

**HEARING OFFICER –Kelly Conference Room #155
December 17, 2025 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, December 17, 2025 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Ryan Robling

APPROVAL OF MINUTES:

December 3, 2025

Robling made a motion to approve the minutes. Motion passes.

*There is no Zoom recording found from this meeting.

PETITIONS:

V-55-25 / ZR2025-11-0111

John Germain

2303 N. Walnut Street

Parcel: 53-05-28-200-030.000-005

Request: Determinate sidewalk variance from sidewalk installation on the west side of the property along the frontage of Old State Road 37 to allow a change in use to "Restaurant" in the Mixed-Use Corridor (MC) zoning district. Case Manager: Jamie Kreindler

Jamie Kreindler, case manager, presented V-55-25. See meeting packet for more detail. The department recommends that the Hearing Officer adopt the proposed findings and approve V-55-25 with the following conditions:

1. Site plan approval is required prior to issuance of any permits.
2. A right-of-way use permit is required prior to any work in the public right-of-way.
3. The steep slopes shall be placed within a conservation easement pursuant to the standards of UDO Section 20.05.040.

John Germain, petitioner, presented his request for a determinate sidewalk variance.

Robling asked about the peculiar condition due to this being a through lot.

Robling made a motion to adopt the *Proposed Findings of Fact* and approve V-55-25 with the conditions listed in the staff report. Motion passes.

Meeting adjourned 2:31 P.M.