

RECORD OF PROCEEDINGS

Minutes of

CITY OF ENGLEWOOD PLANNING COMMISSION BOARD

Meeting

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

Held April 2 20 25

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

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

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

VISITORS LIST: There were seven (7) names on the Visitor’s List, which is on file in the Clerk’s office.

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

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

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

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

The applicant, MSC Englewood LLC, represented by President Joey Madden, 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 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 an updated site plan, building elevations and additional information, as requested by Planning Commission during the March 2025 meeting. Mr. Singer presented the Commission with the staff report and recommendation.

Mr. Cunningham opened the hearing to the public. Mr. Joey Madden, 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 to the major modification request. Residents were present to speak in opposition to the request, with the main concern being property values of the homes and how much of the buildings would be seen from the backyards of nearby residents. 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 Major Modification Application: 25-03. Mr. Fisher seconded the motion. VOTE: Mr. Gough; yea, Mrs. Clark; yea, Mr. Cunningham; yea, Mr. Fisher; no. Motion Approved.

ZONING CODE AMENDMENT 25-05

Mr. Singer presented a proposed text amendment to update the Englewood Zoning Code, specifically Section 1262.09, as it pertains to “Tobacco or Vape Stores.” Currently, the Englewood Zoning Code does not identify or define this use. Overtime uses change, new ones come along, and some die off and lose popularity. Selling tobacco is not something new, however, a store selling only vape products has become very popular in recent years.

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April 2

25

Held \_\_\_\_\_ 20 \_\_\_\_\_

Staff recommends to place this use within the "C-2" Highway Commercial District

Mr. Cunningham opened the hearing to the public. Bill Singer was present to answer any of the Board's questions. There was no one present to speak in favor or opposition to the proposed amendment. The Board closed the Public Hearing, discussed the issues amongst themselves, and asked questions of staff.

A motion was made by Mr. Fisher to approve the Zoning Code Amendment: 25-05. Mr. Cunningham seconded the motion. **VOTE:** Mr. Fisher; yes, Mr. Gough; yes, Mrs. Clark; yes, Mr. Cunningham; yes. Motion Approved.

**OLD BUSINESS**

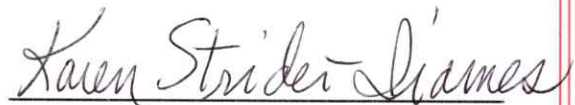
There was no old business to discuss.

**NEW BUSINESS**

There was no new business to discuss.

**ADJOURNMENT**

Mr. Cunningham adjourned the meeting at 6:20 P.M



**Karen Strider-Iames, President**



**Stacy Powell, Clerk**