

Village Planning Committee Meeting Summary
PHO-1-25--Z-25-25-4

Date of VPC Meeting	December 2, 2025
Date of Planning Hearing Officer Hearing	December 17, 2025
Request	1) Deletion of Stipulation 1 regarding allowed density. 2) Deletion of Stipulation 12 regarding right-of-way dedication.
Location	Approximately 165 feet west of the northwest corner of 13th Place and Campbell Avenue
VPC Recommendation	Approval
VPC Vote	16-0

VPC DISCUSSION:

Committee Members Abbott, Beckerleg Thraen, Eichelkraut, and Grace joined the meeting during this item, bringing quorum to 16 members.

One member of the public registered to speak on this item, in support.

STAFF BACKGROUND PRESENTATION

Anthony Grande, staff, provided a presentation summarizing the surrounding context, the proposed development, and the proposed stipulation modifications.

APPLICANT PRESENTATION

Chad Barber, representing the applicant with Fenix CRE, provided a presentation summarizing the site and surrounding parcels, the proposed site plan, noting revisions from the previous plan, and the support letters received.

QUESTIONS FROM COMMITTEE

Committee Member Todd asked about Stipulation No. 12. **Mr. Barber** replied that the request is to remove the requirement for a right-of-way dedication at the northwest corner of the site, noting that the street dead ends there.

Mr. Todd asked about open space and amenities. **Mr. Barber** stated that this plan is only preliminary and open space will be added, highlighting the fact that the private yards for each unit and access to Madison Park are significant amenities.

Mr. Todd asked about including amenities for pets. **Mr. Barber** stated the site will have grass areas and pet waste stations.

Committee Member Siegel asked about the square footage of each unit. **Mr. Barber** replied they would be 1,750 square feet.

PUBLIC COMMENTS

Lee Busenbark introduced herself and spoke in support of the proposal, stating that she appreciates that it is R-3 and that she would like it in her neighborhood, adding several site plan design comments related to the Minnezona Avenue right-of-way, trash pickup location, and the size of the landscape area.

Chair Fischbach asked Mr. Barber to get in contact with Ms. Busenbark to review the concerns raised.

MOTION:

Committee Member Swart made a motion to recommend approval of PHO-1-25--Z-25-25-4. **Committee Member Noel** seconded the motion.

DISCUSSION:

Committee Member Beckerleg Thraen asked for clarification on Stipulation No. 12. **Mr. Grande** replied that the Street Transportation Department asked for the stipulation in order to provide right-of-way for a possible future construction of 13th Street extending to the north, which would require acquisition of additional right-of-way from other property owners.

VOTE:

16-0; motion to recommend approval of PHO-1-25--Z-25-25-4 passed; with Committee Members Abbott, Augusta, Beckerleg Thraen, Eichelkraut, Garcia, Grace, Langmade, McClelland, Noel, Siegel, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.