

**Zoning & Planning Commission
MUNICIPAL BUILDING
3800 UNIVERSITY BOULEVARD**

MEETING MINUTES

June 9, 2022

MEMBERS PRESENT: John Cutrer, Richard Wilson, Bob Powell, Matthew Fisher, Sam Mazzu, Myrenda Takashima and John Howard

STAFF PRESENT: Legal Counsel Lawrence Smith, Public Works Director Gerardo Barrera, Administrative Coordinator Josie Hayes and Zoning Officials Evan Duvall and Joe Newton

GUEST: Sabina Walia

1. **Notices, Rules, Etc.** John Cutrer; Presiding Officer, called the meeting to order at 6:18 p.m. John Cutrer asked staff to confirm that appropriate notices were given. Josie Hayes stated notices were posted per state and local laws. John Cutrer asked commission members and staff to introduce themselves.
2. **Public Comments** There were no public comments.
3. **3/7 Exemption.** Joe Newton briefly discussed the additional information that was requested from the ZPC from the previous meeting. There was general discussion regarding the required distance the neighbor's house has to be in order for someone to take the 3/7 Exemption. There was general discussion if garages should be located at the rear of the property if the exemption is taken. Richard Wilson made a motion to abolish the 3/7 Exemption. There was no second. Motion failed. The ZPC asked staff to modify the existing ordinance that states the garage would be required to be placed at the rear yard; if not; a special exception or variance would be required if certain criteria was not met and bring back to the next meeting.
4. **Driveway width requirement.** Evan Duvall stated the survey of Mercer was done and there were only two prior nonconforming driveways. There was brief discussion regarding the driveway width requirement. Richard Wilson made a motion to indefinitely table the item. Second by Bob Powell. **AYES:** John Cutrer, Richard Wilson, Bob Powell,