

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for October 24, 2023
City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:25 p.m. with Chair Castellucci presiding.

Board Members Present: Mike Castellucci, Elizabeth (Lisa) Bailey, Georgia Way

Board Members Absent: Steve Anselmo, Yvonne Lujan-Slak

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development, Paul Willumstad, Attorney, David Wyatt, Assistant City Attorney, Beritt Odom, Principal Planner, Wade Broadhead, Senior Planner, Bart Mikitowicz, Senior Planner and Mikaylin Hackley, Planner, Jay-Michael Baker, Planner and Cindy Capritta, Land Use Tech, (Zoom)

Approval/Amendment of Agenda: Bailed motioned to continue ZBA-23-42 to November 28, 2023 and approve the agenda as amended, seconded by Way.

Motion passed: 3-0.

Approval of Minutes: Motion to approve the minutes from the meeting of September 26, 2023, by Bailey, second by Way.

Motion passed: 3-0.

REGULAR AGENDA

ZBA 23-39 - 3107 Bonaventure Ct. VAR (Rob Whitson) A Variance to omit a required opaque fence on a property line landscape buffer in a Highway and Arterial Business (B-3) Zone District. Staff Report by Mikaylin Hackley

Public Hearing: Applicant Skyler Denniston was sworn in and testified in support of the application. No one spoke in opposition.

Commission Action: Bailey motioned for approval of the Variance with standard conditions 1-13, second by Way.

Motion passed: 3-0.

ZBA-23-40 - 40 2302 S. Prairie Ave. VAR (Jerry Bensko) A Variance to reduce the side-yard setback requirement from fifteen (15) to five (5) feet in a Highway and Arterial Business (B-3) Zone District. Staff Report by Jay-Michael Baker

Public Hearing: Applicant Jerry Bensko was sworn in and spoke in favor of the Variance. No one spoke in opposition.

Commission Action: Bailey motioned for approval, with standard conditions and a board condition to provide an opaque fence along the eastern property line with a minimum height of 6-feet. approve the Variance, seconded by Way.

Motion passed: 3-0.

ZBA-23-41 - 2302 S. Prairie Ave SUP (Jerry Bensko) A Special Use Permit for a self-storage facility in a Highway and Arterial Business (B-3) Zone District. Staff Report by Jay-Michael Baker

Public Hearing: Applicant Jerry Benkso remained sworn in spoke in support of the application. No one spoke in opposition.

Commission Action: Bailey motioned for approval of the Special Use Permit, with standard conditions 1-13, provide a plan for screening the property and provide commercial refuse collection in accordance to Title XV11 of the PMC

Motion passed: 3-0.

ZBA-23-42 *Continue to November 28, 2023*, 704 W. 29th. VAR (Mauricio Trujillo) A Variance to permit a permanent shipping container in a Regional Business (B-4) Zone District. Staff Report by Bart Mikitowicz

ZBA-23-43 608 Veta VAR (Thomas Persson) A Variance to build a second detached accessory structure over 200 sq ft in a Single Family Residential (R-2) Zone District. Staff Report by Wade Broadhead.

Public Hearing: Applicant Thomas Persson was sworn in and spoke in support of the application. No one spoke in opposition.

Commission Action: Bailey motioned for approval of the Variance, with standard conditions 1-13 and add decorative wooden gable end/bargeboard to match house and paint to match, seconded by Way.

Motion passed: 3-0.

ZBA-23-44 3006 W. 28th VAR (Tuff Shed inc.) A Variance to allow for a second accessory structure over two hundred (200) square feet in a Single-Family Residential (R-2) Zone District. Staff Report by Mikaylin Hackley

Public Hearing: Applicant Kenneth Shumate was sworn in and spoke in support of the application. No one spoke in opposition.

Commission Action: Bailey motioned for approval of the Variance with standard conditions 1-13, seconded by Way.

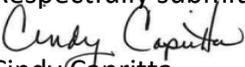
Motion passed: 3-0.

ZBA-23-45 *Withdrawn* 206 W. Orman Ave SUP (Doug Lewis) A Special Use Permit to allow a Bed and Breakfast, Home in a Single Family Residential (R-2) Zone District. Staff Report by Bart Mikitowicz.

IV Old Business - None

Adjourn @ 8:33 p.m.

Respectfully submitted,


Cindy Capritta

Land Use Technician

Planning and Community Development