

**Planning Commission**  
**April 26, 2023**  
**Meeting Minutes**

**Meeting Called to Order**

Chair McGory called the April 26th, 2023, Planning Commission meeting to order at 5:02 pm. The following Commissioners were present: Commissioner Jackson, Vice Chair Miller, Commissioner Poggiali, Commissioner Whelan, and Commissioner Zuilhof. Commissioner Castile was absent. Arin Blair and Alec Ochs were present on behalf of the Community Development Department, Brendan Heil was present on behalf of the Law Department and Quinn Rambo was the acting clerk.

**Approval of Minutes from March 22, 2023**

Chair McGory introduced the first item on the agenda, which was the approval of the minutes from the March 22, 2023, Planning Meeting. Commissioner Zuilhof moved to approve the minutes as presented and Commissioner Poggiali seconded the motion. Chair McGory called for all those in favor of approving the minutes as presented and the motion passed unanimously.

**Adjudication Hearing**

**1702 Campbell Street- Similar Main Use- Jeff Krabill has submitted an application for a similar use permit at 1702 Campbell Street to allow multi-family use for residential condos.**

Chair McGory swore in all parties and asked for Staff to present their report. Mr. Ochs stated the applicant would like to take the vacant building and revitalize the site and make it mixed use location. Mixed use sites were permitted in this zoning district if all uses were either a permitted main use or accessory use. The applicant was proposing to create (7) condos on the top floor of this building. The building would remain in the ownership of the applicant, but the units would be individually owned. The Zoning Code does not permit motel use but because of individual ownership, this property would not be classified as a motel. The Building and Code Compliance Staff were concerned that if the condos did not happen, different regulations would apply to the building. Staff recommended approval of the application with the following conditions, all applicable permits were obtained through the Building Department, Engineering Department, Division of Planning, and any other applicable agency. Chair McGory asked if there were any questions for Staff. There were none. Chair McGory asked if there was anyone present to speak for the application. Mr. Krabill, the developer, spoke on behalf of the project and gave a brief history of the property. Commissioner Jackson asked if the issues with the EPA had been resolved. Mr. Krabill stated that there was nothing dumped on the property, all contaminated products were contained in barrels and were disposed of in cooperation with the EPA. Soil testing was completed and the area where heavy metals were found was excavated and replaced. Chair McGory asked for a motion on the application for 1702 Campbell Street. Commissioner Zuilhof made a motion to approve the application per Staff conditions and the motion was seconded by Commissioner Poggiali. A vote was called, and the motion was approved unanimously.

Commissioner Zuilhof brought up his concerns about the audio system in the Commission Chambers. Mr. Heil stated that there was training that would be taking place after the meeting adjourned and Staff would communicate the concerns over the audio system.

Ms. Blair informed the Commission that there was a survey available on the Public Art page of the City Website to purchase a couple of the "Over Horizon" sculptures and the Farmers Market was accepting vendors through their Facebook page.

**Adjournment**

Commissioner Whelan made a motion to adjourn the Planning Commission Meeting and the motion was seconded by Commissioner Poggiali. The meeting adjourned at 6:01 pm.

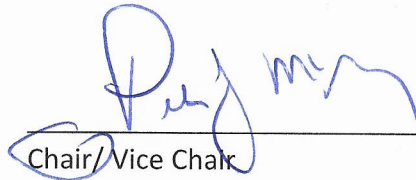
**Next Meeting:**

May 24, 2023, at 5:00pm.

**Approved:**



Clerk



Chair/Vice Chair