

**ZONING BOARD OF APPEALS
MEETING MINUTES
July 26, 2017
CITY COUNCIL CHAMBER
7:00 P.M.**

1. CALL TO ORDER

The meeting was called to order at 6:57 pm.

II. ROLL CALL

Present: J. Albers, C. Garcia, H. Khan, J. Symanns

Absent: J. Talaga (excused)

Staff: B. Wessler, City Planner
C. Kochanek, Associate Planner
N. Schuette, Executive Secretary

III. APPROVAL OF MINUTES

Commissioner Garcia moved to approve the minutes of June 28, 2017 (Support: J. Symanns) and the motion carried unanimously.

IV. PURPOSE OF MEETING

Chairman Albers stated the purpose of the meeting.

V. OLD BUSINESS

None

VI. NEW BUSINESS

1. Interpretation for Parking Requirement in Center District – Public Hearing

There was no public in attendance.

Staff report was presented by the City Planner, Bonnie Wessler who referred to the staff report dated July 20, 2017, which includes the details of the reason staff is requesting an interpretation of parking requirements in the Center District. She stated that basically in the course of reviewing the Thompson Block proposal, staff realized that the zoning ordinance as written does not match with how we have been interpreting it the

past few years. She consulted Richard Murphy, a former city planner, who stated that he had no recollection of interpreting the ordinance the same way that we have been doing since 2008-2009. Staff is requesting to fix the interpretation going forward and mark a point in the sand that we go back to "as written". Staff recommends this request.

Commissioner Symanns moved that the Zoning Board of Appeals find that in the case of interpreting the language of Sec 122-681(c), the language be interpreted as written; to-wit, no parking requirement shall accrue to uses in the Center District, with the exception of upper-story residential units, which shall be eligible to pay a fee to the City in lieu of providing parking, with the findings that:

- Ordinance is clearly written; and
- The effect of the ordinance as written protects the historic character and walkability of Downtown, Depot town, West Cross, and encourages walkability and density in other areas zoned Center District

The motion was supported by Commissioner Khan. A roll call vote was taken and carried unanimously.

VII. ADJOURNMENT

Since there was no further business, Commissioner Garcia moved to adjourn the meeting (Support: Commissioner Symanns) and the motion carried unanimously.

The meeting adjourned at 7:05 p.m.