

**MINUTES
CITY OF AMES
PLANNING AND ZONING COMMISSION**

Date: January 18, 2017	Debra Lee, Chairperson	2018
	*Matt Converse, Vice Chairperson	2017
Call to Order: 7:00 PM	Carlton Basmajian	2017
	*Rob Bowers	2018
Place: Ames City Hall Council Chambers	Anuprit Minhas	2019
	Doug Ragaller	2019
Adjournment: 8:50 PM	Yvonne Wannemuehler	2018
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Public Hearing for the Annexation of Auburn Trail Subdivision on Hyde Avenue
 2. Zoning Text Amendment to Allow for Family Day Care as a Permitted Home Occupation.
 3. Zoning Text Amendment to Correct Mixed-Used Development Parking Requirements
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CALL TO ORDER: Debra Lee, Chairperson, called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA:

MOTION: (Wannemuehler/Ragaller) to approve the Agenda for the meeting of January 18, 2017.

MOTION PASSED: (5 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF November 2, 2016:

MOTION: (Ragaller/Wannemuehler) to approve the Minutes of the meeting of November 2, 2016.

MOTION PASSED: (5 - 0)

PUBLIC FORUM: There were no public comments.

PUBLIC HEARING FOR THE ANNEXATION OF AUBURN TRAIL SUBDIVISION ON HYDE AVENUE ROAD

Charlie Kuester presented the proposed annexation along with a map showing the outline for the territory. The area under discussion today is the 68 acre parcel owned by Hunziker Apartments LLC, the City Council recently approved a subdivision plat where staff was directed to require the applicant to create a 50-foot strip of land along the north edge of the property. Staff presented the project to City Council on December 13, 2016 and asked if they wished to include any properties as non-consenting owners, state law allows you to bring up to 20% of the land area of an annexation of properties that are owned by people that don't wish to be annexed. City Council directed staff to maximize what they could. Charlie stated that staff included four properties; a map was shown outlining the four properties and who the owners

were. Charlie also outlined the owners of other properties adjacent to the proposed annexation territory; he did point out a 117 foot wide strip that is owned by Rose Prairie LLC, that was unable to be annexed at the time as it would land lock the Sturges property. He noted that the Rose Prairie LLC has agreed at some point will seek annexation.

Charlie mentioned that the City has a policy requirement that annexations are consistent with the LUPP and the AUF, and in this case they both indicate that the land should be annexed. The Urban Residential designations are areas that the City retains sole subdivision review and also areas that are expected to be annexed and developed. He noted that full City services to the Rose Prairie, Quarry Estates, and Hayden Crossing Developments did occur at different times and did reach agreements with property owners to pave the road; full paving is completed up to 190th street. A water main has been installed and a connection district was created to help recoup those costs as property is developed along with sanitary sewer. Charlie said that all the utilities and services are available for development and development has occurred on the Quarry Estates property and Hayden Crossings while the Rose Prairie property has received rezoning but the City has not received any proposals yet.

Charlie mentioned that Auburn trail is tentatively the name of the Hunziker property that they are discussing; he then presented on the map what is in the outlying area.

He showed attachment 3; which is a map of the Ames Allowable Growth Areas (LUPP Excerpt). Charlie stated that Scenic Valley was approved a few years ago and is currently under development and gave some background information to the 80-20 and why staff is recommending inclusion of the four properties.

Charlie stated that if we did not bring the properties in now we would not be able to bring them in later. The staff recommends including the properties in the 80/20 to avoid an island and create more uniform boundaries. The City's desire and the State's requirement for uniform boundaries is to avoid jurisdiction problems, multiple police and fire responders, have the utilities more efficient, and also allow orderly growth to the City. It has been suggested that we can continue the 50 foot gap all the way around however keeping the 50 foot gap creates obstacles for the growth and extension of utilities and roads across that property.

