

Draft Minutes for the June 7, 2022 Planning Commission Regular Meeting

C) PZ22-0173 Public hearing and recommendation to City Council regarding a proposed rezoning from “M-1” Light Industrial District to “R-2A” Single-Family and Two-Family District on approximately 0.44 of an acre being a portion of Lots 8, 9 & 10, New City Block 5102, addressed at 243 E. Torrey Street. (Owner/Applicant: Larry Mills; Case Manager: Matthew Simmont)

Commissioner Nolte recused himself and left the dais at 6:16pm.

Mr. Simmont presented and recommended approval as stated in staff report.

Chair Edwards asked if there were any questions for staff.

Commissioner Meidema commented that the property seems to be located in an area largely zoned as M-1 light industrial and that he doesn't see this area becoming residential unless the whole area is rezoned.

Mr. Simmont explained that residential uses were originally allowed in M-1 zoning but have since been removed as an allowed use in recent years to protect valuable M-1 land from becoming entirely residential. Mr. Simmont stated that this circumstance is not limited to this area but can also be found throughout many of the older neighborhoods in the city that have retained that M-1 zoning and has created difficulties for residents looking to further develop their residential neighborhoods.

Discussion followed on appropriate locations for industrial use in M-1 zones.

Jean Drew provided further clarification and indicated the removal of residential uses in industrial zoning was done at the request of City Council and that most industry looking to develop industrial uses tend to avoid areas used primarily as residential since residential use would not be appropriate for their development. Mrs. Drew continued that once the residential uses were removed from the M-1 district, any existing residences became legally non-conforming uses, which makes it difficult to rebuild a home that may have suffered from damage. Mrs. Drew further stated that this issue was being addressed in the Land Development Ordinance rewrite and would likely result in these areas being changed to residential zoning in the future.

Chair Edwards invited the applicant to speak.

Larry Mills, 515 W Edgewater, stated intent of the request is to be allowed to build a residence on the property.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards closed the public hearing.

Greg Meyer, 1029 Chicago Ave, owner of neighboring property 255 Torrey St, stated he went through the rezoning process to develop three duplex residences and is in favor of the request stating the zoning requested is appropriate for the area.

Pam Carpenter, 245 Mary Louise Dr, stated they were with the applicant and elaborated on the request and condition of the subject property.

Chair Edwards asked if there was further discussion or a motion.

Motion by Commissioner Sonier, seconded by Commissioner Tubb, to recommend approval to City Council regarding the proposed rezoning from “M-1” Light Industrial District to “R-2A” Single-Family and Two-Family

District on approximately 0.44 of an acre being a portion of Lots 8, 9 & 10, New City Block 5102, addressed at 243 E. Torrey Street. Motion carried (8-0-0).

Commissioner Nolte returned to the dais at 6:28pm.

DRAFT