PRE-MEETING:

The board members in attendance were: Jason Lanoha, Dustin Friedman, Sean Kelley, Kristine Moore and Jeremy Aspen. Planning Department staff in attendance were: Dave Fanslau (Director), Mike Carter (Acting Current Planning Manager), Cliff Todd (Zoning Board of Appeals Administrator) and Clinette Ingram (Recording Secretary). The board reviewed the cases.

Certification of Publication: Zoning Board of Appeals Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, December 30, 2019 (Use Waivers) and Thursday, January 2, 2020.

MEMBERS PRESENT: Jason Lanoha – Chair
Dusty Friedman (Alternate)
Sean Kelley
Jeremy Aspen – Vice Chair
Kristine Moore

MEMBERS NOT PRESENT: Brian Mahlendorf
Matthew Kortright (Alternate)

STAFF PRESENT: Dave Fanslau, Director
Eric Englund, Acting Assistant Director
Mike Carter, Current Planning Manager
Cliff Todd, Zoning Board of Appeals Administrator
Jake Placzek, City Planner
Jennifer Taylor, City Attorney
Clinette Ingram, Recording Secretary

The meeting was called to order at 1:00 p.m. Mr. Lanoha introduced the board members and City staff. He explained the procedures for hearing the cases. He stated that the applicant for Case 20-010 had withdrawn their request.
LAYOVER CASES:

1. Case No. 19-142 (from 12/13/19)  
Children’s Hospital Foundation  
c/o HDR, Inc.  
8404 Indian Hills Drive  
Omaha, NE 68114

REQUEST: Waiver of Sections 55-834(1)(2) - Variance to allow an electronic messaging center for a civic use in a GO district and to the maximum sign budget from 60 sq. ft. to 2,520 sq. ft. to allow for a new signage plan.

LOCATION: 8300 Dodge Street
ZONE: GO-ACI-2(65)

PLANNING DEPARTMENT RECOMMENDATION: Approval in accordance with the plans submitted subject to: 1) No off-premise advertising is permitted; 2) The applicant securing any necessary approvals from the NDOT for the electronic messaging sign; and 3) Compliance with Section 55-854 of the Omaha Municipal Code.

At the Zoning Board of Appeals meeting held on December 12, 2019, Brian Nielsen (HDR - 1917 South 67th Street), Marty Beerman (Children’s Hospital) and Tim Jacoby (Children’s Hospital) appeared before the board.

Cliff Todd, Zoning Board of Appeals Administrator, stated that this case was laid over at the December 13, 2019 meeting so that the applicant could provide the board with other options with regards to the content of the sign. Since that time a new sample had been provided. The Planning Department recommended approval in accordance with the plans submitted subject to: 1) No off-premise advertising is permitted; 2) The applicant securing any necessary approvals from the NDOT for the electronic messaging sign; and 3) Compliance with Section 55-854 of the Omaha Municipal Code.

Mr. Nielsen stated that a modification of the original plan had been submitted to the Planning Department. He also submitted a copy of an email (Exhibit B) from JoEllen Edgington with NDOT giving support for the sign.

In response to Mr. Aspen, Mr. Jacoby stated that the sign had already been installed. He stated that he mistakenly believed that Children’s had been given a permit to install the sign, adding that it was an error on the part of Children’s and the contractor.

In response to Mr. Lanoha, Mr. Beerman explained that modifications had been made so that the images on the sign would appear every 10 seconds with no fading between images.

Mr. Kelley stated that after the December Zoning Board of Appeals meeting he drove down Dodge Street to look at the sign. He stated that he was shocked at the large size of the sign and noted that it was visible from 67th and Dodge. He believed that the sign was disruptive to the zoning code and he stated that he would not support the waiver for the electronic sign. Mr. Aspen agreed, adding that he supported waivers for all of the other proposed signage.

Mr. Jacoby explained that the sign had been shown on the building plans for at least 3 years.

Ms. Moore noted that the sign was larger than a highway billboard sign. She believed that the sign did not need to be that large to be visible from Dodge Street and she expressed concern with the precedent that would be set if the waiver request was approved. In response, Mr. Nielsen added that the sign was 5’ taller and 5’ wider than the typical billboard sign.

In response to Mr. Lanoha, Mr. Nielsen stated that specifications and plans for this project had been submitted approximately 3 years ago to Planning Department staff and that the applicant had appeared before the Planning Board but had not appeared before the Zoning Board of Appeals until late in the process. He noted that a waiver had been granted in 2006 to allow 987 square feet of signage. The
current request would allow the applicant to go to 2,520 square feet of signage with the digital media. Mr. Lanoha responded that the permit that the applicant received years ago would have stated that a waiver for the signage was needed.

