. In addition, a Community Outreach Booklet (Appendix A) was handed out and the draft of the Chapter on Parking. The Z&P recommended providing photographs of the recommended examples referred to throughout the plan. Commissioner comments will be documented by staff at the October 8<sup>th</sup> meeting and provided to Houseal Lavigne.

The meeting was adjourned at 10:10 P.M.

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