

BOARD OF ZONING APPEALS MINUTES

June 29, 2017

10:00a.m.

1. CALL TO ORDER & ROLL CALL

The meeting was called to order at 10:00am.

Members Present:

Jim Holderman

Shane Krause

Kevin Mulvaney

Jim Phillips

Staff Present:

Jay Shivers

Scott Rickard

Others Present:

Sue Givens

David Stewart

Roger Decker

2. APPROVAL OF MINUTES

Mr. Krause moved to approve the April 7, 2016, meeting minutes, seconded by Mr. Phillips. The motion passed unanimously (4-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 17-001-BZA: PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF ISSUING A VARIANCE TO REDUCE PARKING REQUIREMENTS AT 500 W. CENTRAL AVENUE.

A) Presentation of Request

Mr. Shivers provided an overview of the staff report.

David Stewart, representing Gravity Works Architecture, also provided an overview of the project and parking variance as presented in his application and letter.

Mr. Holderman asked if there was a variance for the Civic Center. He said it appears most buildings don't have adequate parking. Mr. Rickard said he isn't aware of a variance but thought it was built prior to the current parking regulations.

Mr. Krause asked when the latest parking regulations were adopted. Mr. Rickard said it was 2001.

Mr. Stewart said one space per 3.5 seats is a common parking ratio that he's worked with in other municipalities. He said he was not suggesting the ordinance is unreasonable. He said they cannot find more parking spaces on the project site.

Mr. Holderman asked if there were parking problems in the future, would they be willing to develop the 0.7-acre to the east? Sue Givens, representing USD490, would prefer that it remain a grass lot that could accommodate occasional parking. Ms. Givens said she has spoken with neighbors that are concerned that paving the lot could cause drainage issues.

Mr. Krause asked if the City was okay with parking on grass lots. Mr. Rickard said no, the regulations do not allow parking on grass. He said it may be possible under certain circumstances to grant permission for it.

Mr. Krause asked if a reason for asking for the variance is to save money. Ms. Givens replied that's not the case and they want to retain the playground area as it is. She said it is in the long term plan to remain a recreational area for the students at the alternative school.

B) Public Hearing

Mr. Phillips opened the public hearing. Roger Decker, a trustee for First Presbyterian Church, said this is the first time the church has heard about the parking variance. The church parking lot has been used for overflow parking in the past and has sometimes interfered with church services. He said he is concerned there is not adequate parking for the performing arts center. He said future overflow will likely go into the church parking lot and the parking lot is not in good shape.

Mr. Holderman said the school property will have over 180 parking spots more than it had before. He asked what has caused overflow parking in the past. Mr. Decker said it occurred when the property was still be used as a middle school.

Mr. Stewart said there is a parking agreement between the school district and church that predates Mr. Givens as superintendent. There being no one else to speak, the public hearing was closed.

C) Discussion by Board Members

Mr. Phillips said they'll have more parking spots than they've had in the past and that he's okay with it.

Mr. Mulvaney said it could be a beneficial relationship between the church and the school and the school could let the church use their parking lot for large events.

Mr. Krause said the use wasn't changing and parking shouldn't be a problem. He said many other places in town don't have enough parking.

D) Motion

Mr. Krause moved to approve the parking variance as presented, seconded by Mr. Holderman. The motion passed unanimously (4-0).

4. STAFF ITEMS

5. ADJOURNMENT

The meeting adjourned at 10:27am.