Mr. Kelley stated that on the occasions that the board approved electronic signage, it is usually for signs that are civic in nature. He believed that the sign was more of an advertisement for Children’s Hospital.

Mr. Aspen stated that he could not find a hardship or practical difficulty in this case. He suggested making a motion that would exclude the digital portion of the sign just in case the applicant wanted to bring that portion of the request back before the board, since denying the request would mean that the applicant could not come back with the same request for one year.

Mr. Nielsen inquired as to whether the sign could be allowed on a temporary, trial basis. He added that at the end of the trial period, the applicant could either alleviate or make modifications to the sign in response to any concerns of the board. Ms. Moore responded that the layover from the December 13, 2019 meeting worked against the applicant since it gave her more time to consider and research the request. She was not agreeable to allowing the sign, not even on a temporary basis.

Mr. Kelley moved to APPROVE the variance for the permitted sign type for a civic use in a GO district to the maximum sign budget from 60 square feet to 1,114 square feet. (This would include all of the other signs that the applicant applied for through this applicant with the exception of the electronic sign). Ms. Moore seconded the motion.

There was continued discussion about the motion.

Mr. Lanoha believed that there was hardship and practical difficulty for the other signs that were being proposed for the hospital due to the campus style setting, the need for directional signage, etc. With regards to the electronic portion of the signage request, Ms. Jennifer Taylor (City Law Department) advised that the board could choose to take no action on that portion of the request which would give the applicant the opportunity to come back before the board. She added that if that portion of the request was denied, it would prevent the applicant from coming back before the board with the exact same application.

Mr. Jacoby commented that the applicant had received feedback from the Planning Department and the Zoning Board of Appeals and that they had done all they could to take their comments into consideration. Mr. Nielsen was in agreement with the board taking no action on the request for the digital signage to give the applicant the opportunity to work on a solution that was agreeable to the board.

The roll was then called for the motion.

AYES: Aspen, Friedman, Kelley, Moore, Lanoha

MOTION CARRIED: 5-0.

Ms. Moore moved to place the electronic portion of the sign on FILE. Mr. Kelley seconded the motion.

AYES: Aspen, Friedman, Kelley, Moore, Lanoha

MOTION CARRIED: 5-0.
NEW CASES:

2. Case No. 20-001
   Craig Tuttle
   1536 South 79th Street
   Omaha, NE 68124
   REQUEST: Waiver of Section 55-740(e) - Variance to the hard-surface driveway requirement.
   LOCATION: 113 North Happy Hollow Boulevard
   ZONE: R3

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on January 9, 2020, Craig Tuttle appeared before the board on behalf of the property owner Tyler Owen.

Cliff Todd, Zoning Board of Appeals Administrator, stated that the applicant was proposing to construct a new driveway that did not meet the hard-surface requirement. The Planning Department found no hardship or practical difficulty to support the request since it was a design preference and a code-compliant, hard-surface driveway could be re-installed. The Planning Department recommended denial of the request.

Mr. Tuttle stated that the property owners wanted to use a Geo block system for their driveway instead of concrete. The system was composed of a plastic, grid system that would be on top of gravel. It would be used for a secondary garage located on the back half of the lot and would reduce the amount of concrete located in the back yard. Mr. Lanoha stated that he was aware of this type of application being used for lawns and commercial buildings when property owners did not want to use a large amount of concrete. He also determined that this was not a case of attempting to use a cheaper alternative since Mr. Tuttle confirmed that this system would cost more than a concrete driveway.

In response to Ms. Moore, Mr. Tuttle stated that the garage would be used as vehicle storage for cars that were not frequently driven.

Mr. Kelley moved to APPROVE in accordance with the plans submitted. Mr. Aspen seconded the motion.

AYES: Friedman, Kelley, Moore, Aspen, Lanoha

MOTION CARRIED: 5-0.
3. Case No. 20-002  
Keystone Senior Community  
c/o Design8 Studios  
5801 North 90th Street  
Omaha, NE 68134  

REQUEST: Waiver of Section 55-832(2) - Variance to the total allowed sign budget from 40 sq. ft. to 175 sq. ft. at 7300 Graceland Drive, to the total allowed sign budget from 40 sq. ft. to 116 sq. ft. at 7350 Graceland Drive, to the maximum allowed square footage per wall sign from 20 to 50 (Sign #2), from 20 to 49 (Sign #4) and from 20 to 82 (Sign #8) to allow for a revised signage plan.

