

CLIVE PLANNING & ZONING COMMISSION MEETING MINUTES
REGULAR MEETING
MARCH 3, 2026
COUNCIL CHAMBERS

Call to Order/Roll Call

Chair Alowitz presided and called the meeting to order at 5:30 p.m. 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, Lindsay Brandon, Milagros Ortiz

ABSENT: Chris Panzi, Julie Correa

STAFF: Amanda Grutzmacher, Kathryn Purvis

Action Items

1. Approve 2/3/2026 Meeting Minutes
Jeffrey Anderzhon moved approval, seconded by Lindsay Brandon.
Roll Call: Ayes: Michael Alowitz, Jeffrey Anderzhon, Lindsay Brandon, Milagros Ortiz. Nays: None. Abstained: Marcia Hunter.
Motion carried.
2. Site Plan Amendment: Facade Updates - 1649 NW 86th Street and 8585 Clark Street
Purvis presented the request for Site Plan Amendment for 1649 NW 86th Street and 8585 Clark Street. The request is related to unauthorized painting of the exterior brick on both buildings. Purvis reviewed the Development Standards Manual and 86th Street Corridor Guidelines sections that do not allow for paint applications in brick or masonry. Staff recommended denial of the Site Plan Amendment due to inconsistency with the standards and guidelines.

Chris Murray, President and CEO of Denny Elwell Company, represented the property owners. Ben Nading, Owner of Midwest Paint, was also present to answer questions about the product and paint application. Mr. Nading stated he offers a 5-year warranty against peeling or fading and the expected lifespan for the paint is 7 to 10 years.

The Commission generally discussed paint warranty for commercial applications, when the paint was applied, color selection process, long-term building maintenance considerations, and enforcement mechanism if the paint is allowed to remain and begins deteriorating.

Lindsay Brandon moved approval, seconded by Jeffrey Anderzhon.
Roll Call: Ayes: None. Nays: Michael Alowitz, Marcia Hunter, Jeffrey Anderzhon, Lindsay Brandon, Milagros Ortiz. Abstained: None.
Motion failed.

Presentation/Discussion

Staff Report

Adjournment

Being no further business before the Commission, the meeting was adjourned at 6:13 PM.