

On November 19, 2024 at 7:02 p.m., Chair Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek
Barbara Chambers
Thomas Desmond
David Eisenbacher
Aaron Green
James McCauley

Also Present:

Paul Evans, Zoning and Compliance Specialist
Nicole MacMillan, Assistant City Attorney

2. PROCEDURE- read by Vice Chair Desmond

3. APPROVAL OF MINUTES –

Moved by McCauley
Second by Green

RESOLVED, to approve the October 15, 2024 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA –

Moved by McCauley
Second by Green

RESOLVED to bifurcate items 5A and 5B to 5(A)1 to determine standing and 5(A)2 to determine case merits; and 5(B)1 to determine standing and 5(B)2 to determine case merits.

Yes: All

MOTION PASSED

5. HEARING OF CASES:

- A. Vacant, PIN 88-20-24-100-039, property east of and next to 3986 John R., Humberto Gonzalez - An appeal of the Planning Commission's July 23, 2024 Preliminary Site Plan approval of the proposed Wattles Square Apartments.

Moved by McCauley
Second by Eisenbacher

RESOLVED, to deny the request because the applicant lacks standing.

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

MOTION PASSED

- B. Vacant, PIN 88-20-24-100-039, property east of and next to 3986 John Rr, Xingzhong (Jason) Zhang - An appeal of the Planning Commission's July 23, 2024 Preliminary Site Plan approval of the proposed Wattles Square Apartments.

Moved by Green
Second by McCauley

RESOLVED, to deny the request because the applicant lacks standing.

Yes: All

MOTION PASSED

Chair Bossenbroek recessed the meeting at 8:37 p.m.
Chair Bossenbroek reconvened the meeting at 8:45 p.m.


6. COMMUNICATIONS – Board discussion of Director Savidant's memorandum regarding Zoning Ordinance Text Amendments Initiated by Zoning Board of Appeals, as first brought up at the October ZBA meeting. By consensus, the Board agreed to take up this matter on the next meeting agenda that also has other business.
7. MISCELLANEOUS BUSINESS - Distribution of 2025 ZBA meeting dates.
8. PUBLIC COMMENT – One person spoke.

9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 9:35 p.m.

Respectfully submitted,



Michael Bossenbroek, Chair



Paul Evans, Zoning & Compliance Specialist