



1. Call to order of the regular meeting and stand for the pledge.

Roll call:

Dr. Mockus	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	Mr. Layton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT
Mr. Jacobs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT				

2. The Board acknowledges that the minutes are recorded and transcribed.

Roll call:

Dr. Mockus	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Layton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Jacobs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

Public Hearings:

Public Hearings of the Planning and Zoning Board will occur prior to the Board conducting business at its regular meeting, which follows immediately after these hearings. These Public Hearings allow the opportunity for property owners to discuss their applications and present evidence and testimony regarding their requests before the Board. Applications under consideration may include, but are not limited to, conditional uses, variances, site development plans, lot splits, home occupations, and/or zoning amendments.

No action on the applications will be taken during these Public Hearings. Board action will take place either during the regular meeting that follows, or within 30 days of the Public Hearings.

Oath to witnesses:

Anyone wishing to comment during a Public Hearing must take the witness oath or their comments cannot be considered. It is suggested that you stand and participate in the group witness oath to ensure your comments will be considered as part of the official record.

Public hearing to consider the following:

- **Spire Development, Inc. has applied for a Variance. The applicant is requesting to decrease parking requirements from 105 spaces to 76 spaces (1.80 parking spaces per dwelling unit) and to remove the requirement for a completely enclosed garage and/or carport. (Planning & Zoning Code, Section 1131.04)**
- **Spire Development, Inc., has applied for new Site Development (Planning & Zoning Code, Section 1109). The property is currently zoned R-5 Multi-Family Residential District. This property is located directly south of 101 Canal Street.**

A motion to adjourn from the Public Hearing _____ and reconvene into the regular meeting made by _____, seconded by _____ Time _____

Roll call:

Dr. Mockus	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Layton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Jacobs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

3. NEW BUSINESS / ITEMS REQUIRING ACTION:

- **Spire Development, Inc. has applied for a Variance. The applicant is requesting to decrease parking requirements from 105 spaces to 76 spaces (1.80 parking spaces per dwelling unit) and to remove the requirement for a completely enclosed garage and/or carport. (Planning & Zoning Code, Section 1131.04)**

A motion to _____
made by _____ Second the Motion _____

Roll call:

Dr. Mockus YES NO ABSTAIN Mr. Layton YES NO ABSTAIN
Mr. McFarland YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN
Mr. Jacobs YES NO ABSTAIN

- **Spire Development, Inc., has applied for new Site Development (Planning & Zoning Code, Section 1109). The property is currently zoned R-5 Multi-Family Residential District. This property is directly south of 101 Canal Street.**

A motion to (approve, approve with conditions, or deny)
_____ made by _____
Second the Motion _____

Roll call:

Dr. Mockus YES NO ABSTAIN Mr. Layton YES NO ABSTAIN
Mr. McFarland YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN
Mr. Jacobs YES NO ABSTAIN

- **Phillip & Barbara Watts have applied for a lot split for their property located at Hope Road and N. 6th Street. (Part of Parcel 075-344808-00.000)
The applicant wants to split a 6.44-acre lot from a 105.323-acre parcel. The property is currently zoned R-5 (Multi-Family Residential) and M-1 (Manufacturing).**

A motion to _____ made
by _____ Second the Motion _____

Roll call:

Dr. Mockus YES NO ABSTAIN Mr. Layton YES NO ABSTAIN
Mr. McFarland YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN
Mr. Jacobs YES NO ABSTAIN

- **Cocap, LLC has applied for a lot split for their property located directly west of 934 W. Main Street. (Parcel 075-344904-00.000)
The applicant wants to split a 63.945-acre parcel into three lots. (10.961, 45.409, and 7.583-acre lots) The property is currently zoned currently zoned R-1 (Low Density Residential).**

A motion to _____ made
by _____ Second the Motion _____

Roll call:

Dr. Mockus YES NO ABSTAIN Mr. Layton YES NO ABSTAIN
Mr. McFarland YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN
Mr. Jacobs YES NO ABSTAIN

4. Community Development Monthly Report
5. Zoning Attorney Report
6. Next regular meeting – June 5, 2023 @ 6:30 pm
7. Motion to adjourn _____ Time _____

A motion to adjourn made by _____ Second
 the Motion _____

Roll call:

Dr. Mockus	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Layton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Jacobs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

Board Members

Rick Stoner, Chair
 Michael McFarland, Vice Chair
 Scott Jacobs, Secretary
 Jim Layton, Mayor
 Dr. Valerie Mockus, Council President