LOCATION: 7300 & 7350 Graceland Drive  
ZONE: R8-PUD

PLANNING DEPARTMENT RECOMMENDATION: Approval, subject to the conditions of the PUD (Planned Unit Development) approval.

At the Zoning Board of Appeals meeting held on January 9, 2020, Joe Proctor (Design8 Studios) appeared before the board on behalf of the applicant.

Cliff Todd, Zoning Board of Appeals Administrator, stated that the applicant was proposing to update the existing, outdated signage at these locations that would exceed the allowable square footage permitted on each property. A hardship existed due to the overall size of the site as well as the multiple access points. The proposed signage did not comply with regulations in the R8 district, therefore a Major Amendment to the PUD was required. At its November 6, 2019 meeting, the Planning Board approved a Major Amendment to a PUD at this location to allow revisions to the existing, approved signage with the condition that this waiver be obtained from the Zoning Board of Appeals. The proposed new monument sign (Sign #1) would be located within the right-of-way. The placement of a new sign in Right of Way could not be supported and would be required to be placed within the property in compliance with the setbacks set forth in Section 55-832. The existing monument sign (Sign #5) was located within the Military Avenue right-of-way and for that sign to remain, approval of an encroachment permit from the State of Nebraska or a Right-of-Way lease from the City of Omaha would be required. The Planning Department recommended approval, subject to the conditions of the PUD approval.

Mr. Proctor explained that the property had changed ownership and names (previously Skyline Manor). He stated that no permits had been taken out for the previous signage and it was not to code. The previous signage had been removed from the building. He indicated that the existing monument sign on Military did not encroach; however, the applicant would agree to obtain a lease for the right-of-way if necessary. He noted the large size of the property and he explained that the signage was needed to identify the numerous egresses/ingresses on the site.

Mr. Kelley moved to APPROVE subject to the conditions of the Planned Unit Development approval. Mr. Lanoha seconded the motion.

AYES: Kelley, Moore, Aspen, Friedman, Lanoha

MOTION CARRIED: 5-0.
4. Case No. 20-003  
HBI, LLC  
13575 Lynam Drive  
Omaha, NE 68138

REQUEST: Waiver of Section 55-187(e) - Variance to the front yard setback from 35’ to 20.5’ to allow for the replacement of the existing stairs.

LOCATION: 2886 Bauman Avenue  
ZONE: R4(35)

PLANNING DEPARTMENT RECOMMENDATION: Approval in accordance with the plans submitted, subject to the applicant submitting an application to rezone the property from R4(35) to R4.

At the Zoning Board of Appeals meeting held on January 9, 2020, Steven Hoisington (HBI, LLC) appeared before the board.

Cliff Todd, Zoning Board of Appeals Administrator, stated that the applicant was proposing to construct a new set of steps on the front of the home and was unable to meet the required 35’ front yard setback. A hardship existed due to the age of the home and the surrounding neighborhood. The Planning Department recommended approval in accordance with the plans submitted subject to the applicant submitting an application to rezone the property from R4(35) to R4.

Mr. Hoisington stated that he was not aware of the rezoning. Mr. Lanoha advised the applicant that there would be no fee for the rezoning since the property was located east of 42nd Street.

Ms. Moore moved to APPROVE in accordance with the plans submitted, subject to the applicant submitting an application to rezone the property from R4(35) to R4. Mr. Kelley seconded the motion.

AYES: Moore, Aspen, Friedman, Kelley, Lanoha

MOTION CARRIED: 5-0.
5. Case No. 20-004
Betty Curran
c/o Randy Curran
2425 “E” Street
Omaha, NE 68107

REQUEST: Waiver of Section 55-226 - Variance to the front yard setback from 35’ to 13’ to allow for the replacement of an existing covered front porch.

LOCATION: 2425 “E” Street
ZONE: R6

PLANNING DEPARTMENT RECOMMENDATION: Approval in accordance with the plans submitted.

At the Zoning Board of Appeals meeting held on January 9, 2020, Betty Curran appeared before the board.

Cliff Todd, Zoning Board of Appeals Administrator, stated that the applicant was proposing to rebuild the existing wraparound porch on the home and was unable to meet the required 35’ front yard setback. A hardship existed due to the age of the home and surrounding neighborhood. The Planning Department supported the request and recommended approval in accordance with the plans submitted.

