

**BOARD OF MAYOR AND COMMISSIONERS
PUBLIC HEARING**

October 21, 2009
6:00 p.m.

MINUTES

Members Present: Ed Rieker, Mayor
Sandra Varian, Mayor Pro tem
Lyda Steadman, Commissioner
Michael Payne, Commissioner
David Milliron, Commissioner

Staff Present: Clai Brown, City Manager
Juliette Sims, City Clerk

Item No. 1: Meeting called to order at 6:00 p.m. by Mayor Rieker.

Item No. 2: Adoption of Agenda

A motion to adopt the agenda as presented was made by Commissioner Payne, seconded by Commissioner Steadman, passed with all ayes (5-0).

Item No. 3: Receive Public Comment on Conditional Use Permit
Application for Hairston Lofts, 100 N. Avondale Road

City Manager Brown stated that Alan Gay of 100 N. Avondale Road has submitted a conditional use permit application for his property which consists of two dwelling units and a single commercial space. City Manager Brown noted that the two dwelling units are not physically connected to the commercial space. City Manager Brown stated that Article 9 of the Zoning Ordinance states that apartments may be allowed in the Central Business District as conditional use, the dwelling units conform to the ordinance definition of apartment house.

City Manager Brown noted that he has personally inspected the units and recommends to the board to approve Mr. Gay's application.

Mayor Rieker stated he has been in the units and they have done a beautiful job.

George Kennedy, 116 Center Street, member of Downtown Development Authority and friend and colleague of Alan Gay stated that Alan Gay owner of 100 N. Avondale sends his regrets that he was unable to attend the meeting tonight but he is in New York on business. Mr. Kennedy stated that Mr. Gay has been around Avondale since he was a child and has invested his own money in this project so this is not something where he was looking to make a quick buck or flip the property and that indicates a long-term commitment to Avondale Estates. Mr. Kennedy stated if you go back to the original master plan the City had several years ago the idea was live, work and play and he feels we have somehow drifted away from that and the economy has not helped and it only makes sense to provide some residential space in the business district. Mr. Kennedy noted Steve Grubenhoff will be the Rental Agent and Building Manager of this property so it will be maintained properly. Mr. Kennedy noted that on this Saturday from 12pm to 2pm the Hairston Building will be open for tours.

Mayor Pro tem Varian stated that Mr. Gay has done a good job with the property and it looks very nice.

Commissioner Payne stated that he is 100% for it.

Mayor Rieker asked that this item be moved to the October 26th agenda.

Item No. 4:

Adjournment

There being no further business, a motion to adjourn at 6:06 p.m. was made by Commissioner Steadman, seconded by Commissioner Payne, passed with all ayes (5-0).

Approved this 14th December, 2009

Ed Rieker, Mayor

ATTEST:

Juliette Sims-Owens, City Clerk