

Planning and Zoning Committee  
March 23, 2022

**Present:** James John, Trustee (Chairperson)  
Nicole Chen, Trustee  
Martin Scott, Director of Community Development  
Felix Lampariello, 514 Hillgrove Avenue Developer

**Call to Order:** Trustee John called the meeting to order at 6:30 pm.

**Projects/Requests/Issues:** – Director Scott gave a brief background of the Downtown Plan, proposed changes to the Plan, and the zoning request for 514 Hillgrove Avenue. Currently the property is approved to be a 3-story mixed used development not exceeding 35 feet in height. However, Mr. Lampariello is requesting the building to change to a 4-story mixed use structure. To proceed with this request, Director Scott said the Development Control Ordinance needs to be amended and a revised conditional use permit are in order for a request to change the building height (and number of stories).

Mr. Lamperiello explained that the supply chain and other issues caused him to rethink the original design. He is seeking to add the partial fourth story that would be set back approximately 20 ft. from the front of the building. The architecture has also been with additional cornices, building materials, etc. He is seeking to start construction this summer. A revised incentive request relating to relocation of overhead utility wires will be submitted as well.

The Committee discussed the design of the building and need to relocate overhead wires before agreeing that this request should move forward to the Plan Commission.

**Commission/Board Updates:**

**Plan Commission** – Director Scott noted that the Plan Commission will discuss the new 514 Hillgrove Avenue request, the 17 W. Ogden Plan request, and Garden Market redevelopment at the April 7, 2022 meeting.

**Economic Development Commission** – The Economic Development Commission will once again discuss the TIF incentive for 514 Hillgrove Avenue. Chairman John mentioned the redevelopment of the Hillgrove Avenue streetscape. Director Scott said that the plan is currently at staff level and Teska, consultant for the project, is working on concepts for the plan. Teska proposed having the public submit photos of what they would like to see. No action needed at this time.

**Board of Zoning Appeal**– One variation request will be considered at the April 12 meeting.

**Approval of Minutes:** No minutes to approve at this time.

**Public Comment:** There is no public comment

**Adjournment:** Trustee John motioned to adjourn. Trustee Chen seconded the motion. All in favor, Trustee John and Trustee Chen. The meeting was adjourned at 7:02 p.m.

Submitted by E. Chenelle