



Village Planning Committee Meeting Summary

Z-SP-8-25-6

Date of VPC Meeting	September 9, 2025
Request From	C-2
Request To	C-2 SP
Proposal	Special Permit to allow massage therapy and all underlying C-2 uses
Location	Approximately 165 feet north and 450 feet east of the northeast corner of 7th Street and Glendale Avenue
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	16-0

VPC DISCUSSION:

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

No members of the public registered to speak on this item.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation summarizing the surrounding context, the proposed zoning district, and the staff recommendation, including the recommended stipulations.

APPLICANT PRESENTATION

Jack Snyder, representing the applicant with Hand and Stone Massage and Facial Spa, provided a presentation summarizing the subject site, the background of the business, and reasons for the request.

QUESTIONS FROM COMMITTEE

Vice Chair Paceley asked for clarification on the timing because the business has been operating for 4 years, but the Special Permit has not been in place. **Mr. Snyder** replied that they have been operating within the 25% floor area limitation as an accessory use, and this request would allow them to convert some rooms to massage rooms.

PUBLIC COMMENTS

None.

MOTION:

Committee Member Beckerleg Thraen made a motion to recommend approval of Z-SP-8-25-6, per the staff recommendation. **Committee Member Guevar** seconded the motion.

VOTE:

16-0; motion to recommend approval of Z-SP-8-25-6, per the staff recommendation, passed; Committee Members Augusta, Baumer, Beckerleg Thraen, Grace, Guevar, Langmade, McClelland, Noel, Schmieder, Sharaby, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.