

RECORD OF PROCEEDINGS

Minutes of

CITY OF ENGLEWOOD PLANNING COMMISSION BOARD

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held March 5 20 25

The Englewood Administrative Board for Planning and Zoning Appeals met this date at 5:30 P.M. with President Karen Iames presiding.

BOARD MEMBERS PRESENT: Scott Cunningham, Andrew Gough, Frances Clark, Brent Fisher.

CITY OFFICIALS/STAFF PRESENT: William Singer, Jr., Development Director; Stacy Powell, Clerk.

VISITORS LIST: There were ten (10) names on the Visitor’s List, which is on file in the Clerk’s office.

APPROVAL OF MINUTES: Mr. Gough moved to approve the Minutes from the Board’s February 2025 meeting. Mr. Fisher seconded the motion. **VOTE:** Mr. Gough; yea, Mrs. Clark; yes, Mr. Cunningham; yea, Mr. Fisher; yea. Motion approved.

SWEARING IN: All persons speaking were sworn in under oath by Mr. Singer.

FINAL SUBDIVISION APPLICATION 25-02: Westbrook Meadows Section 4

The Westbrook Meadows subdivision is located at the southernmost part of the city, directly north of Westbrook Road. This subdivision started in 2001 with the first phase of development, now some 23 years later, the final phase has been planned to commence and complete the development. The Westbrook Meadows Section Four subdivision contains 11.845 acres and 26 lots, with about half of that land being utilized as green space/detention and the other half for single family housing. The developer and his consulting engineer are both experienced. Their plans have been reviewed and approved by the Montgomery County Engineering Department, as the county will provide water and sanitary sewer for this development. In addition, plans are currently under review by the city of Englewood’s Civil Engineer for the required final approval. Mr. Singer presented the Commission with the staff report and recommendation.

Mrs. Strider-Iames opened the hearing to the public. Applicant, Lance Oakes, was present to speak in favor of the request and to answer any of the Board’s questions. There was no one present to speak in favor or opposition to the final subdivision approval. The Board closed the Public Hearing, discussed the issues amongst themselves, and asked questions of the applicant and staff.

A motion was made by Mr. Cunningham to approve the Final Subdivision Application: 25-02. Mr. Gough seconded the motion. **VOTE:** Mrs. Strider-Iames; yes, Mr. Fisher; yes, Mr. Gough; yes, Mrs. Clark; yes, Mr. Cunningham; yes. Motion Approved.

MAJOR MODIFICATION APPLICATION 25-03: 360 W. National Rd Expansion

The applicant, MSC Englewood LLC, represented by Joey Madden, President of MSC Englewood LLC, is requesting approval to modify an existing S-PUD plan for the property located at 360 W. National Road. The request includes the construction of three additional self-storage buildings for recreational vehicles to the rear of the existing building and new storage units connected to the rear of the existing building. The applicant has submitted a conceptual site plan outlining the proposed development, a rendering and a project narrative to provide an overview of the proposal. The property is currently zoned S-PUD, Special Planned Unit Development with C-3, Community Commercial as the underlining zoning. The site is approximately 9.6 acres in area and is located on the south side of W. National Road, east of Union Boulevard. The applicant has provided a site plan and narrative of the proposal. Mr. Singer presented the Commission with the staff report and recommendation.

Mrs. Strider-Iames opened the hearing to the public. Applicant, Joey Madden, was present to speak in favor of the request and to answer any of the Board’s questions. There was one resident present to speak in opposition to the request, with the main concern being where exactly the RV units would be placed on the property in comparison to homeowner’s properties. There was no one present to speak in favor to the major modification request. The Board closed the Public Hearing, discussed the issues amongst themselves, and asked questions of the applicant and staff. After a lengthy discussion, the board determined they needed additional info, on the exact location and height of the storage units.

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A motion was made by Mr. Fisher to table the Major Modification Application: 25-03. Mr. Cunningham seconded the motion. **VOTE:** Mrs. Strider-Iames; yes, Mr. Fisher; yes, Mr. Gough; yes, Mrs. Clark; yes, Mr. Cunningham; yes. Motion Tabled.

VARIANCE APPLICATION 25-04: 6976 Salem Ave

The applicants, Tim and Lisa Staley, are requesting a variance for the property located at 6976 Salem Avenue, to house horses and chickens. This property is well removed from the roadway, accessed by a more than 1,000-foot drive, on the South Side of Salem Avenue, across from Old Salem Road. The property is zoned R-1, Single Family Residential and was built in 1983. The applicant's property, which contains 3.69 acres and remotely located on the south side of Salem Avenue, directly east of the MVCTC. According to Chapter 618, Section 618.13 Nuisance Conditions Prohibited, horses are prohibited within the city limits (section of the code attached). This Chapter was updated in 2013 to prohibit farm animals' city wide, within the understanding that there may be some properties that could accommodate farm animals. This property is one of those properties that has a substantial amount of land. This property is unique, and the variance request is not impactful to any adjacent property owners. Mr. Singer presented the Commission with the staff report and recommendation.

Mrs. Strider-Iames opened the hearing to the public. Applicants, Tim and Lisa Staley, were present to speak in favor of the request and to answer any of the Board's questions. There was one neighboring resident present to speak in favor to the request stating that they are in full support of the approval of this application. There was no one present to speak in opposition to the variance request. The Board closed the Public Hearing, discussed the issues amongst themselves, and asked questions of the applicant and staff.

A motion was made by Mr. Fisher to approve the Variance Application: 25-04. Mr. Cunningham seconded the motion. **VOTE:** Mrs. Strider-Iames; yes, Mr. Fisher; yes, Mr. Gough; yes, Mrs. Clark; yes, Mr. Cunningham; yes. Motion Approved.

OLD BUSINESS

There was no old business to discuss.


NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

Mrs. Strider-Iames adjourned the meeting at 6:48 P.M


Karen Strider-Iames, President


Stacy Powell, Clerk