



Emerson-Garfield Neighborhood Council

Monday, February 10, 2025

Meeting Started: 6:00 PM

Voting Members Present: 14

Guests Present: 0

Quorum Verification: 14 voting members present; quorum met.

Agenda:

Motion to accept agenda: E.J. Iannelli

Second to accept agenda: Daya Goldschlag

Motion to approve agenda passes unanimously

Action Items:

Proposed use change: 601 W. Mansfield

- Eileen provided a summary of a proposed development at 601 West Mansfield, which aims to convert a former dental office into a convenience store. The council reviewed the conditional use permit for the project, expressing concerns about its potential impact on the residential area and discussing strategies to oppose the development. The group also addressed a legislative bill that could affect their plans and encouraged members to engage with their representatives to voice their opinions on the matter. As a neighborhood council, we have the opportunity to provide feedback on the CUP during the initial comment period. A public comment period will be forthcoming.
- Neighbors close to the property discussed the opposition to a proposed development in their city. The original permit was a type 2, which they opposed, and an appeal led to its granting. They are now in the stage of a type 3, conditional use permit, and are considering their next steps. Eileen mentioned that the Neighborhood Council has taken two actions opposing the development. It was also noted that the developer has no intention of instituting coolers for fresh produce, and the emphasis of his business would be on selling beer, wine, and tobacco products. The group agreed to leave with a resolution and a position statement to present a unified front. They also discussed the dubious process of the city approving a type 2 process that has since been appealed and is now moving through a type 3. The group decided to use the language from the most recent appeal decision to support their implementation.

Motion to draft a comment to be submitted on behalf of the EGNC that is consistent with the comment that the Mansfield neighbors will be drafting and submitting. E.J. Iannelli

Second to draft a comment to be submitted on behalf of the EGNC that is consistent with the comment that the Mansfield neighbors will be drafting and submitting. Jeff Thomas

Motion passes unanimously

The meeting was adjourned at **6:48 PM**