

**MEETING MINUTES  
MAPLEWOOD PLAN AND ZONING COMMISSION  
AUGUST 16, 2021**

CALL TO ORDER: The meeting of the Maplewood Plan and Zoning Commission was called to order by Chairperson Sullivan at 7:00 p.m. via Zoom.

ROLL CALL: Present were members Dan Noonan, Pickett Lema, Kevin Sullivan, Amber Withycombe and Mark Vanden Akker.

APPROVAL OF THE JUNE 6, 2021 PLAN AND ZONING COMMISSION MEETING MINUTES: Commissioner Lema made a motion to approve the minutes, duly seconded by Commissioner Withycombe and was approved by the Commission.

PUBLIC PORTION FOR COMMENT: None.

**#2021-7 – Review and recommendation of a request to rezone 3723 Cambridge Avenue from AB Arterial Business District to LR Limited Residential District.** The Plan Commission reviewed the staff report and Anthony Traxler provided a background on this petition and a history of how the property was previously utilized. The owner of the property, Scott Gutshall, described the improvements he made at this property and others in the area and his plans to rent out the first and second floor units. Kevin Sullivan asked if MR District zoning was a consideration and Anthony Traxler said either MR or LR District zoning could work with this property but added he believes LR zoning is appropriate because of the intent and purposed of this district and because it will serve as a transition from the adjacent SR District to the nearby MR district zoning. Commissioner Vanden Akker made a motion to approve the petition, seconded by Commissioner Lema. Ayes, members Dan Noonan, Pickett Lema, Kevin Sullivan, Amber Withycombe and Mark Vanden Akker. Nays, none. Motion was approved with a vote of 5 ayes, 0 nays.

OTHER ITEMS TO BE CONSIDERED OR DISCUSSED: Commissioner Withycombe expressed concern about posts she read on Facebook from residents on Lyle Avenue that believe their concerns were not heard for the recent Side Project Brewery petition. Commissioner Withycombe wanted to discuss the notification process with the Commission. The Commission discussed the process and potential options and after the discussion decided both tenants and property owners should be notified and public hearing signage should be increased in size to make it more noticeable.

ZONING ADMINISTRATOR'S REPORT: None

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