



Meeting Minutes Planning Commission

Tuesday, December 20, 2022

1:30 PM

Council Chambers

[22-03RZ](#)

2901 Curry Lane Zoning Map Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Jeffery A. Boone, Esq., Boone Law Firm

Applicant: Stelmok Development Group

Owner: Amber Morse

Chair Willson announced this is a quasi-judicial hearing, read the memorandum regarding advertisement, and written communications, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Ms. MacDonald, Mr. Hale, Ms. Schierberg, Mr. Willson, Mr. McKeon, and Dr. Graser disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented general information, reviewed under previous code, project description, location map, site photo, existing and proposed zoning map, surrounding land uses, comparison of Residential Multi-Family (RMF-1) to Commercial General (CG) Zoning, Comprehensive Plan consistency, findings of fact, Land Development Code (LDC) compliance, and concurrency and mobility.

Attorney Annie Boone, Agent, being duly sworn, presented rezone request, potential development plans, adjacent property similar zoning, Policy 8.2 LU 4.1.1 compatibility, and consistency with Comprehensive Plan and Land Development Code.

No one signed up to speak.

Chair Willson closed the public hearing.

A motion was made by Ms. MacDonald, seconded by Ms. Schierberg, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, recommends to City Council approval of Zoning Map Amendment Petition No. 22-03RZ. The motion carried by the following vote:

Yes: 6 - Dr. Graser, Vice Chair McKeon, Mr. Hale, Chair Willson, Ms. Schierberg and Ms. MacDonald

Excused: 1 - Mr. Jasper