



Village Planning Committee Meeting Summary

PHO-1-21—Z-142-03-7(8)

Date of VPC Meeting	October 12, 2021
Planning Hearing Officer	October 20, 2021
Hearing Date	
Request	<ol style="list-style-type: none"> 1) Request to modify Stipulation No. 1 regarding general conformance to the site plan and elevations date stamped November 24, 2003. 2) Request to delete Stipulation Nos. 2.B, 2.D, 3 and 5 regarding Zoning Administrator determination, landscaped areas, site plan approval for new development and construction of adjacent streets. 3) Technical corrections to Stipulation Nos. 2, 2.A, and 2.C.
Location	Approximately 115 feet west of the southwest corner of 2nd Drive and Beverly Road.
VPC Recommendation	Approval as filed.
VPC Vote	10-0 , motion passed; Members Aldama, Brooks, Brownell, Busching, Muhammad Roque, Shepard, Smith, Viera, Marchuk and Daniels in favor; None in dissent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

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

Enrique Bojórquez, staff, introduced himself and provided a presentation on this case noting the location of the site, existing zoning, and proposed use. The requested modifications to the case stipulations for Z-142-03-7(8) were presented and the new proposed site plan was shown. He then invited the applicant to provide a brief presentation to the committee.

Zach Haldiman, with the applicant, introduced himself and discussed the proposal to modify the existing zoning case stipulations to allow him and his family to place a second home on the property. He showed the proposed site plan, indicating the location of the house and stated that the horse stables that were depicted in the original site plan had been removed. He is open to dedicating street right-of-way along Beverly Road, but due to the construction costs he is not able to afford these improvements while operating a small-scale family farm. The requested stipulation

modifications were discussed, and he added that his family has lived in this area since 1984, with other siblings living in the area and he is a United States Marine Corps veteran.

Greg Brownell asked if there had been any community input received. **Mr. Haldiman** responded that five people had contacted him since he sent the notice letter, and all were in support.

Fatima Muhammad asked on the distance between the new proposed home and existing homes in the area. **Mr. Haldiman** responded that the new home is about 20 feet from the eastern property line.

Ms. Muhammad asked for clarification on the square footage of the new home. **Mr. Haldiman** discussed the size of the new home proposed.

Marcia Busching asked staff whether the Street Transportation Department had provided comments on this case. **Mr. Bojórquez** responded that other city departments are notified when a new case is filed, but comments are usually provided directly to the Planning Hearing Officer staff.

Mr. Brownell asked if any fire hydrants were in the area. **Mr. Haldiman** responded that the nearest fire hydrant is between 60 to 70 feet away.

Vice Chair Marchuk asked if the applicant was willing to retain Stipulation No. 2.d in case the proposal changed in the future. **Mr. Haldiman** responded that he has no problem with retaining the stipulation for the future and discussed previous issues with livestock eating the perimeter landscaping.

Vice Chair Marchuk asked for clarification on the right-of-way dedication and street improvements required along Beverly Road. **Mr. Bojórquez** responded that new development is typically required to construct the street infrastructure adjacent to the site and stated that the Street Transportation Department will likely be providing comments to the Planning Hearing Officer staff regarding this request. **Mr. Haldiman** responded that he had not heard back from the Street Transportation Department after attempting to contact this department.

Chairwoman Daniels asked staff to unmute members of the public wishing to speak one by one.

Neal Haddad, member of the public, supports this request due to the use of the property and activities that help the community. He discussed the background of the applicant and requested that the committee approve this request.

Chairwoman Daniels asked for an applicant response, further discussion, or a motion.

MOTION:

Mr. Brownell motioned to approve case PHO-1-21—Z-142-03-7(8) as filed. **Mr. Brooks** seconded the motion to approve.

VOTE:

10-0, motion passed; Members Aldama, Brooks, Brownell, Busching, Marchuk, Muhammad, Shepard, Smith, Viera and Daniels in favor. None in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.