



HOUSING AND LAND USE SPECIAL COMMITTEE MEETING

Wednesday, March 24th, 2021 | 6:30pm

Visit www.macgrove.org/participate for Meeting ID# and password

Please note: this meeting is being held remotely online via Zoom and will be recorded.

Chair: Mike Moore

Secretary: Meg Arnosti

Staff: Alexa Golemo

AGENDA

Zoom Webinar (6:20 – 6:30 pm Tech Check)

6:30 I. Welcome & Introductions

6:45 II. Addition/Deletion of agenda items

6:47 III. Approval of Minutes: February 2021 Meeting and March 2021 SPECIAL Meeting

6:50 IV. 400 Mount Curve Boulevard Variance Application, *David Loehr, Property Owner*

Lot Size Variance Application for Lot 34 and 35: Proposed lot sizes of 4,366.5 sq. ft. for a variance of 633.5 sq. ft. for each lot.

[Sec 66.231](#): R4 one-family zoning district: lot size minimum of 5,000 sq. ft.

7:15 V. 1252 James Avenue Variance Application, *Michael Bell, Property Owner*

Lot Coverage Variance Application: Proposed lot coverage of 43.5% with expansion of back deck and 3-season porch addition, for a variance of 2.8%. (Current lot coverage is 40.7%)

[Sec. 66.232](#): For R1—R4 residential districts in planning districts 14 and 15, excluding property with local heritage preservation site or district designation, the total lot coverage of all buildings, including accessory buildings, shall not exceed forty (40) percent.

7:30 VI. 1219 St. Clair Ave. Rezoning Application, *David Hovda, Hovda Properties LLC & Brian Alton, McClay-Alton P.L.L.P.*

Rezoning Application to rezone B1 local business to T3 traditional neighborhood

[Sec 66.431](#): Business District Dimensional Standards

[Sec 66.331](#): Traditional Neighborhood District Dimensional Standards

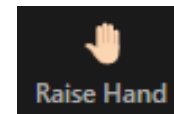
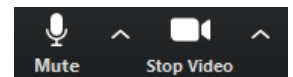
8:10 VII. Adjourn



Committee e-Meetings via Zoom

Zoom Protocol

- **Log in Early** – Please log into *Zoom* at least 5 minutes early so the meeting can start in time. Click “Join with Computer Audio.” Use this time to test your speaker and microphone.
- **Security Precautions:** A Zoom link will be sent out to community members who signed up via www.macgrove.org/participate. Please do not share this link with others. In the unlikely event of an external disruption during the meeting, the Zoom meeting may be terminated, and a new Zoom link will promptly be emailed to all participants.
- **Internet Quality** – When possible, physically connect your computer directly to your internet source. If using WIFI, position yourself in an area with the best signal. Remember to disconnect from VPN and turn off unnecessary apps to optimize internet bandwidth.
- **Video** – All Board and Committee members are encouraged to participate using video. However, if you are experiencing poor video/audio quality, click “Stop Video”. As a last resort, you can join by phone.
- **Mute Your Microphone** – To minimize background noise, remember to mute your microphone at the beginning of the meeting. (Mute button is on the lower left corner of the Zoom screen). To speak, press and hold the spacebar on your keyboard to temporarily unmute yourself. Or, unclick the Mute button for an extended conversation.
- **View Settings** – Customize how you view meeting participants on your screen using the settings on the upper right corner of your Zoom screen. Gallery View statically arranges all participants in a grid pattern. Speaker View dynamically brings the current speaker to the forefront.
- **Raising your Hand** – If you would like to provide feedback or ask a question, please click the “raise hand” icon. If for some reason you do not see an icon labeled “raise hand”, you can take yourself off mute to speak, once you have been recognized by the Chair. (See *Committee Meeting Protocol* below)
- **Questions or Day-of-Meeting Troubleshooting** - Contact MGCC Staff at mgcc@macgrove.org and we will do our best to assist you.



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Committee Meeting Protocol

- MGCC meetings are **recorded** and made available at www.macgrove.org for one month. Please reach out to staff if you have concerns about being recorded.
- **If you would like to comment**, please raise your hand and wait to be recognized. (See *Raising your Hand* above) When recognized, please first state your name and address.
- **This is a place for civil and respectful dialogue.** It does not mean everyone has to agree, but it means we have to treat one another well. Please keep your comments brief and to the point. At about the two-minute mark, the Chair will let you know that your time is almost up.
- After receiving public comments and inquiries, the Committee members will have the opportunity to ask final questions and to discuss the issues at hand. Only voting members of a committee may vote on a motion. If you are not sure whether you are currently a voting member of a committee, please ask the staff member in attendance.