Mr. Kelley noted that on the eastern part of the city a lot of the homes don’t comply with current setback regulations.

Mr. Kelley moved to APPROVE in accordance with the plans submitted. Mr. Aspen seconded the motion.

AYES: Aspen, Friedman, Kelley, Moore, Lanoha

MOTION CARRIED: 5-0.
6. Case No. 20-005
Robert Neve
c/o Paul Latenser
2271 South 135th Circle
Omaha, NE 68144

REQUEST: Waiver of Sections 55-186 & 55-187(e) - Variance to the front yard setback from 35’ to 14’, to the rear yard setback from 25’ to 7’ and to the interior side yard setback from 5’ to 3’ to allow for the remodel of an existing home.

LOCATION: 806 North 49th Street
ZONE: R4(35)

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on January 9, 2020, Robert Neve (Owner) and Paul Latenser (Latenser Architects – 2271 South 135th Circle) appeared before the board.

Cliff Todd, Zoning Board of Appeals Administrator, stated that the applicant was proposing to remodel his existing home and was unable to meet a number of required setbacks. In the proposed plan, the new structure would work to improve some of the existing non-conforming design but there were no hardship or practical difficulties to support this request as these were design preferences. He suggested that if the board considered granting the waivers, the applicant should be required to submit an application to rezone the property from R4(35) to R4 since this would make the front yard less non-conforming. The Planning Department recommended denial of the waiver request.

Mr. Latenser explained that there was a garage on the property that was below grade with access off of 49th Street. The garage had a concrete top that was used as a patio. The garage was in disrepair and was dangerous to use. The intention was to tear down the garage and build one that was more conforming. He briefly discussed other plans for the property.

Mr. Neve indicated that he had spoken to all of the neighbors with the exception of one and he submitted a list of signatures of those who supported the request (Exhibit B).

Robert Bushey (801 North 49th Street) appeared in opposition to the request. He believed that the home didn’t need to be any bigger than it was since there were already too many houses in the neighborhood that were built on small lots and that were too close together. He explained that this created problems when repairs and maintenance needed to be performed on homes. It was explained to Mr. Bushey that the request would actually increase the amount of space by 3’ along 49th Street.

Mr. Aspen moved to APPROVE in accordance with the plans submitted, subject to the applicant submitting an application to rezone the property from R4(35) to R4. Mr. Kelley seconded the motion.

AYES: Aspen, Friedman, Kelley, Moore, Lanoha

MOTION CARRIED: 5-0.
7. Case No. 20-006
Staci Dudley
3358 South 220th Street
Omaha, NE 68022

REQUEST: Waiver of Sections 55-108 & 55-782(f) - Variance to the front yard setback on a double frontage lot from 50’ to 25’ and to the interior side yard setback from 25’ to 4’ to allow for the construction of a new pool, patio, pergola and garage.

LOCATION: 3358 South 220th Street
ZONE: DR

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on January 9, 2020, Staci Dudley appeared before the board.

Cliff Todd, Zoning Board of Appeals Administrator, stated that the applicant was proposing new construction on her property and was unable to meet the front and interior side yard setbacks for the installation of a new pool, patio, pergola and garage. The Planning Department found no hardship or practical difficulty to support the request and recommended denial.

Ms. Dudley explained that the proposed location for the pool made sense because of the septic tank and laterals that were on the north side of the lot. The garage, that would include some storage on the upper level, would be built on the north side of the lot.

Mr. Aspen moved to APPROVE in accordance with the plans submitted. Mr. Kelley seconded the motion.

AYES: Kelley, Moore, Aspen, Friedman, Lanoha

MOTION CARRIED: 5-0.
8. Case No. 20-007
   Anson Nowka
   1516 South 219th Avenue
   Omaha, NE 68022

   REQUEST: Waiver of Section 55-186 - Variance to the
   rear yard setback from 25’ to 10’ to allow
   for the construction of a new detached
   garage.

   LOCATION: 1516 South 219th Avenue

   ZONE: R4

   PLANNING DEPARTMENT RECOMMENDATION: Denial.

   At the Zoning Board of Appeals meeting held on January 9, 2020, Anson Nowka appeared before the
   board.

   Cliff Todd, Zoning Board of Appeals Administrator, stated that the applicant was proposing to construct a
   new, detached garage and sports court. The applicant noted that the purpose of the new structure was to
   help correct poor drainage from the adjacent neighbors’ pool and patio design which caused concrete
   washout and standing water issues in their yard. They believed that the new design would mitigate the
   existing problem. The Planning Department found no hardship or practical difficulty to support the request
   and recommended denial.

