

MINUTES OF COMMITTEE MEETING

May 26, 2009

7:00

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 09ZBA-02 / Savage Variation – 384 Webster Avenue
Request for Front Yard Setback Variation for the purpose of constructing an unenclosed front porch on property commonly known as 384 Webster Avenue (PIN 06-12-207-007), said property being wholly located in the R1 Single family Residence District.
- 2) Case Number 09P-02 / Delphi Academy Conditional Use
Request for approval of a Conditional Use for the purpose of establishing an educational institution on property commonly known as 905 S. Kent Avenue (PIN 06-13-114-001), said property being wholly located in the R2 Single-Family Residence District.
- 3) Other Business

Committee Members Present: Morley, Rose, Leader

City Staff Present: Said

Chairman Morley called the meeting to order at 7:00 p.m.

Introductions were made by Chairman Morley and he reminded those present that this is a public meeting, not a public hearing.

The Committee began discussion of Case Number 09ZBA-02 / Savage Variation – 384 Webster Avenue. The case was introduced and reviewed by Chairman Morley. It was noted that the existing home and much of the block are all legal non-conforming situations and that the request for a front porch requires a variation. After discussion, the Committee agreed that the request meets the three standards required for variation and that the porch will enhance the design of the existing home as well as the neighborhood. The Committee will issue a report recommending approval of the applicant's request to be placed on the Consent Agenda for the June 1, 2009 City Council meeting. The Committee will also request a suspension of the rules to allow the ordinance to be passed at the same meeting.

The Committee then began discussion of Case Number 09P-02 / Delphi Academy Conditional Use. The case was introduced and summarized by Chairman Morley. The Committee noted that conditional uses allowed in the R2 zoning district include churches and schools. The Committee

discussed the seven criteria for conditional uses. They discussed the street entryways to the school as well as the traffic issues. The Committee agreed that there were many unanswered questions regarding the traffic impact on the neighborhood including the decrease in traffic resulting from Elmhurst Christian Reformed Church moving out of the neighborhood. After further discussion of traffic, possible buffering of the site with fencing or landscaping, lighting controls and construction timetable, the Committee agreed to continue their discussion to the regularly scheduled DP&Z meeting on June 22, 2009.

Under Other Business, the Committee was reminded of the pending annexation of three properties on S. Prospect Avenue.

The meeting was adjourned at 9:35 p.m.

Submitted by: John D. Said, Director of Planning, Zoning and Economic Development