

APPROVED 02/10/2022
REGULAR MEETING
PLANNING COMMISSION
MINUTES

JANUARY 13, 2022

THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 P.M., ON THURSDAY, JANUARY 13, 2022, BY CHAIRMAN McCLELLAN.

ROLL CALL

Present: Frank, Kaminski, Majchrzak, McClellan, Misko, Moore, Rix, Weinert, Zink

Absent: None

Others: City Planner Jeschke, City Clerk Stagl

Visitors: Michael LaDuke, George Sheridan, Brandon Stone, Larry Stone, George Moomaw, Mike Misteravich, Darek Nytko

APPROVAL OF MINUTES

Motion by **Rix**, seconded by **Kaminski**, to approve the minutes of the December 9, 2021, regular meeting as presented.

All yeas

Motion passes

AUDIENCE PARTICIPATION

None.

CORRESPONDENCE

City Council Meeting Minutes of November 15, 2021
City Council Meeting Minutes of December 6, 2021
City Council Meeting Minutes of December 20, 2021

Motion by **Kaminski**, seconded by **Frank**, to receive and file correspondence as presented.

All yeas

Motion passes

ADOPTION OF AGENDA

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Motion by **Zink**, seconded by **Frank**, to adopt the agenda as presented.

All yeas

Motion passes

PUBLIC HEARING

None.

ITEMS FOR CONSIDERATION

B-1. PCD-02-2021/Ali Hakim on behalf of Stone Property Group/Request for Preferred Class Designation/67926 Howard Street

The applicant is requesting to be allowed to have a 10-unit apartment development on a property that is zoned for single-family residential. Therefore, this proposal requires consideration of a Preferred Class Designation.

City Planner Jeschke informed the Commission, that since the December Meeting, city staff met with the developers to discuss whether or not the development could be reduced in scope. City Administration wrote a letter for Stone Property Group to take to the property owners indicating that the total number of units and the lack of parking were issues that the Planning Commission had with the proposal. The property owner has not been cooperative on reducing the price of the building, therefore, the applicant claims it only makes fiscal sense for them to propose it as a 10-unit apartment.

Other than the lack of on-site parking, the proposed use of the property as apartments is probably the most realistic reuse option for this property.

Larry Stone, from Stone Building Group, addressed the Commission. He indicated that most of the items on the proposal the Commission was in agreement with. It appeared that one of the largest concerns was the parking. The developer did a further parking study and presented these facts to the Commission. The study shows that there is no issue with available parking – on average there are 36 empty parking spaces available.

The other concern raised by the Commission was the number of unit being proposed (10). The Commission felt that the number of units being proposed was too high and it would negatively impact parking.

Larry Stone informed the Commission that reducing the number of units would make a great difference to them, and the project would not make fiscally make sense for them. They are proposing to take an empty building and bring upscale, affordable housing to Richmond, without subsidies. To do this, they need to have the 10-units.

Motion by **Zink**, seconded by **Majchrzak**, to approve the requested Preferred Class Designation for a nonconforming use and a Site Plan Review from Stone Property Group to allow a 10-unit apartment development on property located at 67926 Howard Street (APN: 50-07-06-01-308-016), subject to the following conditions:

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1. If the building is vacant for more than one (1) year after this approval the preferred class designation of this property shall be null and void.
2. The applicant shall create one barrier-free handicap assessable parking space on the property.
3. The applicant shall work with the planning and building department regarding all required building and related building/trade permits, sign permits, and occupancy permits through the City of Richmond Building Department.

Discussion on motion:

Zink - He was impressed with the developer's plans. He felt the parking issue had been addressed, but he was still struggling with the number of units being proposed. Larry Stone indicated that reducing the number of units wouldn't financially work.

Frank – Not happy with the number of units being proposed. Felt the parking issue was adequately addressed.

Weinert – Happy with the proposal. He did question whether the City would be able to label some of the parking spaces to be used specifically for the apartments. City Manager Moore indicated that this was an issue that would need to be addressed by Council.

Kaminski – Questioned if the applicant would be able to lease some parking from the church. Larry Stone indicated that he did not feel the church would be willing to give up any of their spaces.

McClellan – The applicant has shown that there is not a parking problem.

Rix – Did not feel this was a good location for a 10-unit apartment complex. No greenspace was being provided for the residents. He did question the results of the parking study since it was done in the winter. He also indicated that many special events happen at the church throughout the year – have these events been taken into consideration?

Majchrzak – Would be happy with 9 units.

Misko – Struggling with the number of units.

Moore – Looking for a way to approve. We are trying to use the Preferred Class Designation. We have heard from both the residents in the area and the Commission members and neither side is happy. Using the Preferred Class Designation indicates that the use is right for the property, in this case, it doesn't work. If the development is denied, it may send a message to the property owner that he need to reduce his price.

Mr. Moomaw, Business Manager at St. Augustine's – He feels having so many people in this building is a recipe for conflict. He respectfully request that the Commission

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reject this proposal.

Zink indicated that if the proposal is denied, the applicant wouldn't be able to bring back another proposal for one year.

Motion by **Zink**, seconded by **Majchrzak**, to postpone action on the item until the February 10th Planning Commission Meeting.

Eight yeas (Ball, Kaminski, Majchrzak, Misko,
Moore, Rix, Weinert, Zink)

One nay (McClellan)

Motion passes

MISCELLANEOUS MATTERS FROM THE CITY STAFF

City Manager Moore – The Department of Public Works is working on getting the ice rink open.

CHAIRMAN AND COMMISSION MEMBERS

Kaminski – Distributed to the Commission information on solar panels and their placement.

ADJOURNMENT

Motion by **Frank**, supported by **Kaminski**, to adjourn the Planning Commission Regular Meeting at 8:37 p.m.

All yeas

Motion passes

Respectfully submitted:
Karen Stagl
City Clerk