

Zoning and Annexation Committee Meeting Minutes
Council Chambers, John Knisely Centre
August 28, 2023

The Zoning and Annexation Committee meeting was called to order at 7:00 p.m. by the Committee Chair, Cheryl Ramos. Committee members in attendance were Dan Lanzer, Mitch Pace and alternate, Steve Rippeth. In addition to Council and Administration members, attendees included Matthew Spies (Little Theatre), Rich Penrod, David Kinsey, Carl and Connie Russo.

PURPOSE: To consider Proposed Ordinance 16-2023 to re-zone Parcels 43-05263-000 and 43-05264-000 from residential to business. This is 466 Carrie Ave NW, the Little Theatre property. Committee and Council has received all documents pertaining to this rezoning request. This request was approved by the Planning Commission at the July meeting.

DISCUSSION: Mr. Spies explained why the Little Theatre was requesting re-zoning from residential to business due to their architect requests for the proposed additions that would meet ADA requirements. LT plans these renovations to celebrate 60 years of operation.

Service Director McAbier clarified that the zoning change request was due to lot coverage size and to accommodate the proposed additions to the LT it would have to be re-zoned as business. He also clarified that parking lots are permitted in residential zones (the three lots across the street that belong to LT are not being re-zoned).

Mr. Penrod had questions about increased traffic and parking and concerns about the effects on the neighborhood due to a previous zoning change from residential to business. Mr. Spies addressed these concerns. Mr. Kinsey was concerned that he did not get a notice as the landlord and he had concerns about a parking lot located next to his property and lowering his property values. His tenant received the notice and gave it to him. The chair explained that notices of the meeting were sent to residents within 200 feet of a proposed change. Mr. Kinsey was concerned about increased traffic.

Mr. Spies explained that they were not adding shows and that traffic should not increase.

ACTION: Mr. Lanzer motioned that proposed Ordinance 16-2023 be placed on the agenda. Mr. Pace seconded the motion and all committee members voted in favor.

Mrs. May asked if there would be three readings and a public hearing before Council passes Ordinance 16-2023. Mrs. Ramos and Mr. Lanzer confirmed that was correct.

With no other business to come before the Committee, Mr. Lanzer moved for adjournment at 7:15 p.m.

Respectfully submitted,

Mrs. Cheryl L. Ramos
Chairwoman

A recording of this committee meeting can be found on the City's YouTube page at <https://www.youtube.com/watch?v=LPHaq5668xo>