

**MEETING MINUTES
MAPLEWOOD PLAN AND ZONING COMMISSION
MONDAY, SEPTEMBER 8, 2015**

CALL TO ORDER: The meeting of the Maplewood Plan and Zoning Commission was called to order by Chairman Dan Noonan at 6:34 p.m. in the City Hall Council Chambers.

ROLL CALL: Present were members Dan Noonan, Sandi Phillips, Mike Hummert, Emily Knippa, Pickett Lema and Kevin Sullivan. Absent: Jackie Robb.

APPROVAL OF THE JULY 6, 2015 PLAN AND ZONING COMMISSION MEETING MINUTES: Commissioner Hummert made a motion to approve the minutes, duly seconded by Commissioner Sullivan and was unanimously approved by the Commission.

PUBLIC PORTION FOR COMMENT: None.

NEW BUSINESS: **Petition #2015-17 - Review and recommendation of a request to rezone 3368 Oxford from NB Neighborhood Business District to SR Single Family Residential District.** The commission reviewed the staff report. Anthony Traxler provided a background on the proposal and said staff was supportive. Chairman Noonan then asked if there were any questions from the Commission. Hearing none, he asked for a motion to approve. Commissioner Hummert made a motion to approve seconded by Commissioner Phillips. Ayes, members Knippa, Phillips, Lema, Sullivan, Hummert and Noonan. Nays, None. Motion was approved with a vote of 6 ayes, 0 nays.

Petition #2015-18 - Review and recommendation of a request to rezone 2645, 2647 and 2649 Lyle from CB Community Business District to SR Single Family Residential District. The commission reviewed the staff report. Petitioner Tony Spoto stated he could not sell the home due to the existing zoning and indicated he was unaware when he purchased the home that it was zoned commercial. Chairman Noonan asked how old the house was and Tony Spoto said about 100 years. Anthony Traxler said real estate and title companies are now looking harder at potential loans than they did in the past. He added that the intersection of Big Bend and Manchester had various redevelopment possibilities over the years. Commissioner Lema expressed concern about changing the zoning at the current location and said it was done for a reason, it could create a problem in the future. Rich Supkavich representing the owner of 2637 Lyle asked if the residential homes currently zoned as commercial are being used as commercial. Anthony Traxler stated he was not sure but could look into it if need be. Chairman Noonan then asked if there were any questions from the Commission. Hearing none, he asked for a motion to approve. Commissioner Hummert made a motion to approve seconded by Commissioner Sullivan. Ayes, members Knippa, Phillips, Sullivan, Hummert and Noonan. Nays, Lema. Motion was approved with a vote of 5 ayes, 1 nays.

OTHER ITEMS TO BE CONSIDERED OR DISCUSSED:

ZONING ADMINISTRATOR'S REPORT: No report was presented.

There being no further business to come before the Commission, Commissioner Hummert motioned to adjourn the meeting, duly seconded by Commissioner Lema which was unanimously approved.