

**MINUTES  
ZONING ADVISORY COMMISSION  
REGULAR SESSION**

6:00 p.m.

Wednesday, December 1, 2021

City Council Chambers, Historic Federal Building

**Commissioners Present:** Chairperson Matt Mulligan; Commission Members Martha Christ, Becky Kemp, Rich Russell, and Teri Zuccaro

**Commissioners Excused:** Brittany Loeffelholz and Pat Norton.

**Commissioners Unexcused:** None.

**Staff Members Present:** Wally Wernimont and Shena Moon

**CALL TO ORDER:** The meeting was called to order by Chairperson Mulligan at 6:00 p.m.

**MINUTES:** Motion by Zuccaro, seconded by Kemp, to approve the minutes of the November 3, 2021 meeting. Motion carried by the following vote: Aye – Christ, Kemp, Russell, Zuccaro, and Mulligan; Nay – none.

**ACTION ITEM/SITE PLAN WAIVER:** Application of Jordan Pape, Tucker Trucking to waive landscaping, screening, paving, and gated access requirements of Chapter 13: Site Design Standards for property located at 1080 12<sup>th</sup> Street, Parcel 1119303003.

The applicant provided a written request to table the review to a future meeting.

Motion by Christ, seconded by Zuccaro to table the request to waive landscaping, screening, paving and gated access at the applicants request. Motion carried by the following vote: Aye – Christ, Kemp, Russell, Zuccaro, and Mulligan; Nay – none.

**PUBLIC HEARING/REZONING (Traditional):** Application of Ken Lin, K & L Leasing LLC to rezone property located at 701 Bluff Street from C-4 Downtown Commercial to OR - Office Residential to accommodate a residential use on the first floor.

Ken Lin, the applicant, spoke on behalf of K & L Leasing in favor of the application. He gave an overview of previous intentions for the property, which included a restaurant and office use on the property. Due to supply demands and challenges with bringing the building up to ADA code standards, he no longer plans to open a restaurant or office and would now like to use the building for solely residential use.

No public input was given.

Staff Member Moon detailed the staff report. She noted the location of the property along Bluff Street and that the property is half of an 1888 Queen Anne/Second Empire Double House. She outlined the previously approved request in 2018 to rezone the property from OR - Office Residential to C-4 Downtown Commercial in order to allow a restaurant use on the site. The applicant is now seeking to rezoning back to OR - Office Residential in order to allow single-family residential on the first floor.

Commissioner Mulligan questioned what the property to the north is zoned. Staff Member Moon clarified the property to the north, which is the other half of the Queen Ann/Second Empire Double House, is zoned OR - Office Residential and is a residential 3-plex. She also outlined the zoning for other properties surrounding the project site.

Motion by Russell, seconded by Kemp, to approve rezoning 701 Bluff Street from C-4 Downtown Commercial to OR – Office residential as submitted. Motion carried by the following vote: Aye – Christ, Kemp, Russell, Zuccaro, and Mulligan; Nay – none.

Staff Member Wernimont stated the rezoning request would go on to the December 20, 2021 City Council meeting.

**ITEMS FROM PUBLIC:** None.

**ITEMS FROM COMMISSION:** None.

**ITEMS FROM STAFF:** Non.

**ADJOURNMENT:** Motion by Kemp, seconded by Christ to adjourn the December 1, 2021 Commission meeting. Motion carried by the following vote: Aye – Christ, Kemp, Russell, Zuccaro, and Mulligan; Nay – none.

The meeting adjourned at 6:09 p.m.

Respectfully submitted,



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Shena Moon, Associate Planner

1-5-2022

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Adopted