

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, June 7, 2018 - 3:30 p.m.**  
**City Council Chambers, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

PRESENT: Baker, Eckman, Edgerton, Fredson, Lindeke, and Reveal  
EXCUSED: DeJoy, and Ochs  
STAFF: Tony Johnson, Cherie Englund, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton.

**Chong Vang - 18-064-689 - Rezone from RT1 two-family residential to T2 traditional neighborhood at 494 Farrington St. and 308-310 Sherburne, SE corner of Farrington and Sherburne.**

Tony Johnson presented the staff report with a recommendation of approval for the rezoning. He stated District 7 made no recommendation, and there were no letters in support or opposition.

In response to questions by Chair Edgerton, Mr. Johnson said that staff considers T2 zoning consistent with the comprehensive plan and the possibility of future development. It would allow parking to serve the existing business and also allow the houses to remain.

The applicant, Tom Chaleunsouk, 315 University Avenue, had nothing to add to the staff report.

No one spoke in favor or opposition and the public hearing was closed.

Commissioner Reveal moved approval of the rezoning. Commissioner Eckman seconded the motion.

Commissioner Baker said he isn't certain parking is the highest and best use of the property, but the T2 zoning allows more intensive development in the future, and the parking use is needed.

In response to a question by Commissioner Lindeke, Mr. Johnson said he didn't figure out the maximum parking for the existing store, but did for the proposed food and beverage use, which sets the maximum at 100% of the minimum parking requirement. He said the building is about 13,000 sq. ft., the minimum parking requirement if it was not in the central corridor would be 32.5 parking spaces, giving them a maximum of 65 spaces, and they are proposing about 55 parking spaces.

Chair Edgerton said zoning allows parking and if it supports jobs that's good.

Commissioner Eckman said that filling this space now would be wonderful, and she thinks it will grow into something more.

The motion passed by a vote of 6-0-0.

Adopted                      Yeas - 6              Nays - 0              Abstained - 0

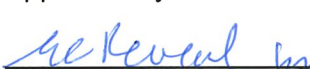
Drafted by:

  
Cherie Englund  
Recording Secretary

Submitted by:

  
Tony Johnson  
City Planner

Approved by:

  
Dan Edgerton  
Chair

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EXCUSED: DeJoy, and Ochs  
STAFF: Josh Williams, Cherie Englund, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton.

**Ronald Danatus - 18-063-692 - reestablishment of a nonconforming duplex at 1179 Hubbard Ave., between Griggs and Dunlap.**

Josh Williams presented the staff report with a recommendation of approval for a permit to reestablish legal nonconforming use status for a duplex with a condition. He stated District 11 made no recommendation, and there was 1 letter in support, and no letters in opposition.

Commissioner Baker asked what happens if the house is not brought into code compliance within 1 year from the date of the approval. Mr. Williams said generally repairs should happen with 6 months and the Department of Safety and Inspections can extend this an additional 6 months. He said inspectors work with the applicant to make sure they are making reasonable progress and the Zoning Administrator can report back to the Zoning Committee and Planning Commission to decide if there are grounds for reconsidering the approval if the house has not been brought into compliance.

The applicant, Ronald Danatus, 1179 Hubbard Avenue, said this has been a great experience. He said he only needs 1 to 1½ months to bring the house into code compliance.

No one spoke in favor or opposition and the public hearing was closed.

Commissioner Eckman moved approval of the reestablishment of legal nonconforming status as a duplex with a condition. Commissioner Fredson seconded the motion.

The motion passed by a vote of 6-0-0.

Adopted                      Yeas - 6              Nays - 0              Abstained - 0


Drafted by:

  
\_\_\_\_\_  
Cherie Englund  
Recording Secretary

Submitted by:

  
\_\_\_\_\_  
Josh Williams  
City Planner

Approved by:

  
\_\_\_\_\_  
Dan Edgerton  
Chair