

RECORD OF PROCEEDINGS
CITY OF ENGLEWOOD PLANNING COMMISSION BOARD

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

October 4

18

Held _____

20 _____

The Englewood Administrative Board for Planning and Zoning Appeals met this date at 5:00 p.m. with President Tom Sorna presiding.

BOARD MEMBERS PRESENT: Karen Strider-liames, Cathy McGrail, Scott Cunningham, Marlyn Flee.

CITY OFFICIALS/STAFF PRESENT: William Singer, Jr., Development Director; Marla Goodrich, Clerk.

VISITORS LIST: The Visitors List contained four (4) names and is on file in the Clerk's office.

APPROVAL OF MINUTES: Ms. McGrail moved to approve the Minutes from the Board's August 9, 2018 meeting. Mr. Flee seconded the motion. **VOTE:** Mr. Sorna, yea; Mr. Cunningham, yea; Mr. Flee, yea; Ms. McGrail; yea. Motion approved.

SWEARING IN: All persons speaking were sworn in.

VARIANCE APPLICATION #18-07 – 105 S. WALNUT ST.

The applicants, Terry and Cheryl Salyer, requested a variance to permit an existing 247 square foot accessory structure to remain as constructed and build a new 720 square foot accessory structure on the property at 105 S. Walnut Street. The property is zoned R-3, Single Family Residential, and located approximately 110 feet south of Chestnut Street on the east side of S. Walnut Street. The proposed new accessory structure is a 24' x 30' metal building with a concrete slab. The building is to be located in the rear yard, 16 feet from the alley and 6 feet from the side property line. The existing accessory structure measures 247 square feet, which is 98 square feet larger than permitted by code.

Mr. Singer presented the Commission with the staff report and recommendations.

Mr. Sorna opened the hearing to the public. Terry and Cheryl Salyer were present to represent themselves, the applicants, and to speak in favor of the variance. No one was present to speak in opposition of the request.

The public hearing was closed and discussion opened to the Board members. Following their discussion, Mr. Sorna moved to approve the resolution. Ms. McGrail seconded the motion. **VOTE:** Mrs. Strider-liames, yea; Mr. Cunningham, yea; Mr. Flee, yea; Ms. McGrail, yea; Mr. Sorna, yea. Motion approved by a unanimous vote.

VARIANCE APPLICATION #18-08 – 318 W. WENGER RD.

The applicant, Carol Gibson, requested a variance to construct a driveway to be located one foot four inches from the side property line at 318 W. Wenger Road. The property is zoned R-3, Single Family Residential, and located approximately 100 feet east of Hazel Avenue on the south side of W. Wenger Road. The applicant is requesting this variance to provide additional off-street parking, as on-street parking is not available along this section of W. Wenger Road.

Mr. Singer presented the Commission with the staff report and recommendations.

Mr. Sorna opened the hearing to the public. Carol Gibson was present to represent herself, the applicant, and to speak in favor of the variance. No one was present to speak in opposition of the request.

The public hearing was closed and discussion opened to the Board members. Following their discussion, Mr. Flee moved to approve the resolution. Mr. Sorna seconded the motion. **VOTE:** Ms. McGrail, yea; Mr. Sorna, yea; Mrs. Strider-liames, yea; Mr. Cunningham, yea; Mr. Flee, yea. Motion approved by a unanimous vote.

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MAJOR MODIFICATION APPLICATION #18-09 – 9200 N. MAIN ST.

The applicant, Flying Ace Express Car Wash, LLC, requested a major modification to an existing "S-PUD", Special Planned Unit Development District. The applicant is proposing to construct a 4,625 square foot Flying Ace Car Wash building on an out-lot, just south of the Chipotle location, on the Meijer property at 9200 N. Main Street. The applicant submitted a detailed site plan outlining the proposed development, which will be located on the newly created lot containing approximately 1.13 acres.

Mr. Singer presented the Commission with the staff report and recommendations.

Mr. Sorna opened the hearing to the public. Jeff Gilger was present to represent the applicant, Flying Ace Express Car Wash, LLC, and to speak in favor of the major modification request. No one was present to speak in opposition of the request.

The public hearing was closed and discussion opened to the Board members. Following their discussion, Mr. Sorna moved that the Board recommend approval of the major modification of the existing S-PUD to City Council. Ms. McGrail seconded the motion.

VOTE: Mrs. Strider-liames, yea; Mr. Cunningham, yea; Mr. Flee, yea; Ms. McGrail, yea; Mr. Sorna, yea. Motion carried by a unanimous vote.

OLD BUSINESS

Mr. Singer provided an update regarding PC CA 18-06, 324 Union Blvd.

NEW BUSINESS

There was no New Business to discuss at this time.

ADJOURNMENT

Mr. Sorna adjourned the meeting at 6:28 P.M.



Thomas F. Sorna, President



Marla Goodrich, Clerk