   Mr. Nowka explained that the lot slopes from back to front and from the left to the right which caused
   issued with drainage. He noted that the adjacent property sits approximately 3’ higher than his. He
   proposed adding some landscaping retaining walls to correct the drainage issues. He indicated that he had
   received approval of the plan for the homeowner’s association.

   Mr. Lanoha noted that there was a large outlot behind the applicant’s home and that there should be
   minimal impact to the surrounding neighborhood.

   Mr. Aspen moved to APPROVE in accordance with the plans submitted. Mr. Friedman seconded the
   motion.

   AYES: Moore, Aspen, Friedman, Kelley, Lanoha

   MOTION CARREID: 5-0.
9. Case No. 20-008
Heather Burwell VCA
23 Cypress Street
Lorton, NE 68382
REQUEST: Waiver of Section 55-836(2) - Variance to the required front yard setback from 12’ to 8’ to allow for the relocation of an existing monument sign.
LOCATION: 9706 Mockingbird Drive
ZONE: CC

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on January 9, 2020, Craig Davis and Ron Dovis (Metro Sign Consulting – Bellevue, Nebraska) appeared before the board.

Cliff Todd, Zoning Board of Appeals Administrator, stated that the applicant was proposing to relocate an existing monument sign from its current conforming location, 12’ from the front property line, to a spot 4’ closer to the street, leaving only an 8’ setback. The Planning Department found no hardship or practical difficulty to support the request and recommended denial of the request.

Mr. Dovis explained that Mockingbird Drive has a right-of-way that went from 100’ to 60’. He stated that in its current location the sign was not very visible. He further explained that, after he reviewed the case, he determined that only 1.5’ was being requested (variance from 12’ to 10.5’).

Mr. Kelley moved to APPROVE the variance to the required front yard setback from 12’ to 10.5’ to allow for the relocation of an existing monument sign. Ms. Moore seconded the motion.

AYES: Aspen, Friedman, Kelley, Moore, Lanoha

MOTION CARRIED: 5-0.

The applicant submitted a plan showing the proposed location of the sign (Exhibit B).
At the Zoning Board of Appeals meeting held on January 9, 2020, Derek Quinn appeared before the board.

Cliff Todd, Zoning Board of Appeals Administrator, stated that the applicant wanted to install a fence around his rear yard to provide both privacy and safety reasons. Because of the proximity of the home between streets, it has two front yards, both with a 35’ front yard setback. The applicant indicated that the height and fence design was chosen because it fits the requirements of the neighborhood homeowners association. The Planning Department found no hardship or practical difficulty to support the request since it was a design preference and a code compliant fence could be installed without the need for a zoning variance. The Planning Department recommended denial of the waiver request.

Mr. Quinn explained that his home sat on a triple frontage lot which resulted in their being no privacy from vehicle and pedestrian traffic. He believed that there was a hardship because if the fence was put in the backyard it would make the space virtually unusable. He further elaborated on the reasons why it would be difficult to place the fence in accordance with zoning regulations. He indicated that he planned to install an above ground pool in the future which would require a 6’ fence.

There was some discussion about the visibility at the intersection. After some discussion, Mr. Quinn stated that he had a couple of other fence designs that the board might consider supporting. The second option (Exhibit B – Option 2) transitioned to a 50% open fence that would work for the future pool and would provide better visibility for traffic. A third option (Exhibit B – Option 3) was also presented.

The board agreed that there was a hardship and expressed support for Option 2.

Ms. Moore moved to APPROVE in accordance with Exhibit B – Option 2. Mr. Aspen seconded the motion.

AYES: Freidman, Kelley, Moore, Aspen, Lanoha

MOTION CARRIED: 5-0.
11. Case No. 20-010
2302 M, LLC
c/o Kyle Haase
E & A Consulting
10909 Mill Valley Road, #100
Omaha, NE 68154
REQUEST: Waiver of Section 55-740(f) - Variance to the minimum perimeter parking lot landscaping from 10’ to 7.3’ to allow for the expansion of an existing parking lot.
LOCATION: Southeast of 23rd and M Streets
ZONE: R7 (NBD Pending)

This request was withdrawn at the request of the applicant.
12. Case No. 20-011
   Jake Messerly
   c/o Doug Kellner
   TD2
   10836 Old Mill Road
   Omaha, NE 68154

   REQUEST: Waiver of Section 55-734 - Variance to the required number of off-street parking stalls from 29 to 10 to allow for a remodeled office space.

