

Board of Zoning Appeals/Planning Commission
April 8th, 2025 - 6:00 PM

Opening: Chairman Michael Bruner welcomed everyone and called the meeting to order.

Roll Call: Charles Orrel; Wayne Joyner; Yuridia Maldonado; Chad Flowers; Jenecia Perry; Micheal Bruner

Staff: Carlos Nevarez: Planning and Zoning Department
Jonathan Trego: Zoning Administrator
Denise Grabowski: Planning Manager (Consultant)

Visitors: Enclosed

Chairman Bruner opens on the first item of the agenda to approve the April 8th, 2025. 1st Motion: Charlie Orrell motions to approve the agenda, followed by a second motion by Jenecia Perry. Chairman Bruner requests a motion for the minutes of March 11th, 2025. The approval for the March 11th, 2025, meeting minutes. 1st Motion: Jenecia Perry motions to approve the minutes, followed by a second motion by Charlie Orrell. All in favor of the motion.

Board of Zoning Appeals

There were no cases for BOA. Chairman Michael Bruner motioned to adjourn the Board of Appeals meeting. All were in favor.

Planning Commission

PC-4-25-1119:

Chairman Michael Bruner opened the Planning Commission Meeting and introduced item PC-4-25-1119: Ashok Lakhami requests a rezoning of 0 3rd St, PIN: 60019 13010, from R-2 to C-2A. Mr. Lakhami was not present during the discussion. Chairman Bruner requests a motion of the board. Jenecia Perry motioned table item 4-25-1119 for the next meeting, followed by a second motion by Charlie Orrell. All in favor of the motion.

PC-4-25-1120:

Chairman Michael Bruner introduces item PC-4-25-1120: Maupin Engineering Inc. requests a general development plan for a rental flex space at 36 W. Chatham Ct, PIN: 60801 02029. Jonathan Trego, Zoning Administrator, gives an overview of the case. Chairman Bruner calls the petitioner, Maupin Engineering Inc., to provide an update on the case. Chairman Bruner opens a public hearing. Bonnie Young spoke about concerns on 3rd Street. City staff advised that the public hearing is only for 36 W. Chatham Ct. City staff will note her concerns and recommend that she also attend the city council meeting.

PC-4-25-1121:

Chairman Michael Bruner introduces item PC-4-25-1121: Joshua Yellin requests a rezoning of 38 Telfair Pl, PIN: 60799 01001A, from C-1 to C2 for the rental and sale of tools, equipment, and similar items. Jonathan Trego, Zoning Administrator, gives an overview of the case. Chairman Bruner calls the petitioner, Josh Yellin, to provide an update on the case. Chairman Bruner opens a public hearing. Marnie Williams spoke and asked questions about the zoning

request. Chairman Bruner answered the question and clarified the zoning differences. Charlie Orrell and Jenecia Perry asked questions of the petitioner. Chairman Bruner requested a motion from the board. Jenecia Perry motioned to approve item- PC-4-25-1121, followed by a second motion by Chad Flowers. All in favor by vote.

PC-4-25-1122:

Chairman Michael Bruner introduced items PC-4-25-1122: Scott Allison requested a general development plan for office space and ancillary storage at 1901 HWY 80, PIN: 60827 01001. Jonathan Trego, Zoning Administrator, gave an overview of the case. Chairman Bruner called the petitioner, Scott Allison, to provide an update on the case. Chairman Bruner opened a public hearing. Michael Lisle, region manager, spoke about the business. Chairman Bruner requested a motion from the board. Charlie Orrell motioned to approve item PC-4-25-1122, followed by a second motion by Yurdia Maldonado. All in favor by vote.

PC-4-25-1123:

Chairman Michael Bruner introduced item PC-4-25-1123: Rochelle Ferguson requests rezoning 181 Smith Ave, PIN: 60007 02046, from R-1 to C-2 for outdoor activities and events. Jonathan Trego, Zoning Administrator, gave an overview of the case. Chairman Bruner called the petitioner, Rochelle Ferguson, to provide an update on the case. Chairman Bruner opened a public hearing. No public hearing. Chairman Bruner requested a motion from the board. Yurdia Maldonado motioned to approve item PC-4-25-1123, followed by a second motion by Jenecia Perry. All in favor by vote.

Carlos Nevarez, Assistant Director, advises the Chairman and Commissioner that the petitioner for item PC-4-25-1119. Chairman Bruner advises that the board needs to withdraw the initial motion to table the item. Charlie Orrell motioned to withdraw PC-4-25-1119, followed by a second motion by Jenecia Perry. All in favor by vote.

PC-4-25-1119

Chairman Michael Bruner introduced item PC-4-25-1119 and asked the petitioner, Ashok Lakhami, to provide an update on the case. Chairman Bruner opened a public hearing. The public is asking for the area of the rezoning. Charlie Orrell and Chairman Bruner addressed the concern. Mr. Williams has concerns about the location and wishes not to change the commercial zoning to 3rd Street. Melissa Heren spoke against the rezoning. Dolores Davis spoke against the rezoning. Bridget Reddit spoke against the rezoning. Commissioner Jenecia Perry made comments in favor of concerned residents. Chairman Bruner requested a motion from the board. Charlie Orrell motioned to approve item PC-4-25-1119, but there was no second motion by the board. Motion fails. Jenecia Perry motioned to deny item PC-4-25-1119, followed by a second motion by Chad Flowers. All in favor by vote.

Chairman Michael Bruner motioned to adjourn the meeting.

Jenecia Perry is 1st motioned to approve, followed by a second motion by Wayne Joyner. All present in favor of adjourning.

Respectfully submitted
Carlos Nevarez