

Ms. Jackson asked how the school would accommodate the neighborhood children that are in subsidized housing.

Mr. Elroweny stated that the Step Up scholarship program could cover most of the tuition for qualifying families. Most private schools also have financial aid programs.

Ms. Jackson stated that the applicant should communicate with the parents of the students to explain to them what they are trying to accomplish.

Mr. Elroweny stated that the scholarship is for everyone and that qualifying families would have to pay around \$50 a month. He reminded the Board that the request was noticed and a voluntary community meeting was held. He stated that there will be someone that will assist parents with the scholarships application.

Ms. Jackson stated that the applicant should find a better way to communicate with the residents and that they should knock on doors and reach out personally. She stated that she lives in this district and is part of the Board to represent the community. She stated that she will vote no to the request.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

MOTION was made by Rhonda Eaton and seconded by Richard Klosiewicz to recommend approval of the rezoning PZ #17-13000008 per Alternative Motion I as described in the staff report. All voted in favor of the motion with the exception of Jocelyn Jackson.

I. OTHER BUSINESS

4. TEXT AMENDMENTS: CHAPTER 155 – MISCELLANEOUS AMENDMENTS

Staff is recommending approval of text amendments that include changes to Article 2, Article 4, Article 5, and Appendix C: Fee Schedule.

Paola West, Principle Planner, stated that Development Services Department staff has hosted 2 roundtable forums: one in August 2017 and the most recent in March 2018. The purpose of these forums was to obtain developer and development community input regarding development processes and zoning requirements. The input obtained from the roundtable forums allowed staff to assess the requirements and processes to identify where additional improvements can or should be made. The text amendments presented herein include changes that stem from suggestions made at the roundtable forums as well as staff recommendations that remove burdensome processes for more streamlined methods. Staff also utilized this amendment to prepare other housekeeping-type edits in order to clarify the code and/or to reflect existing policies and interpretations.

The goal of the combined amendments presented is to clean up minor scrivener's errors, make requirements and processes clearer for a more streamlined approval, and to further clarify policies that are already being implemented. The text amendments in the staff report include changes to Article 2, Article 4, Article 5, and Appendix C: Fee Schedule. The amendments will remove the automatic requirement for site plans on City-owned property to need Major Site Plan and Major Building Design approval. An exemption possibility of minor site plan approval will allow the Development Services Director to waive minor site plan approval for certain properties where otherwise minor changes to their site would trigger the site plan review process. Minor Deviations to approved site plans will be modified. The amendments will allow design review flexibility by providing superior design. Building Design development orders expiration dates will be amended so they match the development order of site plans. Minor changes to plat will be approved administratively. Transit Oriented zoning district standards are slightly modified. Screening of dumpsters and mechanical equipment is slightly modified. The industrial design standards have been amended to state that an overhead door cannot be facing a collector or arterial street. Metal or untreated facades also cannot be facing these streets for industrial developments. The site plan review standards have been changed to add that in addition to the existing site plan review standards, the applicant must follow the previously approved site plan. The applicability standards for minor building design have been cleaned up. Text referencing the sign code has been removed. Language has been added to clarify that parking must be situated on the property it is serving. Required parking has been added to automobile sales. Finally, clerical errors have been fixed under the general requirements. She stated that the Community Redevelopment Agency had no objections to the proposed text amendments and the Economic Development Council made a motion to support the intent of the amendments. There will be additional amendments forthcoming from staff once the proposed amendments are dealt with.

Dr. Mills asked why double-striping is not required for fourplex developments.

Ms. West stated that the current text indicates that fourplex properties may have single-striping so staff decided to maintain that.

Mr. Stacer clarified that the parking spaces will remain the same width.

Ms. West asked if the suggestion is that there should not be any single striping allowed.

Dr. Mills said that double-striping should be the requirement.

Ms. Eaton asked if this would cause problems to existing duplex and triplex properties with single striped parking spaces.

Mr. Stacer explained that double striping will not cause the lost spaces.

Ms. Kovac stated that it is very important to screen mechanical equipment.

Ms. West clarified that the proposed amendments will clean the structure of this code section so that existing roof-mounted equipment will not automatically need to be screened since this can be very costly.

Mr. Stacer stated that he was able to attend the second forum and agreed that it was a really good thing. He related that the consensus of the participants was that the City has moved in a positive direction the past couple of years in terms of customer service and the permit application process. He stated that he has always been an advocate for the changes to overhead door standards as the current standards are far too restrictive.

Ms. West asked if the Board would like to make a recommendation to require double-stripping.

MOTION was made by Jerry Mills and seconded by Joan Kovac to require double striping for triplex and fourplex properties.

Discussion:

Dr. Mills commented that the standard parking space used to be 10' wide.

Ms. West showed the Board the parking space detail.

Mr. Klosiewicz asked why fourplex and triplex properties were previously excluded.

Ms. West stated that it was probably a scrivener's error.

Vote:

Jerry Mills and Jocelyn Jackson voted in the affirmative while Joan Kovac, Richard Klosiewicz, Rhonda Eaton, and Fred Stacer voted in opposition; therefore the motion failed.

MOTION was made by Richard Klosiewicz and seconded by Joan Kovac to approve the proposed text amendments to Article 2, Article 4, Article 5 and Appendix C: Fee Schedule of Chapter 155, Zoning Code, of the Code of Ordinance. All voted in favor of the motion with the exception of Jerry Mills; therefore the motion passed.

J. AUDIENCE TO BE HEARD

There was no one in the audience who wished to speak.

K. BOARD MEMBERS DISCUSSION

Ms. Eaton asked who she should contact to ask a question regarding several new utility boxes at 10th Avenue and 33rd Street. More specifically if these utility boxes could receive artistic wraps.