

MINUTES OF THE ZONING COMMITTEE
Thursday, September 25, 2014 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Edgerton, Makarios, Nelson, Reveal, Wencil, and Wickiser
EXCUSED: Padilla and Merrigan
STAFF: Bill Dermody, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

John Lenzi - 14-324-966 - Rezone from B2 Community Business to T2 Traditional Neighborhood, 662 Payne Ave, S of intersection at Beaumont Street

Bill Dermody presented the staff report with a recommendation of approval for the rezoning. He stated District 5 recommended approval, and there was 1 letter in support, and no letters in opposition.

At questions from the Commissioners, Mr. Dermody stated that the chiropractic clinic would close, and it will be a residence only. He confirmed that there was a recent rezoning across the street that went from B2 Community Business to T2 Traditional Neighborhood.

Lisa Hollingsworth, attorney at Southern Minnesota Regional Legal Services, 55 E 5th Street, Suite 400, Saint Paul, explained that Mr. Lenzi was the chiropractor who owned the shop. He is an elderly disabled gentleman and his shop has closed. He would like the ability to continue to live at the property. It is a property he owns and without the change in zoning he wouldn't have an affordable place to live. This is a use that is consistent with the other uses in the neighborhood.

Upon questions from the Commissioners, Ms. Hollingsworth stated he was not living at the property at the time the clinic was open. He moved in after the clinic closed without knowing there would be a zoning issue. It came to the attention of the Department of Safety and Inspection (DSI) when there was an inspection at the property. She stated that there are things that make the property close to being a residence. It has bathroom and kitchen facilities. There are some additional changes that need to be done for DSI to be satisfied that it is a residential dwelling. Mr. Lenzi is currently working with Dayton's Bluff Neighborhood Housing Services to get financing and construction expertise to make those changes happen.

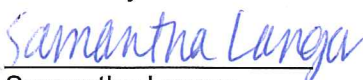
No one spoke in support or opposition. The public hearing was closed.

Commissioner Barbara Wencil moved approval of the rezoning. Commissioner Elizabeth Reveal seconded the motion.

The motion passed by a vote of 6-0-0.


Adopted Yeas - 6 Nays - 0 Abstained - 0

Drafted by:


Samantha Langer

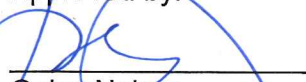
Recording Secretary

Submitted by:


Bill Dermody

Zoning Section

Approved by:


Gaius Nelson

Chair