1. OPENING SESSION

Mr. Ruge called the meeting to order at 6:30 p.m.

a. Present: John Ruge, Josh Hovey, Marta Cerna, Katie Alexander, Farhan Bhatti & Gary Manns
b. Absent: Tony Cox
c. Staff: Bill Rieske & Susan Stachowiak

2. APPROVAL OF AGENDA

Mr. Ruge approved the agenda by unanimous consent.

3. COMMUNICATIONS

4. PUBLIC HEARINGS

a. Z-7-2019, 1310 Knollwood Avenue, Rezoning from “F” Commercial to “B” Residential

Ms. Stachowiak stated that this is a request to rezone the property at 1310 Knollwood Avenue from “F” Commercial District to “B” Residential District. The purpose of the rezoning is to bring the residential use of the property into compliance with the Zoning Ordinance. She said that since a single family dwelling is not a permitted use in the “F” Commercial district, it is considered “nonconforming”. As a nonconforming use, if the building is damaged beyond 50% of its pre-catastrophic value, it could not be rebuilt as a single family residential dwelling. In addition, the applicant is limited to 35% of the value of the building that can be put into it for repairs, improvements, etc. Ms. Stachowiak said that the rezoning will bring the building into compliance with the Zoning Ordinance so that the owner’s investment is protected and the building can be improved without any monetary restrictions.

Ms. Stachowiak said that staff is recommending approval of the request. She said that the current “F” Commercial zoning of the subject property allows uses that are in direct conflict with the residential land use pattern being advanced in the master plan for the W. Willow Street corridor. Ms. Stachowiak said that the subject property is too small on its own to be developed for any type of commercial land use. The only way to make use of the property in conformance with the “F” Commercial district is to consolidate it with the adjoining properties that are currently zoned “F Commercial to create a site large enough to accommodate a commercial use with associated parking. She said that if such a proposal were to be presented to the City at some
time in the future, rezoning the property back to the “F” Commercial district could be considered at that time.

Mr. Ruge opened the public hearing. Seeing no one wishing to speak, Mr. Ruge closed the public hearing.

Mr. Ruge asked about the difference between the “A” and the “B” Residential zoning districts.

Ms. Stachowiak said that the only difference between the two zoning districts is that the minimum lot size in the “A” Residential district is 6000 square feet whereas in the “B” district it is 4000 square feet. She said that the permitted uses are exactly the same for both zoning districts.

5. COMMENTS FROM THE AUDIENCE - None

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

(1) Minutes for approval: September 3, 2019

Without objection, the September 3, 2019 minutes were approved.

(2) Act-15-2019, Addition to Edmore Park

Without objection, Act-15-2019 was approved.

(3) Z-7-2019, 1310 Knollwood Avenue, Rezoning from “F” Commercial to “B” Residential

Without objection, Z-7-2019 was approved.

B. Old Business - None

C. New Business – None

8. REPORT FROM PLANNING MANAGER - None

9. COMMENTS FROM THE CHAIRPERSON - None

10. COMMENTS FROM BOARD MEMBERS - None

11. PENDING ITEMS: FUTURE ACTION REQUIRED - None

12. ADJOURNMENT – The meeting was adjourned at 6:36 p.m.