At the December 13, 2016 meeting there were several property owners who spoke in opposition of the proposed development and a few of them are present this evening. Charlie stated they tried to provide enough information to the property owners so they would understand all the implications if they were annexed in. He stated that the zoning would continue as Agriculture and if they choose, the property owners rezone at a later time, but would not be forced upon them; He stated that City Council or the property owner can petition to change the zoning. Charlie noted that most of the homes are connected to Xenia Rural Water and can stay with Xenia Rural Water or they can change to the City of Ames water system but would have to pay the costs of buying out water territory from Xenia, pay a connection fee to the City, and then pay a plumber to make the actual connection. He mentioned that the majority of the customers are on a septic system for their sanitary sewer and the property owners can remain on the septic system as long as it continues to function, however if a malfunction were to happen they would have to connect to the City System only if their house was within 200 feet of a city main. Charlie mentioned that it looks like only the Ennes/Taylor home would likely be the only one obligated to hook up to sanitary sewer if they had a failure.

Charlie stated he did include several FAQs regarding what changes home owners would see with the annexation. He stated the biggest thing would be an increase in the property taxes; if the valuation of the property didn't change then property owners would see about a

22% increase after annexation. The properties would be subject to all the requirements of the City; ex: building permits, rental property, burning leaves would need a burn permit etc. Charlie mentioned there would be a few changes to the homeowner's lifestyle for the non-consenting owners if they were annexed and the City is aware of their concerns. Staff is recommending the inclusion of those four properties and recommending all five properties be recommended to City Council for annexation.

Carlton questions why we didn't include the corner property above the Hunziker Apartments LLC into the annexation, Charlie stated if included it would bring us above the 80/20 threshold.

Charlie stated that the options are to recommend the annexation of all of the properties, recommendation of none of the properties, or they can make a recommendation to exclude any properties, he further explained would not be able to exclude the Hamblin residence because then it would make it an island, it would need to be a combination of properties.

Chuck Winkleblack, with Hunziker Companies at 105 S 16th Street approached the lectern. He stated that the map Charlie showed was not the map they recommended to the council. Their application did include a different strip along the bottom of Hunziker Apartments, LLC that connected all the residences on the east side of Hyde therefore not needing those properties brought in but City Council elected to go a different direction than their initial application. Chuck stated they have tried to work with all the neighbors and they thought their land could be brought in with the bigger properties like Sturges. Chuck stated would like to move this forward and get started with development but unable to do so until annexed.

Yvonne questioned if Hunziker Companies were going to be building apartments or homes? Chuck stated that there are no plans for apartments, possibly townhouses and single family homes.

Roger Hamblin, at 4514 Hyde Avenue came up to the lectern stating they have been dealing with city and developers for the past several years and got everything resolved with the road. He then mentioned that when the road paving was done the City was aware back then that the Hunziker property would be coming up but they were not ready at that specific time as the rest of the owners were anxious in moving forward. Roger stated that several scenarios were given to them and felt that none of the options would benefit them and would increase their taxes and cost them more to be moved into the city. He feels that they are being forced in and was initially told that they would not be forced in due to all the rules and regulations of non-consenting owners. Roger stated that to the east of them they border the park and nothing is ever going to be built there and if left in the county the infrastructure is already set up; if annexed to the city it would cost thousands of dollars to connect to utilities. Roger mentioned that for any of the non-consenting homeowners it is not a win/win. In his opinion he would recommend to the commission to not approve the annexation and go with Chuck Winkleback's original recommendation and leave them in the county as non-consenting.

Carlton asked to see the future annexation map and asked what in terms of timeline are we looking at. Charlie stated would probably be more short term opposed to medium or long term. He noted that the Ames Golf and Country Club and the Irons have already signed an agreement that they will annex when we asked and will pay their share of sewer and water. They have also already come to an agreement to buy out the water rights with Xenia. Charlie stated they also have an approved preliminary plat and probably in the spring a final plat would be coming in.

Debbie asked about the Sturges property. Charlie stated they are not interested in annexing, but with this scenario, the Ames Golf & Country Club and the area owned by

Northridge Heights Homeowners Association would bring in enough 80/20 to bring in Sturges and the other Eness piece with the expectation that Rose Prairie, LLC would seek annexation, which we have a verbal agreement on. He noted that the railroad would also then be included and would probably annex all the way to 190th Street.

