



**Planning and Zoning
Commission Minutes
July 29, 2021
Council Chambers
6:00 PM**



I. CALL TO ORDER

Chairman Holloway called the meeting to order at 6:01 P.M.

Present: 4- Chairman Keith Holloway, Vice-Chair Matthew Lamb, Commissioner Kathleen McIver, Commissioner Glen S. Jaffee.

Remote: 0-

Absent: 1- Commissioner Jamie Kay Bennett

Also present were Dan Matthys, Community Development Director; Barrett Chaix, Senior Planner and Drew Smith, City Attorney.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

1. APPROVAL OF MINUTES OF PREVIOUS MEETING

A motion was made to approve the July 1, 2021, P&Z meeting minutes with a change to correct the spelling of the project engineer to Tuan Huynh (page 2 of 4).

RESULT: **Approved**

MOVER: **Vice-Chair Matthew Lamb**

SECONDER: **Commissioner Kathleen McIver**

AYES: **Jaffee, McIver, Lamb, Holloway**

NAYS: **None**

IV. PUBLIC PERIOD

Chairman Holloway opened the public hearing for anyone wishing to speak on non-agenda items. There being no one who wished to speak. Chairman Holloway closed the public comment period.

V. PUBLIC HEARING

1. PUBLIC HEARING

Community Meetings - None

2. PUBLIC HEARING

Recommendations - None

3. PUBLIC HEARING**A. DECISIONS**

Petition 2021-03 (SPR) 425 Sybelia Parkway North (Maitland Fitness)

Chairman Holloway asked if there was any ex-parte communication that needed to be disclosed from any Commissioners.

- Vice-Chair Lamb - received a call from Howard Schieferdecker supporting the project.
- Commissioner McIver - received calls from Howard Schieferdecker and Ed Hampton supporting the project.

Senior Planner Chaix introduced the item and gave a brief overview of the project history and changes made since the community meeting. Following Mr. Chaix's presentation, the applicant, Gary Jensen spoke on behalf of his request. Chairman Holloway asked if there were any questions from P&Z for Staff or the applicant.

Vice-Chair Lamb asked staff about the waivers and the approval authority of the waivers. Mr. Chaix explained the 4 requested waivers.

Chairman Holloway opened the public hearing. The following members of the public spoke:

- Ms. Michelle Rencoret (541 Minnehaha Road) was originally in opposition but is now in favor of the project. She would like the dumpster enclosures for rodent control and a stop sign at the exit to George Ave. Also, she questioned the hours of operation. Still does not want rooftop access.
- Mr. Ed Hampton (604 S. Lake Sybelia Drive) spoke in support of the project.
- Mr. Butch Charlan (201 W. Horatio) - spoke in favor of design and feels its superior.
- Mr. Ivan Valdes (Trust Lane) spoke in favor of the project and the idea of waivers.
- Mrs. Jo Ann Benti (1771 Chinook Trail) spoke in favor of the project.
- Mrs. Joeline Schieferdecker (606 Minnehaha Lane) spoke in favor of the project.
- Mr. Howard Schieferdecker (606 Minnehaha Lane) spoke in favor of the project and submitted petition signed by several in support.

Seeing no further public comment, Chairman Holloway closed the public hearing

and brought the case back to the Commission for questions, discussion, and a recommendation. After discussion, a recommendation was made to approve the site plan with waivers, subject to a condition that the applicant work with DRC to address the remaining technical details required for final DRC approval of the site plan. If any significant changes occur as a result of the remaining technical details, then Staff will bring the proposed site plan back to P&Z for further consideration.

RESULT:	Approved
MOVER:	Commissioner Glen S. Jaffee
SECONDER:	Vice-Chair Matthew Lamb
AYES:	Jaffee, Lamb, McIver, Holloway
NAYS:	None

VI. OLD BUSINESS

Mr. Chaix provided an update on the Land Development Code.

VII. NEW BUSINESS

Mr. Matthys informed the P&Z that ULI will be conducting a TAP study and will present their findings and recommendation to Council on Friday, September 17, 2021 at 12:30 in the Council chambers. The workshop is open to the public and P&Z is welcome to attend.

VIII. ANY OTHER BUSINESS THE BOARD DEEMS ADVISABLE

Mr. Matthys informed P&Z of the birth of Mr. and Mrs. Bennett's son Baker Lee Bennett.

IX. ADJOURNMENT

There being no further business to come before the Commission Chairman Holloway adjourned the meeting adjourned at 7:15 PM.


Chairperson

Sept 2, 2021
Date


Attest

9/2/21
Date