



Village Planning Committee Meeting Summary

Z-29-19-4

Date of VPC Meeting	August 6, 2019
Request From	R1-6 (0.78 acres)
Request To	P-1 (0.78 acres)
Proposed Use	Parking to serve adjacent businesses
Location	Approximately 235 feet east of the northeast corner of 32nd Street and Campbell Avenue
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	15-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

*4 cards were submitted in favor, not wishing to speak.
 1 card was submitted in opposition, not wishing to speak.
 1 card was submitted in opposition, wishing to speak.*

Ms. Maja Brkovic provided an overview of the request noting the projects location, surrounding uses, surrounding zoning, general plan designation, staff findings and recommendation.

Mr. Ed Bull, representing the applicant, James Aaron Klusman, provided an overview of the request noting the proposed use, neighborhood outreach and provided an overview of the site plan. He expressed that he was pursuing a street abandonment of Minnezona Circle.

Ms. Hayleigh Crawford asked if proposed stipulations exceeded the zoning ordinance requirements. **Ms. Brkovic** noted that they did, she stated that the P-1 district did not require landscape setbacks.

Ms. Andrea Hardy asked if the development to the west and the P-1 lot would be combined. **Mr. Bull** noted that it would.

Ms. Nancy McCallan, resident in the area, noting opposition of the case made the following comments:

- Asked how the development would impact the surrounding area.
- Noted that she was under the impression that there was not going to be any further parking proposed in the area.

Mr. Ed Bull noted that the project aimed to help relieve pressures from parking in the neighborhood in as it related to the development to the west. He noted that there was an R-O project to the southwest but that the site would provide the parking on-site.

Mr. Barry Paceley thanked the applicant for working closely with the community. He indicated that he was happy to see that all immediate neighbors were in support.

Motion:

Mr. Barry Paceley made a motion to approve Z-29-19-6 per staff stipulations.

Ms. Ronda Beckerleg Thraen seconded the motion.

Roll Call:

Yes: Jay Swart, William Fischbach, Greg Abbott, Ronda Beckerleg Thraen, Hayleigh Crawford, George Garcia, Andrea Hardy, Blake McKee, Lee Miller, Tom O'Malley, Barry Paceley, Christina Eichelkraut, Marc Scher, Daniel Sharaby and Ryan Trauscht.

No: None

Vote: 15-0

Motion approved.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.