



Village Planning Committee Meeting Summary
PHO-1-24--Z-45-05-7

Date of VPC Meeting	September 17, 2024
Date of Planning Hearing	September 18, 2024
Officer Hearing Request	<ol style="list-style-type: none">1) Request to modify Stipulation No. 1 regarding general conformance with the site plan date stamped August 5, 2005.2) Request to modify Stipulation No. 1.B regarding architectural features for future buildings on site.3) Request to delete Stipulation No. 1.C regarding the dust proofed area subject to the Planning Hearing Officer process.
Location	Approximately 1,290 feet north of the northwest corner of 91st Avenue and Lower Buckeye Road
VPC Recommendation	Approval
VPC Vote	7-0

VPC DISCUSSION:

Item No. 4 (PHO-1-24--Z-45-05-7) and Item No. 5 (PHO-1-24--Z-SP-11-05-7) were heard together.

No members of the public registered to speak on these items.

Staff Presentation:

Nayeli Sanchez Luna, staff, displayed the location of the subject site and noted the acreage of the proposal. Mrs. Sanchez Luna summarized the original rezoning request, proposed commerce park development, and added the proposed modifications and deletions proposed by the Planning Hearing Officer (PHO) applications.

Applicant Presentation:

Jeffrey Blilie, representing the applicant with Gilbert Blilie, PLLC, began the presentation by displaying the subject site and summarizing the proposed modification and deletions to the stipulations. Mr. Blilie displayed the original 2005 site plan and the

updated site plan demonstrating the same building but different orientation. Mr. Blilie noted that there would be no need for a dustproof area because there would be a building on site. Mr. Blilie added that they would not be asking for any variances and would follow all development standards required by the Zoning Ordinance. Mr. Blilie displayed the proposed elevations and noted the updated architectural style. Mr. Blilie concluded the presentation by summarizing the proposed uses, parking areas, and retention areas.

Questions From the Committee:

Chair Lisa Perez asked if this case would be heard at the next Planning Hearing Officer meeting. **Mrs. Sanchez Luna** confirmed that the hearing would be tomorrow, September 18, 2024.

Chair Perez asked Committee Member Bill Barquin if he was on the committee when this case was originally presented. **Bill Barquin** noted that he joined the committee in 2006, after the case was approved.

Public Comment:

None.

Committee Discussion:

None.

Motion:

Melanie Burd motioned to recommend approval of PHO-1-24--Z-45-05-7. **Dafra Joel Sanou** seconded the motion.

Vote:

7-0, motion to recommend approval of PHO-1-24--Z-45-05-7 passed with Committee Members Barquin, Brown, Burd, Morris, Sanou, Cartwright, and Perez in favor.

Staff comments regarding VPC Recommendation:

None.