



Planning & Development Committee

Monday, March 14, 2022 @ 5:15 PM

Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800

**COMMITTEE MEMBER
PRESENT:**

Melissa Wynne, Councilmember, Jonathan Nieuwsma, Councilmember, Thomas Suffredin, Councilmember, Bobby Burns, Councilmember, Devon Reid, Councilmember, and Clare Kelly, Councilmember

**COMMITTEE MEMBER
ABSENT:**

Eleanor Revelle, Councilmember

STAFF PRESENT:

Johanna Nyden, Director of Community Development

(I) CALL TO ORDER - COUNCILMEMBER SUFFREDIN

A quorum being present Councilmember Suffredin called the meeting to order at 5:40 p.m.

(II) APPROVAL OF MINUTES

PM1. **Approval of the Minutes of the Regular Planning & Development Committee meeting of February 28, 2022**

Staff recommends approval of the Minutes of the Regular Planning & Development Committee meeting of February 28, 2022.

For Action

Moved by Councilmember Jonathan Nieuwsma
Seconded by Councilmember Devon Reid

Ayes: Councilmember Melissa Wynne, Councilmember Jonathan Nieuwsma, Councilmember Thomas Suffredin, Councilmember Bobby Burns, Councilmember Devon Reid, and Councilmember Clare Kelly

Carried 6-0 on a recorded vote

(III) PUBLIC COMMENT

(IV) ITEMS FOR CONSIDERATION

P1. Ordinance 17-O-22, Text Amendments to the Zoning Ordinance related to ground-floor Office uses in non-residential and non-university districts

The Land Use Commission and staff recommend adoption of Ordinance 17-O-22, a staff-initiated text amendment to the Zoning Ordinance to modify the extra parking requirement for Medical Office Uses in existing structures, and to change ground-floor permitted Office Uses in certain non-residential and non-university districts to Administrative Review Uses. The proposed text amendment meets the Standards for Approval for Amendments to the Zoning Ordinance.

Councilmember Nieuwsma asked if this would provide staff more authority to make decisions. Johanna Nyden, Community Development Director, responded that it would reduce the authority of the staff. Right now there is a process for staff to review the parking and this would lay out all of the requirements for parking with ground floor use.

Councilmembers Burns and Reid had stepped out for chambers for the vote on this item.

Moved by Councilmember Thomas Suffredin
Seconded by Councilmember Jonathan Nieuwsma

Ayes: Councilmember Melissa Wynne, Councilmember Jonathan Nieuwsma,
Councilmember Thomas Suffredin, and Councilmember Clare Kelly

Carried 4-0 on a recorded vote

- P2. Ordinance 18-O-22, Approving a Major Variation Pursuant to City Code 6-3-8-10(D) for the Property Located at 1706-10 Sherman Avenue

The Land Use Commission and staff recommend the adoption of Ordinance 18-O-22 to grant a Major Variation to allow 18 parking stalls (where two are on-site and 16 are off-site) where 28 are required in the D2 Downtown Retail Core District. The applicant has complied with all zoning requirements and meets all of the Standards for Variations for this district.

Councilmember Kelly stated that the plan is to maintain the structural integrity of the varsity theater and then to develop the alley alongside of it.

Councilmembers Burns and Reid stepped out of the chambers for the vote on this item.

Moved by Councilmember Thomas Suffredin
Seconded by Councilmember Clare Kelly

Ayes: Councilmember Melissa Wynne, Councilmember Jonathan Nieuwsma,
Councilmember Thomas Suffredin, and Councilmember Clare Kelly

Carried 4-0 on a recorded vote

(V) ITEMS FOR DISCUSSION

(VI) ITEMS FOR COMMUNICATION

(VII) ADJOURNMENT

Councilmember Suffredin moved adjournment of the meeting, seconded by Councilmember Kelly. The meeting was adjourned at 7:47 p.m.