

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Yvonne Lujan-Slak
Secretary

Lisa Bailey

Sarah French

Minutes for January 26, 2021
City Council Chambers, 1 City Hall Place

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

Board Members Present: Mike Castellucci, Yvonne Lujan-Slak, Elizabeth (Lisa) Bailey, and Steve Anselmo

Board Members Absent: Sarah French

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Daniel Kogovsek, Board Attorney; Chelsea Stromberg, Planner; Alan Lamberg, Planner; and Bart Mikitowicz, Planner.

~ Approval of Minutes

Motion to approve the minutes from the meeting of December 15, 2020, by Bailey second by Steve Anselmo.

Motion passed 4 - 0 (French was absent)

~ Approval of Agenda

Castellucci moved to approve the agenda. The motion was seconded by Bailey.

Motion passed 4 - 0 (French was absent)

REGULAR AGENDA

Each case that follows proceeded in a uniform process as directed by Chair Castellucci. Beginning with a staff report presented by Planner Chelsea Stromberg, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Board Attorney Daniel Kogovsek, 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.

1. **ZBA-20-35 4025 Lucille Street Variance (Randal Wills) A Variance to allow two shipping containers in a Central Business (B-4 Zone) District.**

The applicant requested continuation until all members of the zoning board are present.

Castellucci moved to amend the agenda and continue ZBA-20-35 to the February 10, 2021 hearing of the Zoning Board of Appeals. The motion was seconded by Bailey.

Motion passed 4-0. (French was absent)

2. **ZBA-20-39 4025 Lucille Street Limited Use Permit (Randal Wills) A Limited Use Permit to allow an Outdoor storage facility in a Central Business (B-4 Zone) District.**

The applicant requested continuation until all members of the zoning board are present.

Castellucci moved to amend the agenda and continue ZBA-20-35 to the February 10, 2021 hearing of the Zoning Board of Appeals. The motion was seconded by Bailey.

Motion passed 4-0. (French was absent)

3. **ZBA-20-49 59 Ironweed Drive A Special Use Permit (Whitney Keller) A Special Use Permit to allow for a Child Car, Center in a Single-Family Residential (R-2) Zone District.**

Castellucci asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were present, Castellucci asked for the staff presentation, which was given by Mr. Mikitowicz. Castellucci then asked for the applicant to come forward and be sworn in. Whitney Keller was sworn in by Mr. Kogovsek, who also asked him to sign in. Following such actions, the applicant introduced herself and offered to answer any questions. **Mrs. Keller** summarized the proposed Special Use Permit. Castellucci asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mrs. Keller** stated that she read the staff report and can comply with the conditions. Mr. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Mr. Castellucci asked if there was anyone wishing to speak in opposition of the application, there were none. The public hearing was then closed.

Commission Action:

Motion to grant with staff conditions by Bailey, second by Castellucci.

Motion passed 4-0. (French was absent)

4. **ZBA-20-50 327 W 17th Street A Special Use Permit (Brad Roberts) a Special Use Permit to allow for a Bed and Breakfast, Inn in a Single-Family Residential (R-2) Zone District.**

Castellucci asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were present, Castellucci asked for the staff presentation, which was given by Mr. Mikitowicz. Castellucci then asked for the applicant to come forward and be sworn in. **Brad and Kjirsten Roberts** was sworn in by Mr. Kogovsek, who also asked him to sign in. Following such actions, the applicant introduced himself and

offered to answer any questions. **Mrs. Roberts** summarized the proposed Special Use Permit. Castellucci asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mrs. Roberts** stated that he read the staff report and can comply with the conditions. Mr. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Mr. Castellucci asked if there was anyone wishing to speak in opposition of the application, there were none. The public hearing was then closed.

Commission Action:

Motion to grant with staff conditions by Castellucci, second by Anselmo.

Motion passed 4-0. (French was absent)

5. **ZBA-20-51 1640 E 2nd Street A Special Use Permit (Christy Alberici) A Special Use Permit to allow for an automobile repair shop as Commercial, established in a Single-Family Residential (R-2) Zone District.**

Castellucci asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were present, Castellucci asked for the staff presentation, which was given by Mr. Mikitowicz. Castellucci then asked for the applicant to come forward and be sworn in. **Christy Alberici and John Collin** were sworn in by Mr. Kogovsek, who also asked them to sign in. Following such actions, the applicant introduced themselves and offered to answer any questions. **Mr. Collins** summarized the proposed Special Use Permit. Castellucci asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Collins** stated that he read the staff report and can comply with the conditions. Mr. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Mr. Castellucci asked if there was anyone wishing to speak in opposition of the application, there were none. The public hearing was then closed.

Commission Action:

Motion to grant with staff conditions by Castellucci, second by Anselmo.

Motion passed 4-0. (French was absent)

6. **ZBA-20-52 300 N Vision Lane A Special Use Permit (Austin Steir) A Special Use Permit to allow for an automobile salvage yard in an Industrial (I-2) Zone District.**

Castellucci asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were present, Castellucci asked for the staff presentation, which was given by Mr. Mikitowicz. Castellucci then asked for the applicant to come forward and be sworn in. **Austin Steir** was sworn in by Mr. Kogovsek and he provided his address. Following such actions, the applicant introduced himself and offered to answer any questions. Castellucci asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Steir** stated that he read the staff

report and can comply with the conditions. Mr. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Mr. Castellucci asked if there was anyone wishing to speak in opposition of the application, there were none. The public hearing was then closed.

Commission Action:

Motion to grant with staff conditions by Castellucci, second by Bailey.

Motion passed 4-0. (French was absent)

7. **ZBA-20-53 2236 North Grand Avenue Variance (Marianne & Steven Fox) A Variance to reduce a side yard setback requirement for an accessory garage in a Mixed Residential (R-4) Zone District.**

Castellucci asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were present, Castellucci asked for the staff presentation, which was given by Lamberg. Castellucci then asked for the applicant to come forward and be sworn in. Marianne & Steven Fox were sworn in by Mr. Kogovsek, and they provided their address. Castellucci asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. Mr. Fox stated that he read the staff report and can comply with the conditions. Mr. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Mr. Castellucci asked if there was anyone wishing to speak in opposition of the application, there were none. The public hearing was then closed.

Commission Action:

Motion to grant with staff conditions by Bailey, second by Anselmo.

Motion passed 4-0. (French was absent)

OLD/NEW BUSINESS

1. ELECTION OF OFFICERS

Chair

A motion to appoint Mike Castellucci to the position of Chair of the Zoning Board of Appeals was made by Steve Anselmo and seconded by Yvonne Lujan-Slak.

The motion passed 4-0. (Sarah French was absent)

Vice-Chair

A motion to appoint Steve Anselmo to the position of Vice-Chair of the Zoning Board of Appeals was made by Mike Castellucci and seconded by Lisa Bailey.

The motion passed 4-0. (Sarah French was absent)

Zoning Board of Appeals, Minutes for January 25, 2021

Secretary

A motion to appoint Lisa Bailey to the position of Secretary of the Zoning Board of Appeals was made by Mike Castellucci and seconded by Yvonne Lujan-Slak.

The motion passed 4-0. (Sarah French was absent)

~ Adjourn: Meeting adjourned at 8:12 p.m.

Minutes respectfully submitted by Chelsea Stromberg.