

**HEARING OFFICER –Kelly Conference Room #155
October 22, 2025 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, October 22, 2025 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Ryan Robling

APPROVAL OF MINUTES:

July 30, 2025

Robling made a motion to continue the minutes to the next meeting.

PETITIONS:

CU-46-25/ ZR2025-10-0101

Gable's Bagels

200 E. Kirkwood Avenue

Parcel: 53-05-33-310-227.000-005

Request: Conditional Use for a Standardized Business in the Mixed-Use University Village Downtown Character Overlay (MD-UV). Case Manager: Joe Patterson

Joe Patterson, case manager, presented CU-46-25. See meeting packet for more detail. The department recommends that the Hearing Officer adopt the proposed findings and approve CU-46-25 with the following conditions:

1. This conditional use approval is limited to the uses and design as submitted. Minor changes to the sign size, façade design, such as refacing of signs or change of sign graphics within the allowed signage area, can be approved as consistent with this conditional use approval, subject to sign standards and other design criteria in place at time of future application.
2. This approval allows for the placement of wall signage along the Kirkwood frontage only.

Nancy Baldwin, petitioner, presented her request for conditional use approval.

Eric Greulich, Development Services Manager, wanted to add a third conditional of approval stating that a Certificate of Appropriateness is required prior to the issuance of a sign permit.

Robling made a motion to approve CU-46-25 with the following amended conditions of approval:

1. This conditional use approval is limited to the uses and design as submitted. Minor changes to the sign size, façade design, such as refacing of signs or change of sign graphics within the allowed signage area, can be approved as consistent with this conditional use approval, subject to sign standards and other design criteria in place at time of future application.
2. This approval allows for the placement of wall signage along the Kirkwood frontage only.
3. A Certificate of Appropriateness is required prior to the issuance of a sign permit.

Meeting adjourned 2:12 P.M.