PLANNING COMMISSION

MEETING MINUTES

TUESDAY, May 30, 2023, 6:00 PM

CALL TO ORDER
Chairman Tom Phares called the meeting to order at 6:00 PM.

ROLL CALL
In attendance WERE Commissioners Tom Phares, Leah Watters, Margaret Jean Kalif, Kenny Welch, Amy Wood, and Lisa Smith; Commissioners Michael Lizana, Ollie Bailey, and Rebecca O'Dwyer were absent from the May 30, 2023, meeting.

QUORUM DETERMINATION
A quorum was determined, majority rule of the Commissioners was present to hold the May 30, 2023, meeting.

ADOPTION OF MINUTES
Chairman Tom Phares called for adoption of the minutes for the April 25, 2023, Planning Commission meeting. A *Motion* was made by Commissioner Margaret Jean Kalif, seconded by Commissioner Lisa Smith, was made to accept the minutes. The motion passed unanimously.

NEW BUSINESS
1.) Chairman Tom Phares called for the open hearing of Planning Commission case 0523PD007; a *Motion* was made by Commissioner Margaret Jean Kalif, seconded by Commissioner Lisa Smith, was made to open the public hearing. The motion passed unanimously.

Application for 122 Youngswood Loop, by owner, Stacy Daussat; application to exceed the maximum lot coverage, to build a swimming pool with deck; T3R (Sub-urban) Zoning District, by Variance and Planning Commission Approval.

- A *Motion* by Commissioner Margaret Jean Kalif, seconded by Commissioner Lisa Smith, was made to approve the Variance request without conditions. The motion passed unanimously.

A *Motion* by Commissioner Margaret Jean Kalif, seconded by Commissioner Lisa Smith, was made to close the public hearing. The motion passed unanimously.

2.) Chairman Tom Phares called for the open hearing of Planning Commission case 0523PD008; a *Motion* was made by Commissioner Margaret Jean Kalif, seconded by Commissioner Lisa Smith, was made to open the public hearing. The motion passed unanimously.

Application for 3 Japonica Drive, by agent, April Parker; application to construct a single-family home on a lot that does not meet required minimum lot width, with front-load parking or parking in the front façade; T3R (Sub-urban) Zoning District, by Variance and Planning Commission Approval.

- Owner, Leigh Anne Peters spoke on behalf of the project and needed request for Variance.

- The Lot is for her family member; the lot is located directly South of Leigh Anne Peters single-family home lot. Due to lot width, there is no potential for side or rear load parking.

- A *Motion* by Commissioner Leah Watters, seconded by Commissioner Margaret Jean Kalif, was made to approve the Variance request with the condition that the home be setback 40 feet from the front (East) property line. The motion passed unanimously.

A *Motion* by Commissioner Margaret Jean Kalif, seconded by Commissioner Leah Watters, was made to close the public hearing. The motion passed unanimously.

3.) Chairman Tom Phares called for the open hearing of Planning Commission case 0523PD009; a *Motion* was made by Commissioner Margaret Jean Kalif, seconded by Commissioner Lisa Smith, was made to open the public hearing. The motion passed unanimously.

Application for 149 Ridgewood Drive, by agent, T.D. Duffy Builders; application to construct a single-family home with front-load parking or parking in the front façade; T3R (Sub-urban) Zoning District, by Variance and Planning Commission Approval.

- A *Motion* by Commissioner Margaret Jean Kalif, seconded by Commissioner Leah Watters, was made to approve the Variance request without conditions. The motion passed unanimously.

A *Motion* by Commissioner Margaret Jean Kalif, seconded by Commissioner Leah Watters, was made to close the public hearing. The motion passed unanimously.

4.) Chairman Tom Phares called for the open hearing of Planning Commission case 0523PD010; a *Motion* was made by Commissioner Margaret Jean Kalif, seconded by Commissioner Lisa Smith, was made to open the public hearing. The motion passed unanimously.

