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

May 21, 2019

7:00 P.M.

### 1. Roll Call/Call to Order

Chair Rose called the meeting to order at 7:00 p.m.

Commission Members Present: Byrnes, Callaway, Corrado, McCoyd, Warnke, Rose

Commissioner Members Absent: Garland, Mushow, Uditsky

City Staff Present: Egan, Franz

### 2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on May 7, 2019.

Commissioner McCoyd moved to approve the minutes of the May 7, 2019 Zoning and Planning Commission/Zoning Board of Appeals meeting. Commissioner Callaway seconded, and with a voice vote being all ayes, the motion passed.

### 3. Public Comment

None

### 4. Case Number 19 ZBA 04/ Immaculate Conception Variations

Chair Rose opened deliberation for the Immaculate Conception Variations. The Commission discussed the variation standards as they pertain to the request. Commissioner Byrnes made a motion to approve the request for a Variation from the front yard requirement of 35 to 6.01 feet. Commissioner McCoyd seconded the motion. The motion was approved with a roll call vote of 5-1-0-3.

Ayes: Byrnes, McCoyd, Corrado, Warnke, Rose

Present: Callaway (The present vote sides with the majority)

Nays: None

Absent: Garland, Mushow, Uditsky

Commissioner McCoyd made a motion to approve the request for a Variation from the maximum FAR requirement of approximately 1.05. Commissioner Warnke seconded the motion. The motion was approved with a roll call vote of 5-1-0-3.

Ayes: McCoyd, Warnke, Byrnes, Corrado, Rose

Present: Callaway (The present vote sides with the majority)

Nays: None

Absent: Mushow, Uditsky, Garland

#### 5. Case Number 19 P 07/First Congregational Church Amended Conditional Use Permit and Variations

Chair Rose opened the deliberation. After discussion of the project and conditional use permit standards, Commissioner McCoyd motioned to add additional dense landscaping at least 4 feet in height along the northwest section of the parking lot; Commissioner Corrado seconded the motion. The motion was approved with a roll call vote of 6-0-3.

Ayes: Byrnes, Callaway, Corrado, McCoyd, Rose, Warnke

Nays: None

Absent: Garland, Mushow, Uditsky

Commissioner Byrnes made a motion to approve the Conditional Use Permit with a condition; Commissioner Callaway seconded the motion. The motion was approved with a roll call vote of 6-0-3.

Ayes: Byrnes, Callaway, Corrado, McCoyd, Rose, Warnke

Nays: None

Absent: Garland, Mushow, Uditsky

Motion passes.

Commissioner Byrnes made a motion to approve the setback variation on Arlington as presented; Commissioner Warnke seconded the motion. The motion was approved with a roll call vote of 6-0-3.

Ayes: Byrnes, Callaway, Corrado, McCoyd, Rose, Warnke

Nays: None

Absent: Garland, Mushow, Uditsky

Commissioner Byrnes made a motion to approve the setback variation on Kenilworth as presented; Commissioner Warnke seconded the motion. The motion was approved with a roll call vote of 6-0-3.

Ayes: Byrnes, Callaway, Corrado, McCoyd, Rose, Warnke

Nays: None

Absent: Garland, Mushow, Uditsky

Commissioner Byrnes made a motion to approve the setback variation on Church as presented; Commissioner Warnke seconded the motion. The motion was approved with a roll call vote of 6-0-3.

Ayes: Byrnes, Callaway, Corrado, McCoyd, Rose, Warnke

Nays: None

Absent: Garland, Mushow, Uditsky

#### 6. Case Number 19 P 01/Bartlett Variations and Subdivision

Deliberation was continued to the next meeting.

#### 7. Case Number 19 P 02/ Bartlett Variations and Subdivision

Deliberation was continued to the next meeting.

8. Other business

The Commission discussed the schedule for the summer. The first meeting in June will be canceled.

9. Adjournment

Commissioner Byrnes made a motion to adjourn at 8:00 p.m. and Commissioner Corrado seconded. Motion passes with a voice vote.

Submitted by: Emily Egan AICP, Assistant City Planner