

## Observer Report

**Planning and Development Committee, Feb. 9, 2009**

**Observer:** Ruth Singer

**Scheduled meeting:** 6:30 P.M. – 8:20 P.M.

**Actual meeting** 6:55-8:45 P.M.

### III. ITEMS FOR CONSIDERATION

**(P1) Consideration of Planning & Development Committee Recommendation to Adopt the Draft Downtown Plan as revise==**

**Planning & Development Committee recommendation to approve the Draft Downtown Plan as revised.**

Ald. Tisdahl immediately expressed her displeasure at the height of the building on the Fountain Square Block.

Ald. Bernstein gave a much more reasoned response. The economic conditions have changed since the plan was proposed and although he feels that the consultants did a good job he did not agree with the plan's proposal to reduce parking in the downtown and he didn't agree with the low-rise zoning proposed for the 1000 Davis block.

Ald. Wynne agreed with Ald. Bernstein

A vote was taken 6-3 in favor of the plan.

**(P2) Ordinance 1-O-09 – An Ordinance Amending the Zoning Map to Re-Zone the Properties at 912-946 Pitner Avenue from the I2 Industrial District to the MXE Mixed Use Employment District.**

**Consideration of a Plan Commission recommendation to approve ordinance 1-O-09 amending the zoning map to rezone the properties at 912-946 Pitner Avenue from the I2 Industrial district to the MXE Mixed Use Employment distri**

James Murray (in wheel chair and oxygen ) representing Mr. Spatz said 80% of owners in the area support the zoning change. Mr. Couri, attorney for Nels Johnson opposes the change as there are parking problems in the neighborhood now. Ald. Jean-Baptiste whose second ward includes the property and his parents house sees no problem with the parking. Nels Johnson then spoke and talked about the dangerous situation. Mr. Spatz said any new projects would have off street parking. Ald. Rainey suggested there be a

community meeting with neighbors before taking the final vote and the Committee agreed

**(P3) Consideration of a Plan Commission recommendation to deny a request by the Joan Dachs Bais Yaakov School for a Map Amendment to rezone the property at 222 Hartrey Avenue from I2 Industrial district to C1 Commercial district.**

This is an orthodox preschool thru 8<sup>th</sup> grade for boys in the former Shurz Brothers. The property has been vacant for at least six years. According to Murray it is considered the best industrial site in the city but because of globalization and it has poor access to rail it is not desirable.

Ald. Rainey was upset. The property owner is still paying \$125,000 in taxes and this school has not promised what it will pay in lieu of taxes.

Ald. Bernstein moved to hold the issue to investigate higher payment in lieu. The Committee decided on a voice vote to adopt the Plan Commission's recommendation that the zoning change be rejected

**(P4) Consideration of a Plan Commission Recommendation to deny a Request by the Roycemore School for a Map Amendment to Rezone the Property at 1200 Davis Street from O1 Office to R4 General Residential Resolution**

**This item is part of a combined application requesting several forms of zoning relief at the same address and should be considered with those items. Plan Commission voted to send two recommendations to Council, both of which to be considered with this application**

**(P5) Consideration of a Plan Commission recommendation that City Council consider a text amendment to the zoning ordinance, adding private educational institution to the list of special uses in the O1 Office district as an alternative to the map amendment for the property located at 1200 Davis Street requested by the Roycemore School. This item is part of a combined application requesting several forms of zoning relief at the same address and should be considered with those items. Plan Commission voted to send two recommendations to Council, both of which to be considered with this application.**

**(P6) Consideration of a ZBA recommendation to approve multiple requests by the Roycemore School for zoning relief at 1200 Davis Street consisting of a special use to operate a private educational institution in an R4 district along with two major variations.**

This item is part of a combined application requesting several forms of zoning relief at the same address and should be considered with those items. Plan Commission voted to send two recommendations to Council, both of which to be considered with this application.

**(P4) (P5) P(6)**

Roycemore has been in the community about 90 years and taxes were not an object since this piece of property is off the tax role

Instead of approving 01 zoning the aldermen approved a R4 zoning.