



# APPROVED

**MINUTES  
ZONING ADVISORY COMMISSION  
REGULAR SESSION**

6:00 p.m.

Wednesday, March 13, 2024  
City Council Chambers, Historic Federal Building

**Commissioners Present:** Chairperson Matt Mulligan; Commission Members Teri Zuccaro, Carrie Lohrmann, and Rich Russell.

**Commissioners Excused:** Pat Norton and Martha Christ

**Commissioners Unexcused:** None.

**Staff Members Present:** Shena Moon and Travis Schrobilgen

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

**PUBLIC HEARING/PUD AMENDMENT:** Application of Natalie Hazewinkel to amend a Planned Unit Development to allow Pet Daycare or Grooming as a Permitted Use for property located North of Radford Court and east of Radford Road.

Natalie Hazewinkel, 709 Rhomberg Avenue, spoke in favor of the request stating that she currently operates her pet grooming business from her home. She explained that she is seeking to relocate her business to 4995 Radford Court and is requesting to rezone the property in order to allow pet grooming as a permitted use at that location.

There was no public input.

Staff Member Schrobilgen discussed the request noting that the property is part of a Planned Unit Development (PUD) area that was split into two areas as a result of recent rezoning of a portion of the PUD area for a residential project. He stated that the PUD area was established in 2002 and was amended in 2004 to allow for indoor restaurant use, specifically for the Pizza Ranch. He explained that the PUD was initially intended to include uses permitted in the C-2 and CS zoning districts, along with some uses permitted in the LI zoning district. He stated that Pet Daycare or Grooming is a permitted use in the LI zoning district currently. He noted that the neighborhood is a mixed-use area, and that Radford Road is a Major Collector street, and that the proposed Pet Daycare or Grooming is anticipated to be a compatible use within the neighborhood.

The Commission discussed the request finding it appropriate.

Motion by Zuccaro, seconded by Russell, to approve the PUD amendment as submitted. Motion carried by the following vote: Aye – Lohrmann, Russell, Zuccaro, and Mulligan; Nay – none.

**ITEMS FROM PUBLIC:** None.

**ITEMS FROM COMMISSION:** None.

**ITEMS FROM STAFF:** None.

**ADJOURNMENT:** Motion by Russell, seconded by Zuccaro to adjourn the April 13, 2024 Special Commission meeting. Motion carried by the following vote: Aye - Russell, Lohrmann, Zuccaro, and Mulligan; Nay – none.

The meeting adjourned at 6:07 p.m.

Respectfully submitted,

  
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Shera Moon, Associate Planner

**April 3, 2024**

Adopted