



**Planning and Zoning Meeting Minutes  
February 14, 2022 at 6:30 pm**

**CALL TO ORDER**

Vice-Chair Santurri called the meeting to order at 6:30 pm and led everyone in the Pledge of Allegiance.

**ROLL CALL AND DETERMINATION OF QUORUM**

The following Planning and Zoning and staff members were present.

**Board Members:**

Steve Kreidt, Chair  
Ryan Santurri, Vice-Chair  
David Gragg, Board Member  
David Nelson, Board Member

**Absent:**

Melissa Gibson, Board Member

**Staff:**

Sandra Riffle, Deputy City Clerk  
John Freeburg, Police Chief  
Drew Smith, City Attorney  
Jim Winter, RLA, CPH  
Ellen Hardgrove, AICP City Planner

**Applicants:**

Nelson Lerma, Mecato's Bakery & Cafe  
Edwin Lurduy, Mecato's Bakery & Cafe

**APPROVAL OF MINUTES**

1. January 10, 2022 Planning and Zoning Meeting Minutes  
*Board Member Nelson made a motion to approve the January 10, 2022 Planning and Zoning Meeting Minutes as presented. The motion was seconded by Board Member Santurri. Approved (4/0).*

**NEW BUSINESS**

1. **Mecato's Bakery and Café- Waiver Request Section 134-471(2)e**  
Planner Hardgrove opened the site plan and waiver request review and explained that the applicant proposes to enlarge and retrofit the existing building. She reviewed City Council's approval of the waivers to the ECD that the Planning and Zoning Board recommended approval for on January 10, 2022. Council accepted P&Z's recommendation except that related to the required wall along the Hoffner Avenue right-of-way where parking is proposed. Council denied this requested waiver,

without prejudice. Attorney Smith said that City Council wants to see more information about the concept, and they were specific about leaving the door open to consider the waiver.

She reviewed what was in the packet for P&Z's consideration including: the submitted plans, photometrics, and a boundary survey. She also stated staff is still requesting twenty-six items that still need to be corrected but believes those items will not affect the site plan layout, and staff is confident these modifications can be accomplished prior to City Council's review.

Discussion ensued relative to the waiver requested.

Attorney Smith noted that the plans show the required wall without the waiver. If the waiver is approved, the street wall can be removed.

Applicant Nelson Lerma said they added car stops to protect the wall, but it is still possible that it could be bumped by a vehicle. He stated concern that there is not enough space between the parking lot and the property line for a wall, a tree, and shrubbery. The tree roots could lift the sidewalk and influence the wall.

Discussion about the sustainability of landscaping with the wall continued.

Board Member Gragg noted that he thought Planning and Zoning's solution on January 10, 2022, to have the wall along Hansel turn and front the first couple of spaces fronting Hoffner and landscaping the remainder of the Hoffner frontage was good. He thinks the property would look better with the landscaping and does not see the need for a continuous wall.

Board Member Santurri said that the wall would take up space that could be used for environmental-friendly natural materials.

Chair Kreidt said he likes the wall and thought it would enhance the southern entrance into the City.

Mr. Lerma said that he would prefer P&Z's original recommendation. What people can see at the traffic light would have the same effect without the 200 feet of wall.

Board Member Santurri said the wall would appear, from that location, to go up the street.

Chair Kreidt said he would be more concerned about what people would see coming from Belle Isle. Board Member Santurri responded that it is a standalone blank wall from the stairs to the sidewalk. Planner Hardgrove said the People Space was envisioned for the main roads of the ECD, including Gatlin and Hoffner Avenues. City Council had a concern about setting precedent should this waiver be approved. Treating this portion of Hoffner Avenue as a side street rather than a main road would be a policy decision.

Board Member Nelson said people would be at the intersection to see the Edgewood Central District concept.

There was no public comment.

**Chair Kreidt made a motion to recommend denial of the waiver request. Board Member Nelson seconded the motion.**

Board Member Santurri said that he thought that the same goal could be accomplished by a hedge, offsetting the wall expense and providing a more environmental-friendly buffer.

Board Member Nelson said the 2-foot distance between vehicles' front bumpers and the proposed wall will likely not sustain landscaping, even if it is groundcover. He said they could put in pine straw or mulch between the wheel stops and the wall because you will not see it.

Board Member Gragg said he thought it would be unreasonable to require groundcover in that location.

Board Member Nelson said it would be a logical way to offset some of the cost.

Discussion ensued about the waiver approval criteria and the fact that the request was an applicant preference instead of a technical reason that the wall could not be provided. Landscape Architect Winter stated the land between the wall and the sidewalk could sustain understory trees and ground cover.

There was no public comment.

**The motion was approved by roll call vote (3/1):**

Board Member Gragg	Favor
Board Member Nelson	Favor
Chair Kreidt	Favor
Board Member Santurri	Opposed
Board Member Gibson	Absent

**2. Mecato's Bakery and Café- Site Plan Review**

**Chair Kreidt made a motion to recommend approval of the site plan conditioned on the completion of the 26 items recommended by staff, to be submitted by February 28, 2022, to maintain City Council meeting March 15, 2022 agenda space. Board Member Nelson seconded the motion.**

**The motion was approved by roll call vote Approved (4/0):**

Chair Kreidt	Approve
Board Member Santurri	Approve
Board Member Gragg	Approve
Board Member Nelson	Approve
Board Member Gibson	Absent

**UNFINISHED BUSINESS**

None

**COMMENTS/ANNOUNCEMENTS**

None

**ADJOURNMENT**

***Board Member Santurri made a motion to adjourn the meeting at 7:15 pm; seconded by Chair Kreidt.  
Approved (4/0).***



Steve Kreidt, Chair



Sandra Riffle, Interim City Clerk