



Board of Zoning and Planning Meeting Agenda

October 26, 2023

6:00 PM

1) Call to Order

2) Roll Call of Members

3) Approval of Minutes

4) Public Comments

5) Old Business

1) **TABLED BY APPLICANT**

Application Number: BZAP - 23-23

Address: 2200 E Main

Applicant: Ryan Pearson

Owner: Continental Real Estate Cos.

Request: The applicant is seeking approval from the Board of Zoning and Planning to allow demo and redevelopment of the vacant Trinity Lutheran apartment structures at 2160, 2188, & 2186 E Main Street (Parcel No.: 020-000836, 020-000217 & 020-000350), Also a Special Permit and Conditional Use for new 5-story building with housing alternatives and variance for a new 5-story mixed use building to provide additional housing, restaurant, retail and offices. ***This application was tabled by the applicant to the November 9, 2023, ARB meeting.***

2) Application Number: BZAP - 23-19

Address: 733 Vernon

Applicant: K Bryon Wernicke

Owner: Barbara Wernicke

Request: The applicant is seeking approval from BZAP for a variance to allow a screened garden house 1.5' from the north property line. If approved, the ARB requests that this application be remanded back to ARB for design review and approval. ***This application was moved to BZAP for review by the ARB without recommendation and was tabled at the September BZAP meeting.***

6) New Business:

3) Application Number: BZAP - 23-33

Address: 131 S. Roosevelt

Applicant: Brian Marzich

Owner: Ray Delevie

Request: The applicant is seeking approval from Board of Zoning and Planning for Architectural review, a Certificate of Appropriateness and an 8' variance from the side yard setback to enclose an existing porch add a one story addition to the rear of the residence. ***The application was recommended to the BZAP as a consent agenda item.***

4) Application Number: BZAP - 23-34

Address: 311 Westland

Applicant: Brett Leukart

Owner: Brett Leukart

Request: The applicant is seeking approval by the Board of Zoning and Planning for a variance for a 5' fence in front yard and Special Permit for side yard..

7) Other Business

8) Adjourn