



MINUTES OF THE PLANNING BOARD

July 12, 2022

MEMBERS PRESENT: Chairperson Paul Ritz, Vice Chairperson Larson, Board Member Grundhoefer, Board Member Van Hoose, Board Member Villegas

MEMBERS ABSENT: Board Member Powell, Board Member Sampson

STAFF PRESENT: Assistant Planning & Zoning Manager Cannon, Historic Preservation Planner Harding, Assistant City Attorney Lindsay, Deputy City Administrator Forte, Cultural Affairs Coordinator Robinson, Executive Assistant Development Services Chwastyk, Help Desk Technician Russo

STAFF VIRTUAL: Development Services Director Morris, Senior Planner Statler

OTHERS PRESENT: Jo MacDonald, Buddy Page, Jake Renfro, MaryAnn Neamatalla, John Neamatalla, David Fitzpatrick

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from June 14, 2022
- **New Business:**
- Request for Zoning Map and Future Land Use Map (FLUM) Amendment for 411 N. Baylen Street
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Paul Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes - Board Member Larson made a motion to approve the June 14, 2022 minutes, seconded by Board Member Van Hoose, and it carried 5:0.

New Business –

**REQUEST FOR ZONING MAP AND FUTURE LAND USE MAP (FLUM)
AMENDMENT FOR 411 N. BAYLEN STREET**

Assistant Planning & Zoning Manager Cannon introduced the item and gave a brief overview of what is allowed in C-1. Buddy Page was called to speak on the item. Mr. Page mentioned he worked closely with Jo MacDonald regarding various concerns, including trees. Mr. Page went through all the changes to make the building aesthetically pleasing to the neighborhood. All development will occur on the south side of the parcel. Ms. MacDonald, President of the North Hill Preservation spoke in favor of the rezoning. Ms. MacDonald stated there were they had no reservations since it does not affect the north section of the parcel which is PR-2. Ms. MacDonald appreciated the changes being made but asked if it could be made conditional and go back to RNC if the developers walked away from the project. Chairperson Paul Ritz stated they cannot legally make it conditional. On behalf of the residents, Ms. MacDonald stated they approve of the most recent renderings. Jake Renfroe of Christ Church also addressed the board. Mr. Renfroe stated he is excited about the proposal; his only concern is if the project fell through but he also understands the board's restrictions against placing conditions on a rezoning request. Chairperson Paul Ritz stated the board is only there to determine if C-1 is appropriate for this parcel. Board Member Grundhoefer asked about the process and if it would be required to submit an application for aesthetic review. Historic Preservation Planner Harding stated any demolition and redevelopment on the north side would need ARB approval; however, the southern half would only be subject to the CRA Urban Overlay District. Board Member Grundhoefer asked if there were any red flags regarding the parking. Historic Preservation Planner Harding stated from an ARB perspective there were no concerns. Board Member Grundhoefer asked Mr. Page if a civil engineer was involved and how stormwater was being handled. David Fitzpatrick stated the site has 100% impervious coverage and is therefore exempt from additional stormwater requirements. David Fitzpatrick stated they will follow the same drainage trends that are existing and not looking at any retention onsite. Board Member Grundhoefer inquired about the establishment of the North Hill Preservation District. Historic Preservation Planner Harding stated that it was established around 1973.

Board Member Grundhoefer made a motion to approve, seconded by Board Member Larson, and it carried 5:0.

Adjournment – With no further business, the Board adjourned at 2:27 p.m.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning & Zoning Manager
Secretary to the Board