

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

March 31, 2016

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 March 10, 2016.
3. Public Comment
4. Case Number 16 P-02/ Opus Conditional Use and Associated Variations
Request for approval of a Conditional Use and Associated Variations and Preliminary and Final Subdivision (Consolidation) for the purpose of allowing the construction of a sixty-five (65) foot tall residential/retail structure (73' to top of rooftop appurtenances) on property commonly known as 100 N. Addison Avenue (PIN 06-02-220-017, 019, 020, 023, 024 & 025).
Continued Deliberation – Public Hearing held February 11, 2016 and Deliberation held March 10, 2016
5. Proposed Zoning Ordinance Text Amendment for Commercial Signs – Discussion
6. Other Business

Commission Members Present: Callaway, Corrado, Mushow, Rose, Uditsky, Whistler

Commissioner Members Absent: Garland, McCoyd, Warnke

City Staff Present: Werner, Franz, 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 March 10, 2016. Commissioner Corrado moved to approve the minutes of the February 25, 2016 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 deliberation for Case # 16 P 02. The applicant addressed issues brought up by the Commission during the March 10, 2016 deliberation, including unit mix (number of one-

bedroom and two-bedroom units), the location of the ingress/egress to the proposed building and the retail presence on the first floor for the north half of the building facing Addison Avenue. The Commission reviewed the Standards for Conditional Use and Variations as they relate to the request. A motion was made by Commissioner Rose to approve the plan as presented and with the modifications proposed by the applicant in the letter with attachments from the applicant dated March 29, 2016. Commissioner Uditsky seconded the motion and the Commission voted 4-2 to approve the request. A motion was made by Commissioner Corrado to approve the subdivision consolidation. It was seconded by Commissioner Mushow and the Commission voted 6-0 to approve the request.

Zoning Administrator Werner distributed a copy of the draft of Article XI Signs that was complied with input from the DPZ. He explained that it is meant to begin the discussion for the proposed changes at a later date.

The meeting was adjourned at 8:30 P.M.

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