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

October 8, 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 24, 2015.
3. Public Comment
4. Case Number 15 P 15/Ole Conditional Use Permit
Request for a Conditional Use Permit to construct a pylon sign at 260 West Grand (PIN 03-26-205-014), said property being wholly located in the C3 General Commercial District.
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.
Continued Deliberation – Public hearing held September 10, 2015 and Deliberation held September 24, 2015.
6. Draft Downtown Plan – review and discussion
7. Other Business

Commission Members Present: Rose, Mushow, Uditsky, Warnke, Whistler

Commissioner Members Absent: Callaway, McCoyd, Corrado,

City Staff Present: 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 24, 2015. Commissioner Rose moved to approve the minutes of the September 24, 2015 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Warnke 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 P 15, which is a request by Ole Auto Sales for a Conditional Use Permit to construct a pylon sign at 260 West Grand. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. Commissioner Mushow made a motion to deliberate Case 15 P 15 this evening and Commissioner Rose seconded the motion.

Chairman Whistler opened the deliberation for Case # 15 P 14 (PI Telecom). The Commission discussed the Standards for a Conditional Use Permit as they relate to this request. In the previous meeting of the Commission held on September 24, 2015, Commissioner Rose made a motion to approve the request as presented; Commissioner Callaway had seconded the motion. The Commission voted 5-0 to recommend approval of the request as presented.

Chairman Whistler opened the deliberation for Case # 15 P 15 (Ole). After discussion of the Standards for a Conditional Use Permit as they relate to this request, Commissioner Uditsky moved to approve the request as presented. Commissioner Rose seconded, and the Commission voted 5-0 to recommend approval of the request as presented.

Zoning Administrator Werner requested comments from the Commission relative to the draft Downtown Plan. After discussion, Mr. Werner stated that any additional comments can be submitted up to Friday, October 16, 2015. After the consultant receives the comments, they will prepare the regulatory section of the plan for Commission review.

The meeting was adjourned at 8:35 P.M.

Submitted by: Than Werner AICP, Planning and Zoning Administrator