



Village Planning Committee Meeting Summary Z-106-25-8

Date of VPC Meeting	February 9, 2026
Request From	PSC
Request To	C-2
Proposal	Grocery store with banquet hall
Location	Southeast corner of 16th Street and Portland Street
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	11-0

VPC DISCUSSION:

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

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation regarding the proposal, explained the surrounding context, policy background, existing and proposed zoning, the proposed development, and the staff recommendation.

Committee Member Elaine Becherer asked about the applicability of the stipulations. **Mr. Rogers** explained that the stipulations apply to the entire site and noted that they would only be triggered when development occurs. Mr. Rogers clarified that any required improvements will apply only to the areas surrounding the new development, so a single developer will not be responsible for upgrading the entire site.

Committee Member Janey Pearl Starks asked about the scope of work that is proposed. **Mr. Rogers** explained that the proposal will legalize the banquet hall use, but no site work is planned.

Committee Member Becherer asked for confirmation that the stipulations will not be triggered unless there is new development or redevelopment. **Mr. Rogers** confirmed Committee Member Becherer's question.

APPLICANT PRESENTATION

Madison Leake, representing the applicant, introduced herself, presented the subject site, described the request, displayed a map of tenant occupying the subject site, and described the public outreach.

QUESTIONS FROM COMMITTEE

None.

PUBLIC COMMENTS

None.

APPLICANT RESPONSE

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION

Committee Member Cyndy Gaughan made a motion to recommend approval of Z-106-25-8, per the staff recommendation. **Committee Member Rachel Fraizer Johnson** seconded the motion.

VOTE

11-0; Motion to recommend approval of Z-106-25-8, per the staff recommendation., passed, with Committee Members Ban, Becherer, Burton, Gaughan, Frazier Johnson, Nervis, Sonoskey, Starks, Uss, Vargas, and Burns in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.