

On July 20, 2021 at 7:30 p.m., Chair Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek
David Eisenbacher
Aaron Green
James McCauley
Sadek Rahman
Barb Chambers
Mahendra Kenkre
Thomas Desmond

Also Present:

Paul Evans, Zoning and Compliance Specialist
Lori Grigg-Bluhm, City Attorney
Jackie Ferencz, Planning Administrative Assistant

2. PROCEDURE- read by Mr. Eisenbacher

3. APPROVAL OF MINUTES – June 15, 2021

Moved by Eisenbacher
Second by Green

RESOLVED, to approve the June 15, 2021 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes

5. HEARING OF CASES:

- A. VARIANCE REQUEST, 2600 LIVERNOIS, BRYAN PRITCHARD, TRICAP RESIDENTIAL GROUP- A variance to convert the use from extended stay to apartment units, the following variances are requested: 1) to allow 23.35 dwelling units per acre where the Zoning Ordinance permits 10 dwelling units per acre, and 2) to allow dwelling units to be 475 to 600 square feet in area where the Zoning Ordinance requires 600 square feet of minimum area.

Moved by Eisenbacher
Second by Desmond

RESOLVED, to approve the request.

Yes: Green, Chambers, Kenkre, Desmond, Eisenbacher, McCauley
No: Bossenbroek

MOTION PASSED

- B. VARIANCE REQUEST, 2887 E WATTLES, JESUS M. RIVERA JR. & JUANITA RIVERA:
A variance to enlarge the existing single-family home and construct a shed. The property is in the NN Zoning District. The use is nonconforming because single family residences are not permitted in the NN Zoning District. The Zoning Ordinance prohibits enlarging structures devoted to nonconforming uses. The home was originally constructed prior to the establishment of the NN Zoning District.

Moved by Eisenbacher
Second by Desmond

RESOLVED, to approve the request.

Yes: Kenkre, Desmond, Eisenbacher, McCauley, Rahman
No: Bossenbroek, Green


MOTION PASSED

6. COMMUNICATIONS –
7. MISCELLANEOUS BUSINESS – Mr. Eisenbacher requested the topic of a 600 square foot minimum area for a one bedroom apartment be looked at by the Planning Commission, based on market conditions and testimony provided this evening.
8. PUBLIC COMMENT – None
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 9:38pm

Respectfully submitted,



Michael Bossenbroek, Chairman



Paul Evans, Zoning and Compliance Specialist