

Committee Members:

- Grant Russel, at large – Committee Chair
- Dennis Hellmann, Ward 2
- Tom Shindledecker, at-large
- Jim Slough, Ward 4
- Beth Warnecke, Ward 3

Staff:

- Matt Cordonnier, HRPC Director
- Kathy Launder, Mayor's Office
- Jeff Croy, applicant
- Mark Snyder, applicant

Meeting Start Time: 12:11 PM

Meeting End Time: 12:22 PM

Agenda:

Call to Order

- Meeting called to order at noon.

Roll Call

- Beth Warnecke & Dennis Hellmann informed the Committee Chair that they would be absent from this meeting.

New Items

1. 525 & 529 Davis St Rezone
 - Request to rezone property to M2 Multi Family District, High Density from R2 Single Family, Low Density
 - City Planning Commission approved 3-0
 - Per Matt Cordonnier
 - Existing lots contain two duplexes; applicant desires to add a third duplex running parallel to the alley at the back of the lot; this necessitates the M2 zoning
 - Applicant will have to get some variances for density (considered minor) and possibly side-yard setback dependent upon placement of the new building
 - Some concerns were raised about emergency vehicle access however those concerns would not be made worse by the addition of the new building
 - No comments or concerns were received from the public about this application
 - Move to recommend approval as requested (Slough / Shindledecker)
 - Motion approved 3-0

2. 811 Broad Avenue Alley Vacation
 - Request to vacate the east-west alley running through the Croy business
 - City Planning Commission approved 2-1
 - Mayor Muryn opposed in favor of moving the alley
 - Per matt Cordonnier

- Applicant wants to expand the business which is difficult with an alley running through the middle of the property
- Applicants business covers three lots with the alley which the applicant would eventually like to combine
- Curb cut on Broad Ave. will remain and server as driveway for the business
- No comments or concerns were received from the public about this application
- Move to recommend approval as requested (Shindledecker / Slough)
 - Motion approved 3-0

Tabled Items

1. Midland Rezone (tabled)

Adjournment

- Meeting adjourned at 12:31 pm

Grant C. Russel

Grant Russel, Planning & Zoning Committee Chair