

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of October 1, 2020

This is the seventh LUPZC meeting conducted virtually via Zoom

Members Present

<u>✓</u>	JeanMcCoubrey, Chair	<u>✓</u>	Larry McEwen
<u>✓</u>	Steve Gendler	<u>✓</u>	Ned Mitinger
<u>✓</u>	John Landis		Andrew Moroz
<u>✓</u>	Joyce Lenhardt		Bradley Wells, co-chair
	Chris Linn		Kathi Clayton, Pres, CHCA (ex-officio)
		<u>✓</u>	Larry McEwen, VP Physical

Others Attending:

Patricia Cove, HDAC
Randy Williams, HDAC
Diane Fisk, *Inquirer/CH Local*
Anne Mc Niff, Executive Director CHCA
Celeste Hardester, CHCA Development Review Facilitator
Melissa Nash, recorder

The meeting was opened at 8:07 pm by Jean McCoubrey, co-chair. This meeting was conducted remotely using Zoom. There were no action items.

Minutes

- Larry McEwen noted that he has checked with the code regarding the building of a second story at 8011 Anderson. That action would require a variance. This verified his opinion expressed at the previous meeting. It was moved that the minutes be approved as submitted. The motion was seconded and approved.

Committee Business

- Membership: Denise Chapline has resigned from the committee. New members are needed. One or two from a design profession and one or two from real estate would be desired. Some possible candidates were suggested. Ned Mitinger noted that the board at a point in the past had asked the committee to remove real estate people from its membership. Joyce Lenhardt was suggested that the expertise a real estate professional could bring was good. Steve Gendler added that expertise on developers was important. Celeste Hardester suggested an article in the *Local* might be useful. John Landis suggested adding an equity person who was expert in affordable housing, disability, etc., a person who could speak for equity and opportunity. An article of 800 words or less could be run in the "Community Matters" column. Articles need to be submitted on Thursday or Friday before publication. It would be good to have an attorney on the committee, even if in an advisory capacity.

- Preliminary Reviews: The structure and requirements for preliminary reviews were discussed. For both regular and preliminary reviews the applicants need to be educated. There could be a specific checklist that starts with the DRC application and then goes beyond. The idea of the prelim is for the applicant to get a sense of the committee's thoughts on the project. It was asked what would be done if the applicant didn't take any advice given. Steve Gendler noted that feedback from the committee is valuable to the developer. The DRC presents a cross-section of the community. The prelims could be conducted at the LUPZC with other committee reps invited. The DRC application needs to be

revamped and should be more adaptable to the scale of a project. It was suggested that the question of benefit to the community should be answered for all but single family projects. Under certain circumstances, single family projects may also need to answer this question.

- Shawnee Street Townhouses (8201 Shawnee): There was a neighbor meeting early in the development process around 2016. It was asked if the neighbors could share info from that meeting with committee.

Upcoming Business

- 30 West Highland and 8011 Anderson should be presented at the November meeting

Adjournment

- The regular meeting was adjourned at 9:00 PM.