



Minutes
City of Burlington Plan Commission
January 14, 2020, 6:30 p.m.

Alderman Bob Grandi called the Plan Commission meeting to order at 6:30 p.m. Roll call: Alderman Tom Preusker; Commissioners Andy Tully; John Ekes; and Art Gardner were present. Mayor Jeannie Hefty and Commissioner Chad Redman were excused. Student Representative Mattea Chamberlin was present.

APPROVAL OF MINUTES

Commissioner Ekes moved, and Alderman Preusker seconded to approve the minutes of December 10, 2019. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

A. Consideration to recommend approval to the Common Council of a Rezone Map Amendment application from Davel Engineering & Environmental on behalf of the Franciscan Friars for property located at 2457 Browns Lake Drive to rezone all of Lot 2 from I-1, Institutional District to Rm-3, Low Density Multi-Family Residential District, subject to Graef's memorandum to the Plan Commission.

- Alderman Grandi opened this item for discussion.
- Tanya Fonseca, Graef, explained the owner wants to rezone to clean up the zoning on the properties.
- Alderman Preusker asked what the plans are for the property. Brian Bangart, representative for the owner, stated they cannot manage the property by themselves, so by sectioning off the property it will be easier to sell. Mr. Bangart further stated part of the property will be sectioned off for new senior apartments that will mirror the existing 49-unit apartments, assisted living, and unsure about the remaining property.
- The Commissioners decided after discussion the applicant shall choose a more appropriate zoning for this property. The Commissioners suggested staff help in determining what the appropriate zoning be after talking to the buyers regarding the use for the property.

- There were no further comments.

Alderman Preusker moved, and Commissioner Ekes seconded to table the Rezone Map Amendment until after having a discussion with the owners regarding the determination of the proper zoning for what is being used.

All were in favor and the motion carried.

B. Consideration to recommend approval to the Common Council of a Certified Survey Map Amendment from Davel Engineering & Environmental on behalf of the Franciscan Friars for property located at 2457 Browns Lake to subdivide one parcel into three parcels, subject to Graef's and Kapur & Associates' memorandums to the Plan Commission.

- Alderman Grandi opened this item for discussion.
- There were no comments.

Commissioner Tully moved, and Commissioner Gardner seconded to table the Certified Survey Map until the zoning is ultimately figured out.

All were in favor and the motion carried.

C. Consideration to recommend approval to the Common Council of a Rezone Map Amendment application from Erin Murphy for property located at 257 Kendall Street to rezone the property from I-1, Institutional District to B-3, Professional Office District, subject to Graef's memorandum to the Plan Commission.

- Alderman Grandi opened this item for discussion.
- Ms. Fonseca explained this was an older church, and has been readapted for a different use overtime. Ms. Fonseca further explained the applicant would like to rezone the property to B-3, and even though it is considered spot zoning, it still coexists with the residential area. The applicant intends on having residential quarters on the lower floor of the building, and will apply for a Conditional Use Permit at a future meeting.
- Commissioner Ekes asked the applicant if having only one access off of Kendall Street would be an issue. Erin Murphy, applicant, replied no that is not a problem.
- There were no further comments.

Commissioner Gardner moved, and Commissioner Ekes seconded to recommend approval of a Rezone Map Amendment.

All were in favor and the motion carried.

ADJOURNMENT

Commissioner Tully moved, and Alderman Preusker seconded to adjourn the meeting at 7:04 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant