

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Yvonne Lujan-Slak
Secretary

Lisa Bailey

Sarah French

Minutes for June 8, 2021
City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:00 p.m. with Chair Castellucci presiding.

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

Board Members Absent:

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development; Daniel Kogovsek, Board Attorney; Bartholomew Mikitowicz, Planner and Danielle Persinger, Planner.

~ Approval of Minutes

Motion to approve the minutes from the meeting of April 27, 2021, by Lujan-Slak second by Anselmo.

Motion passed 5- 0.

~ Approval of Agenda

Anselmo moved to approve the agenda. The motion was seconded by Lujan-Slak.

Motion passed 5 - 0.

REGULAR AGENDA

Each case that follows proceeded in a uniform process as directed by Chair Castellucci. Beginning with a staff report presented by Planner Bartholomew Mikitowicz, 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-21-04 701 W 8th Street Special Use Permit (Minnequa Works Credit Union) A Special Use Permit to allow for General Service 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. **Jim Barber** 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. Castellucci asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Barber** 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 Lujan-Slak.

Motion passed 5-0.

2. ZBA-21-11 1533 Savannah Drive Variance (Chuck Wood, Sky Creek Homes) A Variance to allow for an accessory structure to exceed the maximum size limitation 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. Commissioner Bailey asked the adjacent property to the west that is zoned A-1 will that be improved in the future? Mr. Hobson answers by saying this is a holding zone. The property was annexed in and the land is for future development. But for property owners to pull a permit on this property they would have to rezone to a residential zone district to build anything on that land stated Mr. Hobson. Commissioner Castellucci asked is this property one parcel? Mr. Mikitowicz answered that is correct. Castellucci then asked for the applicant to come forward and be sworn in. **Chuck Wood** 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. Castellucci asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Wood** 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 Anselmo, second by Lujan-Slak.

Motion passed 5-0.

3. **ZBA-21-12 1331 E Abriendo Ave Special Use Permit (Desirae Maldonado) A Special Use Permit to allow a Storage Facility, Outdoor in a Central Business (B-4) Zone District.**

ZBA-21-12 will be Continued to June 22,2021 Meeting.

Commission Action:

Motion to grant with staff conditions by Lujan-Slak, second by Bailey.

Motion passed 5-0.

4. **ZBA-21-13 PARCEL# 1514200044 Special Use Permit (Adam Felzien) A Special Use Permit to allow for a Storage Facility, Outdoor in a Highway & Arterial Business (B-3) 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. Commissioner Bailey asked is Mt Zion going to continue? Mr. Mikitowicz answered right now it will not be continued but when he subdivides the parcel, they might have a cul-de-sac. Castellucci asks is the opaque fencing going to be around the whole parcel or just around phase 1? Mr. Mikitowicz right now we are only looking at fencing for phase 1. But once they go to phase 2 there will have to be a commercial review that they would need to fence the remainder. Castellucci then asked for the applicant to come forward and be sworn in. **Adam Felzien** 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. Castellucci asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Felzien** stated that he has read the staff report and can comply with the conditions. Commissioner Anselmo asked with having no utilities at this property how are you planning on having living landscaping? Mr. Felzien answered by saying I think the only landscaping that I would have to do right now is the fencing and maybe adding rock. Mr. Felzien also added that he could add zero landscaping around the fence. 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 Anselmo, second by Lujan-Slak.

Motion passed 5-0.

OLD/NEW BUSINESS

~ **Adjourn:** Meeting adjourned at 7:37 p.m.

Minutes respectfully submitted by Bartholomew Mikitowicz.