Application for 0 Woodman Avenue, by agent, Pablo Corona; application to construct a single-family home on a lot that does not meet required minimum lot width or square footage, with front-load parking or parking in the front façade; T3R (Sub-urban) Zoning District, by Variance and Planning Commission Approval.

- Agent for Corona Construction, Matt Law spoke on behalf of the project and needed request for variance.

- A *Motion* by Commissioner Leah Watters, seconded by Commissioner Margaret Jean Kalif, was made to approve the Variance request with the condition that the driveway be reduced to 24 feet wide with an 8-foot concrete apron at the road, per the City's Development Code. The motion passed unanimously.

A *Motion* by Commissioner Lisa Smith, seconded by Commissioner Margaret Jean Kalif, was made to close the public hearing. The motion passed unanimously.

5.) Chairman Tom Phares called for the open hearing of Planning Commission case 0523PD011; a *Motion* was made by Commissioner Lisa Smith, seconded by Commissioner Amy Wood, was made to open the public hearing. The motion passed unanimously.

Application for 219 Market Street, by owner, Steven Marcus; application to construct a front-loading driveway with garage doors or parking in the front façade on an already built single-family lot; T5C (Urban Center) Zoning District, by Variance and Planning Commission Approval.

- Owner, Steven Marcus spoke on behalf of the project and needed request for Variance.
    - Owner said he did the work without permits and was unaware of the permit needed for the driveway; applicant also unaware of the ordinance against parking in the front façade of a home or structure.
    - Owner gave the name of **Allen Construction** as the company who built the driveway.

- A *Motion* by Commissioner Margaret Jean Kalif, seconded by Commissioner Leah Watters, was made to approve the Variance request with condition that a garage door is also built to screen the opening of the house. The motion passed unanimously.

A *Motion* by Commissioner Lisa Smith, seconded by Commissioner Kenny Welch, was made to close the public hearing. The motion passed unanimously.

6.) Chairman Tom Phares called for the open hearing of Planning Commission case 0523PD012; a *Motion* was made by Commissioner Lisa Smith, seconded by Commissioner Margaret Jean Kalif, was made to open the public hearing. The motion passed unanimously.

Application for 1524 Ellis Street, by owner, TM Construction; application to construct a single-family home with front-load parking or parking in the front façade; T4C (General Urban – Commercial) Zoning District, by Variance and Planning Commission Approval.

- A *Motion* by Commissioner Margaret Jean Kalif, seconded by Commissioner Leah Watters, was made to approve the Variance request without conditions. The motion passed unanimously.

OLD BUSINESS

No Old business or public comment occurred during the May 30, 2023, Planning Commission meeting.

OTHER BUSINESS/PUBLIC COMMENT

1.) Re-subdivision: Owner(s), John Lynch, Little Man Properties; agent, Heinrich & Associates; 736 West Beach Boulevard; 5 parcels being split and merged to create a 15-lot subdivision (Beau Reve). All by right.

- Agent, Bobby Heinrich presented the proposed subdivision with maps and plans present for the Planning Commission to review.
    - Mr. Heinrich spoke on behalf of the project and the lots that are by right at the confluence of the cul-de-sac.
- It is noted that the Planning Commission has requested and required that no variances shall be pulled for any project involving this subdivision, including individual owners who will potentially be building single-family structures. Board of Alderman approval will confirm.

2.) Re-zoning: Owner, Warren Conway; 417 E. North Street; Owner seeking answers on what he can re-zone his property to build a potential subdivision.

- Planning Commission Chairman, Tom Phares and Planning Director, Derek Duckworth confirmed that any development as such, will refer to Development Code 3.0; which states they are allowed to zone no higher than T3R (Sub-urban) Zoning District.

ADJOURN

A *Motion* by Commissioner Margaret Jean Kalif, seconded by Commissioner Lisa Smith, was made to adjourn the May 30, 2023, meeting at 6:57 PM.