

***APPROVED***

**Minutes to the City of Wilmington  
Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Thursday, November 1, 2018 at 5:00 PM**

**Call to Order**

The November 11, 2018 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:04 p.m. by Chairman Bryan Humphries in the Council Chambers of the Wilmington City Hall.

**Roll Call**

Upon Roll Call by the Clerk the following members answered “Here” or “Present”:

Commissioners Humphries, Jones, Kulpa, Smith, Tryner at 5:17 pm

**Commissioner’s Absent**

Clennon, Wysocki

**Quorum**

There being a sufficient number of members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

**Other Officials in Attendance**

Also in attendance were the City Administrator Joie Ziller, City Engineer & Planner Rodney Tonelli

**Approval of Minutes**

Commissioner Jones made a motion and Commissioner Kulpa seconded to approve the July 12, 2018 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

**AYES:**     4 Humphries, Kulpa, Smith, Jones

**NAYS:**     0

**ABSENT:** 2 Clennon, Wysocki

The motion carried.

**Public Hearings**

Commissioner Jones made a motion and Commissioner Smith seconded to open the Public Hearing at 5:06 p.m. for a MAP Amendment from R2 to B3 on Lot 3, 507 S. Water St. [PIN 03-17-36-112-002-0000.

Upon roll call, the vote was:

**AYES:**     4 Humphries, Kulpa, Smith, Jones

**NAYS:**     0

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**ABSENT:** 2 Wysocki, Clennon  
The motion carried.

City Engineer Tonelli starts off stating that John Tryner filed this application for a MAP Amendment. This is the house that is adjacent to the building on the corner of Water and Fulton, which is occupied by Grand Dental and Tryner Law Office. John will be selling the building to Grand Dental and they are going to be taking over the rest of the space, but in order to do that they have to provide more parking space. John also owns the adjoining residential property. He is asking that it be rezoned to B3 to use as parking for Grand Dental. Tonelli said this presents a couple issues. Grand Dental will not purchase the property unless they know they will have the parking lot. Tonelli said that is not going to happen until it gets rezoned. Since it is a currently a residence, when you rezone it you create a non conforming use. There is a provision in the Code that allows for temporary uses to be approved. Tonelli suggest making a recommendation to Council to approve the MAP Amendment, changing the zoning to B3, but also recommend to Council that they grant a temporary structure and use permit that will allow the resident to stay on that parcel for up to one year. If for some reason that doesn't happen, then they can go back and reverse the zoning. Mark from Grand Dental states that they already have a parking issue now. Administrator Ziller says that the petitioner Mr. Tryner did turn in all the certified letters from all of the adjacent property owners that were notified.

Commissioner Smith made a motion and Commissioner Jones seconded to close the Public Hearing at 5:14 p.m.

Upon roll call, the vote was:

**AYES:** 4 Humphries, Kulpa, Smith, Jones

**NAYS:** 0

**ABSENT:** 2 Clennon, Wysocki

The motion carried.

### **Commissioners Review/Approval/Recommendation**

Chairman Smith made a motion and Commissioner Kulpa seconded to recommend approval to the City Council of Request for MAP Amendment on Lot 3, 507 S. Water St. [PIN 03-17-36-112-002-0000]

Upon roll call, the vote was:

**AYES:** 4 Humphries, Kulpa, Smith, Jones

**NAYS:** 0

**ABSENT:** 2 Clennon, Wysocki

The motion carried.

### **Commissioners Review/Recommendation of Site Plan for VFW Post 5422 located at 557 W. Baltimore Street**

Rodney Tonelli reviews the new plan with the Commissioners. The issues with the parking and size of the building we discussed previously with the VFW. Bob Tincher, the general construction advisor for the VFW is in attendance. Tonelli says the VFW has changed from a 10K square foot building down to a 5,800 square foot building. That will give them adequate

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parking on site to meet the code requirements. The VFW will have to go back and redo the engineering plan that goes with this and flush out the details. In the long term the biggest issue the VFW has is parking. There are safety concerns. No one thinks it is a safe approach to park on the other side of 53. There is not a lot of space nor budget. Bob Tinchler states that his goal is to make the building code compliant. He would like to start the project before Spring. Tonelli says that this plan does require site plan approval. They speak about the potential layout of the interior of the building. Basically, the building will be the same as before but moved back about 20-25 feet and gaining more parking space. The Commissioners are all verbally supportive of the VFW and the Plan with the concept that they will be conformant with the codes. They also think that if a site ravine needs to occur then the Commission wants to review it with the Staff report. The City does not need to Approve the concept to move forward with the build once the Commission approves.

### **Review/Approve 2019 Planning & Zoning Commission Meeting Dates**

Commissioner Smith made a motion and Commissioner Kulpa seconded to approve the 2019 Planning & Zoning Commission Meeting Dates as written

Upon roll call, the vote was:

**AYES:**       5 Humphries, Kulpa, Smith, Jones, Tryner

**NAYS:**        0

**ABSENT:**   2 Clennon, Wysocki

The motion carried.

### **Announcement**

There will be a special meeting on November 15, 2018 to review the multiple annexations to Ridgeport.

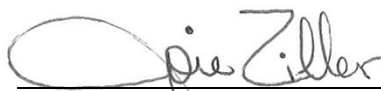
### **Public Comment**

Nothing at this time.

### **Adjournment**

Motion to adjourn the meeting made by Commissioner Smith and seconded by Commissioner Kulpa. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on November 1, 2018 adjourned at 5:50 p.m.

Respectfully submitted,



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Joie Ziller  
Deputy City Clerk