

**CLIVE PLANNING & ZONING COMMISSION MEETING MINUTES  
REGULAR MEETING  
MAY 5, 2026  
COUNCIL CHAMBERS**

---

**Call to Order/Roll Call**

Chair Alowitz presided and called the meeting to order at 05:30 PM. This meeting was held in the City Hall Council Chambers. Public access was provided in-person at City Hall and via Zoom. Information on how to access via Zoom was provided on the city's website and on the agenda. The meeting was recorded.

PRESENT: Michael Alowitz, Marcia Hunter, Jeffrey Anderzhon, Chris Panzi, Lindsay Brandon, Milagros Ortiz, Julie Correa

ABSENT:

STAFF: Amanda Grutzmacher, Kathryn Purvis

**Action Items**

1. Approve Meeting Minutes - 04/07/2026  
Julie Correa moved approval, seconded by Lindsay Brandon. Roll Call: Ayes: Michael Alowitz, Marcia Hunter, Jeffrey Anderzhon, Lindsay Brandon, Milagros Ortiz, Julie Correa. Nays: None. Abstained: Chris Panzi. Motion carried.
2. Site Plan Amendment - Genesis Health Club - 10930 Hickman Road  
Grutzmacher presented the request for exterior modifications at 10930 Hickman Road. No one was present on behalf of the applicant.

Commissioners Brandon and Ortiz questioned if staff had viewed large-scale applications of the product, expressing concerns with inconsistencies without proper application. Grutzmacher advised that identifying contractors that are familiar with the product for the application process would be necessary and that the applicant was working on procuring bids from such contractors.

Commissioner Anderzhon advised that in his professional experience, this product changes the color of the masonry underneath instead of adding a layer on top. He also noted that it was generally accepted as a good product from an architectural perspective.

Commissioner Ortiz questioned how this product compared in cost to other alternatives. Grutzmacher advised that a cost analysis had not been run; however, this product more than likely had a higher installation cost but made up for it in the longevity with minimal maintenance costs needed when compared with other alternatives such as paint.

Commissioner Brandon noted that the color choices of gray-on-gray on such a large building wasn't ideal. Grutzmacher advised that the submission meets the existing exterior color and material variation standards so there is limited recourse to suggest a change.

Mary-Ann Parks, 10860 Hickman Road, asked general questions about the product, and advised that it sounded like a good solution as it allowed the stone to breathe unlike paint.

Julie Correa moved approval, seconded by Lindsay Brandon.

Roll Call: Ayes: Michael Alowitz, Marcia Hunter, Jeffrey Anderzhon, Chris Panzi, Lindsay Brandon, Milagros Ortiz, Julie Correa. Nays: None. Abstained: None.  
Motion Passed.

### **Presentation and Discussion**

No Items

### **Staff Report**

Grutzmacher generally reviewed updates to upcoming projects and staff workings.

### **Adjournment**

Being no further business, the meeting was adjourned at 05:57 PM.