

**MINUTES OF THE  
WINDSOR HEIGHTS  
PLANNING AND ZONING COMMISSION MEETING  
City Hall, 1133 66<sup>th</sup> Street**

**July 14, 2014**

1. Call to Order.

Egger called the meeting to order at 4:34 p.m. Calhoun, Crain, and Muntz in attendance. Absent were Foss, Moran, and Fife. City Inspector/Zoning Administrator, Sheena Danzer, City Administrator, Jeff Fiegenschuh, and Council member liaison, Charlene Butz were also in attendance.

2. Approval of the Agenda.

Calhoun made the motion to approve the agenda as presented; Crain seconded. Voice vote passed unanimously.

3. Public hearing on CUP02-14.

Public hearing on recommendation for a Conditional Use Permit (CUP02-14) for Curly Top Development dba CT Development, to consider a proposal for a 31-unit apartment building specifically for Seniors age 55+ and have an annual income of less than 80% of the area median income limit. The location of the proposed development is at the 63<sup>rd</sup> and Hickman Road re-development that was recently purchased by Hurd Real Estate and would be located at the southwest corner of the lot.

The public hearing was opened at 4:36pm on the proposed senior living facility. Egger stated the hearing was for the request of the conditional use permit and not on the actual site plan of the proposed project. The applicant is requesting the conditional use permit contingent on a CDBG grant they are applying for that is due August 1, 2014.

Tim Mauro with CT Development spoke on behalf of the project that is being proposed at the 63<sup>rd</sup> Street and Hickman Road.

Several residents attended the meeting voicing concerns of the site layout of the proposed development. Concerns such as water runoff, nearby amenities, residential/commercial buffers, existing vegetation, and budgeting limitations of the project were discussed. Fiegenschuh noted that site concerns will be discussed if the applicant receives the grant and would be discussed in more detail during the site plan review process. The applicant is only seeking support of the project at this time so the grant can be applied for.

The public hearing was closed at 5:24pm. Crain made the motion to support the recommendation to the Board of Adjustment for approval. Muntz seconded. Voice vote passed unanimously.

4. Approval of the minutes from the February 26, 2014 meeting

Calhoun made a motion to approve the minutes as read; Crain seconded. Voice vote passed unanimously.

5. Other

The amendments to the sign ordinance is being put on hold as the design guidelines committee works on drafting a city-wide design standards guide. A draft of the guide will be discussed at the August 27<sup>th</sup> meeting.

6. Adjourn to next meeting, August 27, 2014 @ 4:30pm.

Crain moved to adjourn at 5:37 p.m.; Calhoun seconded. Voice vote passed unanimously.