

APPROVED on 03/31/2016

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, March 3, 2016

Call to Order

The March 3, 2016 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:00 p.m. by Chairman Rick Smith in the Council Chambers of the Wilmington City Hall.

Roll Call

Upon Roll Call by the Clerk the following members answered "Here" or "Present":

Commissioners R. Smith, Cripe, Buza, Clennon and Tryner

Commissioners Absent

C. Smith, Duffy, Humphries

Quorum

There being a sufficient number of members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

Other Officials in Attendance

Also in attendance were the City Administrator Tony Graff, City Engineer Colby Zemaitis and Executive Secretary Joie Ziller

Approval of Minutes

Commissioner Clennon made a motion and Commissioner Cripe seconded to approve the February Planning 11, 2016 & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Tryner

NAYS: 0

The motion carried.

Public Hearing

Map Amendment from R2 to R3 at 627 S. Water Street – Petitioner Marcie Tafoya

Commissioner Buza made a motion and Commissioner Tyner seconded to open the public hearing at 5:04 p.m.

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Tryner

NAYS: 0

The motion carried.

Marcie Tafoya, petitioner explained to Commission that currently the zoning for 627 S. Water Street is R2-Residential Single Family and is requesting the zoning be changed to R3-Residential, Two-Family. Mrs. Tafoya explained that new bank lending practices have made it difficult to sell or refinance homes

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due to how the property is zoned and also puts the homeowner and mortgage lender at risk for losing the primary investment because the ability to rebuild if destroyed or damaged.

Commissioner Clennon made a motion and Commissioner Buza seconded to close the public hearing at 5:06 p.m.

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Tryner

NAYS: 0

The motion carried.

Public Hearing

Variance for 452 Fulton Street – Petitioner Mark Flynn

Commissioner Clennon made a motion and Commissioner Tryner seconded to open the public hearing at 5:07 p.m.

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Tryner

NAYS: 0

The motion carried.

Petitioner Mark Flynn informed the Commission that his request for a variance was to construct an addition to an existing accessory building. He started construction, pouring a 24x30 concrete pad, to this project a few years back but then suffered an injury causing the work to stop. Mr. Flynn is here tonight to seek the recommendation & approval of the Commission so he can proceed with this project.

Commissioner Buza made a motion and Commissioner Clennon seconded to close the public hearing at 5:10 p.m.

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Tryner

NAYS: 0

The motion carried.

Commissioners Review, Approval & Recommendation for Map Amendment from R2 to R3 at 627 S. Water Street

The Commissioners reviewed and discussed this request. In conclusion they were in favor of this map amendment.

Commissioner Buza made a motion and Commissioner Tryner seconded to recommend that the City Council approve the Map Amendment from R2 to R3 at 627 S. Water Street

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Tryner

NAYS: 0

The motion carried.

Commissioners Review, Approval & Recommendation for a Variance at 452 Fulton Street

The Commissioners reviewed and discussed this request. In conclusion they were in favor of this variance with the stipulation that the proposed structure cannot exceed 24 x30 and take up no more than 30% of the rear yard.

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Commissioner Clennon made a motion and Commissioner Tryner seconded to recommend that the City Council approve the Variance for 452 Fulton Street

Upon roll call, the vote was:

AYES 5 R. Smith, Cripe, Buza, Clennon and Tryner

NAYS: 0

The motion passed.

Review & Approve 2016 City of Wilmington Zoning Map

Commissioner Buza made a motion and Commissioner Clennon seconded to add the recent map amendment for zoning change at 627 S. Water Street and recommend that the City Council approve the 2016 Zoning Map.

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Humphries

NAYS: 0

The motion carried.

Announcement

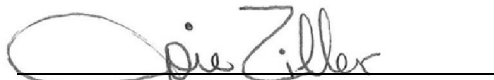
Commissioner Joel Buza announced that he is retiring from the Planning & Zoning Commission effective May 1, 2016.

Administrator Graff informed the Commission that a special P&Z will be held on March 31, 2016 for the annexation of a 10 acre parcel at the Ridge Port development.

Adjournment

Motion to adjourn the meeting made by Commissioner Cripe and seconded by Commissioner Clennon. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on March 3, 2016 adjourned at 5:35 p.m.

Respectfully submitted,



Joie Ziller
Executive Secretary