   LOCATION: 5419 Northwest Radial Highway
   ZONE: GC

   PLANNING DEPARTMENT RECOMMENDATION: Approval in accordance with the plans submitted.

   At the Zoning Board of Appeals meeting held on January 9, 2020, Doug Kellner appeared before the board.

   Cliff Todd, Zoning Board of Appeals Administrator, stated that the applicant was proposing to redevelop the existing 8,583 square foot structure into office space which would require 35 off-street parking stalls; however, only 10 stalls could be provided. A hardship existed due to the age and size of the existing building and property. The Planning Department recommended approval in accordance with the plans submitted.

   Mr. Aspen moved to APPROVE in accordance with the plans submitted. Mr. Kelley seconded the motion.

   AYES: Kelley, Moore, Aspen, Friedman, Lanoha

   MOTION CARRIED: 5-0.
13. Case No. 20-012
   Mancuso Properties, LLC
   7930 Blondo Street
   Omaha, NE 68134

   REQUEST: Waiver of Sections 55-406, 55-715(c) & 55-740(b)(c)(f) - Variance to the rear yard setback from 15' to 4', to the minimum required street yard landscaping depth from 5' to 0' along the west property line, to minimum drive aisle width from 24' to 22', to the minimum 90° parking stall depth from 18' to 17', to allow vehicle overhang into a landscaped area and to the minimum perimeter parking lot landscaping depth of 10' and 5' to 0'.

   LOCATION: 7337 Farnam Street
   ZONE: GC

   PLANNING DEPARTMENT RECOMMENDATION: Denial.

   At the Zoning Board of Appeals meeting held on January 9, 2020, Sarah Billesbach (Owner - 7930 Blondo Street), Lucas Billesbach and Kyle Crouch (JEO Consulting – 2401 North 173rd Street) appeared before the board.

   Cliff Todd, Zoning Board of Appeals Administrator, stated that the applicant was proposing to remodel the existing medical office into a dental office that would not meet a number of zoning code requirements. It appeared that the site provided more off-street parking than the code required which partially caused the need for the requested zoning waivers. The Planning Department found no hardship or practical difficulty to support the request and recommended denial of the waiver requests.

   Mr. Billesbach stated that the parking lot needed to be replaced due to deterioration. He indicated that a small conference room and staff restroom facility were being added to the existing building that would extend into the landscaped area of the site. He stated that the paved area of the parking lot had been reduced so that trees and other landscaping could be added. Mr. Billesbach also stated that with the two dentists, nine employees and eight operatories, 23 - 25 parking spaces were needed instead of the required 17 to make the dental office work at this site.

   Mr. Crouch explained that it was difficult for the site to meet any landscaping requirements, especially in its current condition. He discussed the plans for the site, including the addition of sidewalks along both frontages and the removal of the access drive on Farnam Street.

   Mr. Kelley noted that the plan for the site would vastly improve the current situation.

   Mr. Kelley moved to APPROVE in accordance with the plans submitted. Mr. Lanoha seconded the motion.

   AYES: Moore, Aspen, Friedman, Kelley, Lanoha

   MOTION CARRIED: 5-0.
APPROVAL OF MINUTES:

Mr. Lanoha moved to APPROVE the minutes of the December 12, 2019 meeting. Mr. Kelley seconded the motion.

AYES: Friedman, Kelley, Moore, Lanoha

ABSTAIN: Aspen

MOTION CARRIED: 4-0-1.

ELECTION OF OFFICERS:

Mr. Aspen moved to ELECT Jason Lanoha as Chair of the board.

After a brief discussion Mr. Aspen withdrew his motion.

Mr. Lanoha moved to ELECT Sean Kelley as Chair of the board. Mr. Aspen seconded the motion.

AYES: Friedman, Kelley, Moore, Aspen, Lanoha

MOTION CARRIED: 5-0.

Mr. Kelley moved to ELECT Jason Lanoha as Vice-Chair of the board. Ms. Moore seconded the motion.

AYES: Kelley, Moore, Aspen, Friedman, Lanoha

MOTION CARRIED: 5-0.

ADJOURNMENT

It was the consensus of the Board to ADJOURN the meeting at 2:51 p.m.

Approved (date)

____________________________________________
Jason Lanoha, Chair

____________________________________________
Clinette Ingram, Secretary