



AGENDA
REGULAR MEETING OF THE
WINDSOR HEIGHTS BOARD OF ADJUSTMENT
Wednesday, February 21, 2024 - 5:30 PM
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST
ZOOM: <https://us02web.zoom.us/j/7832856334>
Meeting ID: 783 285 6334

1. Call to Order/Roll Call

Chaden Halfhill called the meeting to order at 5:30 PM. Members present: Donna Markley, John Villotti, Paul Walter, and Carole Tillotson. Staff present: City Clerk Adam Strait, Deputy City Clerk Nate Leuthold, City Attorney Pat Burk, Acting City Planner Trey Rouse of Bolton & Menk, and City Engineer Justin Ernst of Bolton & Menk

2. Approval of Agenda

Motion by Donna Markley to approve. Seconded by Carole Tillotson. Motion passed 5-0

3. Approval of Minutes:

Motion by Donna Markley to approve the minutes of the 10/31/23 meeting, with a date changed from 3/1/23 to 10/31/23. Seconded by John Villotti. Motion passed 5-0

Motion by Donna Markley to approve the minutes of the 1/17/24 meeting. Seconded by Paul Walter. Motion passed 5-0

A. Approval of 10.31.23 Minutes

B. Approval of 1.17.24 Minutes

4. Consideration of Conditional Use Permit - 1011 64th St

Nate Leuthold read a written comment in opposition from Nicole Crain of 7022 Del Matro Ave. Catherine Dickel of Hive House presented. Trey Rouse clarified the use granted by the CUP. Motion by Donna Markley to approve with staff recommendations. Seconded by Paul Walter. Motion passed 5-0

A.

- Staff Report and Application Materials

5. Consideration of Conditional Use Permit - 6961 University Ave

Nate Leuthold gave an overview of public comments: 17 new comments in opposition, 9 new comments in support, and 19 comments in opposition at the previous meeting. Some of the opposing comments from the previous meeting and new comments were from the same source. Motion by John Villotti to open the public hearing at 6:02 PM. Seconded by Paul Walter. Motion passed 5-0

The following spoke in opposition:

The agenda was posted on the official bulletin boards, posted to www.windsorheights.org, and city social media platforms in compliance with the requirements of city ordinances and the open meetings law.

Maria Torres of 1716 Plaza Circle
Bill Strate of 7015 Sunset Terrace
Bob Bishop of 1128 64th Street
Steve Lowe of 1214 68th Street
Janet Strate of 7015 Sunset Terrace
Adam Laithrop of 1716 Plaza Circle
Colleen Keleher of 6529 Colby Avenue

The following spoke in favor:

Justin Williams of the WH Chamber of Commerce

Motion by Donna Markley to close the public hearing at 6:19 PM. Seconded by John Villotti.

Motion passed 5-0

Aaron Wolfe, Casey's Site Development Manager; Brian Sheriff, President of Colby Interests; and Wally Pelds, of Pelds Design Services presented.

Trey Rouse and Pat Burk presented on conditions of approval and denial

Motion by Paul Walter to approve with staff recommendations. Seconded by Carole Tillotson.

Motion passed 4-1. Yea: Paul Walter, John Villotti, Chaden Halfhill, Carole Tillotson. Nay: Donna Markley

A. Staff Report and Application Materials

Aaron Wolfe Casey's

Brian Sheriff, President at Colby Interests

Wally Pelds - Pelds Design Services

Matt Viziano, Director of Real Estate at Casey's

6. **Adjourn**

Motion by Donna Markley to adjourn at 7:39 PM. Seconded by John Villotti. Motion passed 5-0