

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Yvonne Lujan-Slak
Secretary

Brian Lucas

Rodger Ortiz

Minutes for July 25, 2017

City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 7:02 p.m. with Chairman Castellucci presiding.

Board Members Present: Mike Castellucci, Rodger Ortiz, Yvonne Lujan-Slak, and Brian Lucas.

Board Member Absent: Steve Anselmo

Staff Members Present: Scott Hobson, Assistant City Manager for Community Investment; Paul Willumstad, Board Attorney, Valerie A. Sherman, Planner.

APPROVAL OF MINUTES

Motion to approve the corrected minutes from the meeting June 27, 2017, by Lucas, second by Lujan-Slak.

Motion passed 4 - 0

APPROVAL OF AGENDA

Motion to approve the agenda for July 25, 2017, by Lucas, second by Lujan-Slak.

Motion passed 4 - 0

REGULAR BUSINESS

Consent Agenda

Case No. ZBA 17-26, Melody Gonzales, Second Chance Boutique: A Special Exception to allow a change from a prior legal-nonconforming book store to a legal-nonconforming secondhand store in a Neighborhood Business (B-1 zone) district.

Case No. ZBA 17-28, Renee Johnson: A Variance to allow a balcony/deck to be built in the required twenty-five (25) foot front yard setback.

Motion to approve the consent agenda for July 25, 2017, by Lucas, second by Ortiz.

Motion passed 4 - 0

OLD BUSINESS

ZBA-16-43 (4625 North Elizabeth Street)

Request for a one year extension.

Commission Action:

Motion to grant by Lucas, second by Lujan-Slak.

Motion passed 4 – 0 with the same conditions per the original staff report.

Regular Agenda

Each case that follows proceeded in a uniform process as directed by Chair Castellucci. Beginning with a staff report presented by Planner Valerie A. Sherman, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Board Attorney Paul Willumstad, then the applicant states his or her name and address. The Board questions the applicant and confirms understanding of staff report and conditions for approval. Applicant may add further information, followed by further questions, if any, from the Board. Then the Board asks if anyone present in the audience will state support for the applicant, followed by those who state opposition. Then the Board closes the public hearing and reviews findings of fact. Then the Board may motion to approve or deny the application for permit. In some cases, permits may be conditionally approved.

ZBA-17-25 (510 Floyd Lane)

A Special Use Permit to allow a prefabricated round top fabric garage in an Agricultural (A-4 zone) district.

Applicant present: Dan Ramos

Castellucci asked Planner Sherman if the structure could be made permanent. Planner Sherman stated that she thought the structure could be made permanent if it was attached to a concrete foundation.

Mr. Ramos stated that it is not a permanent structure and he plans on building his dream home, so it would be removed at that time.

Castellucci asked Mr. Ramos if he would accept a temporary use for the structure, if they were to vote on that. Mr. Ramos said he would accept that.

Mr. Ramos stated that Regional Building considers the structure a detached garage and planning calls it a pole barn. Mr. Ramos stated that he takes photos at the lake and he pulls the boat with the Hummer therefore, he must protect the Hummer. Mr. Ramos asked the board what exactly architectural compatibility is? Mr. Ramos told the board to look at page two (2) of the staff report, and he reminded the board that there are various types of structures in the surrounding area.

No public testimony in support.

No public testimony in opposition.

Commission Action:

Motion to grant by Lujan-Slak, second by Ortiz.

Motion passed 4 – 0 with staff conditions, board condition, and standard permit conditions.

ZBA-17-27 (827 Village Circle)

A Special Use Permit to allow a self-storage facility in a Highway and Arterial Business (B-3 zone) district.

Applicant present: Randall Reeves

Castellucci asked Mr. Reeves if he read the staff report and understands the conditions. Mr. Reeves stated that he read the staff report and did understand the conditions.

Mr. Reeves provided a handout to the board that showed a more updated proposed site plan. Mr. Reeves stated that the buildings will be an eight (8) foot stucco wall and they will put up a fence at the north side of the property, adjacent to the residential zone.

Ortiz asked Mr. Reeves how the water will flow off the property. Mr. Reeves stated that they will have an engineer address the subject. Ortiz stated that he was concerned about oil and antifreeze flowing from the property to the pond and collecting there. Mr. Reeves stated that most of the facility will be gravel and most of the oil and antifreeze will soak into the gravel.

Public testimony in support:

- Jeff Falletta, University Crossings, LLC, 1310 Hwy 50 West. Mr. Falletta stated that the natural topography directions the water flow from the southeast to Northwest therefore, a drainage easement will be created to direction flow to the northwest, between University Park and the shopping center. Mr. Falletta also stated that the drainage easement will be according to drainage requirement rules.

No public testimony in opposition.

Commission Action:

Motion to grant by Lujan-Slak, second by Lucas. (Castellucci recused himself from this case).

Motion passed 3 – 0 with staff conditions and standard permit conditions.

Regular agenda

None

ADJOURNMENT

Meeting adjourned at 7:48 p.m.

Minutes respectfully submitted by Sherman.