

MINUTES OF THE ZONING COMMITTEE
Thursday, September 26, 2013 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Nelson, Perrus, Spaulding, and Wencil
EXCUSED: Merrigan
ABSENT: Reveal and Wickiser
STAFF: Scott Tempel, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

Steven Virkus and Jennifer Virkus - 13-230-602 - Rezone from B2 Community Business to T2 Traditional Neighborhood, 814 Grand Ave, between Avon and Victoria

Scott Tempel presented the staff report with a recommendation of approval for the rezoning. He stated District 16 had no objections, and there was 1 letter in support, and no letters in opposition.

Upon questions from the Commissioners, Mr. Tempel stated there is no rear yard. The garage in back goes right up to the alley. The front of building has a business use and residential use, and the back building is a residential space. He said there will not be any modifications to the structure.

The applicant was not present. No one spoke in support or opposition. The public hearing was closed.

Mr. Tempel stated he met with the applicant when he took photos of the property and informed her of the meeting. The applicant has also received notifications by mail.

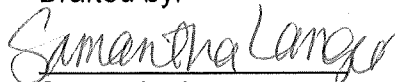
Commissioner Perrus stated there is a lot of history with the property and the applicant is working to bring everything up to code and resolving outstanding issues. She moved approval of the rezoning. Commissioner Bob Spaulding seconded the motion.

Upon questions from the Commissioners, Mr. Torstenson stated there is a lot coverage maximum in residential districts, but not in commercial districts.

The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

Drafted by:



Samantha Langer
Recording Secretary

Submitted by:



Scott Tempel
Zoning Section

Approved by:



Gaius Nelson
Chair