

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

**MEETING MINUTES**

**August 11, 2022**

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

MEMBERS ABSENT: Myrenda Takashima

STAFF PRESENT: Legal Counsel Scott Bounds and Tommy Ramsey, Building Official Brian Hunt, Administrative Coordinator Josie Hayes and Zoning Official Joe Newton

GUEST: Mary Beth Gilbert

1. **Notices, Rules, Etc.** John Cutrer; Presiding Officer, called the meeting to order at 6:15 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 proposed changes. ZPC asked that additional language be added regarding the setbacks for both sides of the building. There were also discussion if the special exception option should be removed. After discussion, the ZPC asked that some of the language be cleaned up, revise the verbiage regarding special exceptions and provide the existing criteria to compare the proposed changes at the next meeting.
4. **Driveway width requirement.** No action taken.
5. **Curb Cuts/Corner Lots.** Joe Newton briefly described the additional information that was requested from the previous meeting. There was general discussion regarding the following items: the different options that were added, if circular driveway could work on