

The Hearing Officer meeting was held on Wednesday, May 24, 2023 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Ryan Robling

**REPORTS RESOLUTIONS AND COMMUNICATIONS:** Petition CU-16-23 will be heard first since the petitioner for V-15-23 was not present at the start of the meeting.

**PETITIONS:**

CU-16-23     **Michael Fowler dba Everbowl**  
518 E. Kirkwood Avenue  
Parcel(s): 53-05-33-405-032.000-005  
Request: Conditional use approval to allow a standardized business in the Mixed-Use Downtown within the University Village Overlay (MD-UV).  
Case Manager: Eric Greulich

Jackie Scanlan, Development Services Manager, presented an updated staff report on CU-16-23. Staff is recommending the Hearing Officer adopt the proposed findings with the following condition:

1. A sign permit is required prior to installation of the sign.

Michael Fowler, petitioner, presented his conditional use request.

Robling approved CU-16-23 based on the written findings, including the one condition outlined in the staff report.

V-15-23     **Brownfields IV LLC**  
229 W. 1<sup>st</sup> Street  
Parcel(s): 53-08-04-200-112.000-009  
Request: Variance from front yard parking setback standards to allow the construction of a new parking area in the Mixed-Use Downtown, Downtown Gateway District.  
Case Manager: Eric Greulich

Jackie Scanla, presented the staff report on V-15-23. Staff is recommending the Hearing Officer adopt the proposed findings in the staff report, including the following conditions:

1. This variance applies to the location and number of parking spaces proposed with this petition only. Any new or alternate parking arrangement will require a separate variance approval.
2. Approved per terms and conditions of Plan Commission case #SP-13-23.

3. A grading permit is required prior to any site disturbance.  
Mike Carmin, consultant, presented on behalf of the petitioner.

Robling approved V-15-23 based on the written findings, including the three conditions outlined in the staff report.

Meeting adjourned 2:14 P.M.