Debbie questioned what would happen if the City went with Hunziker's original plan, what would the long term be, and would the four non-consenting properties potentially be able to stay not outside the city forever. Charlie stated that if it is still the goal of the City to annex according to our Allowable Growth Area policy then we would probably have to put on hold the Ames Golf and Country Club Irons annexation and wait until the Borgmeyer property choose to annex or not. He stated at this time the Borgmeyer property has not really expressed any desire to be annexed. Debbie wanted to know if there was a scenario where the non-consenting properties would be able to stay outside the City of Ames forever or is it inevitable that they are going to be part of some non-consenting annexation at some point. Charlie stated that it is something that the City would really have to bend over backwards to leave them out of an annexation. Debbie stated the bottom line is the rational for orderly growth. Charlie agreed.

Anuprit stated that clearly these properties can't stay in the county forever, she asked for further explanation of the initial map that Chuck had presented to council. Anuprit wanted to know if there was any way to delay the property tax. Charlie questioned if she meant having the 50 foot line to the south. He stated that if carved the 50 foot from the South wouldn't be able to bring in the properties as an 80/20. Charlie stated we are aware of one of the intentions of one of the blocks of property however the other he is unaware of what is going to happen there. He mentioned that the Northridge Homeowners Association should be coming in as well; we were told by Hunziker that they would be able to get their consent. Charlie mentioned that with looking at the overall growth this is the only scenario that works.

MOTION: (Basmajian/Raggaller) to accept Alternative #1, which states, The Planning and Zoning Commission can recommend that the City Council approve the annexation of 82.69 acres of land, including 14.50 acres of non-consenting property as sown on Attachment 1.

MOTION PASSED: (4 - 1) Opposed: Minhas

Debbie did ask when this would be going back to City Council. Charlie stated notices will be send out on January 25th for the City Council public hearing on February 14 and then at that point if City Council does approve the annexation then all information will be sent to Des Moines to the City Development Board with the expectation that it will be accepted at their March 8th agenda with a public hearing in April. The process after that would be if the City Development Board approves the annexation they will wait 30 days to see if any objections or if anyone files suit before they will release it for recording which would bring it to late May before becoming official.

ZONING TEXT AMENDMENT TO ALLOW FOR FAMILY DAY CARE AS A PERMITTED HOME OCCUPATION

Charlie Kuester stated the City allows for people to have businesses in their home and there is a process for them to get approval. He mentioned that the purpose of allowing in home businesses is to allow the applicant to generate an income out of their home. Charlie states that the City regulations are to ensure that it has minimal impact on the neighbors in a residential district. He noted that there are two types of home occupations; there is a Permitted Home Occupation which are staff approval and relatively minor impacts and the other is a Special

Home Occupations which are anything that is not permitted or a prohibited home occupation and would require a public hearing in front of the Zoning Board of Adjustments with a decision by the Board.

Charlie stated that childcare facilities that are run out of the home, the Planning department gets these on regular basis. He noted that the current daycare regulation states no more than 5 or fewer school age children and 6 or fewer pre-school children equaling 11 children, this number is different from what the state limits are. Charlie stated that if you have 5 or fewer then the state doesn't require you register. Charlie states that the purposes of these regulations are to bring our client limits in line with the state regulations. The state differentiates between how many children you can have yet also differentiates between their ages and number of providers. He stated this change will bring the City up to date with the state regulations. It would be easier for the client as if they meet the state regulations then they would meet the City's as well. Charlie stated would also like to make it easier for the small home daycare centers with up to 12 children to go through the staff approval process rather than the Special Home Occupation process. The regulations that are being asked to be amended would add home childcare providers that are non-registered or fall under the Child Development Home A or Child Development Home C; (one provider) as permitted home occupations and then Child Development Home B and Child Development Home C (two providers) would still go through the Special Home Occupations process which these allow for up to 12-16 children.

Charlie stated an additional change was to remove the adult day care facility from the paragraph of home child care facilities and lists it out separately and this was done for clarification only and has no impact on the regulations. He also mentioned they added some clarification to a "licensed center", as the City currently allows these in most residential zoning districts with a Special Use Permit and in commercial zoning districts with minor development site plan. These types of facilities are not home occupations because of the size and nature of the operations. Charlie states they have coordinated with the Child Care Referral service in Ames and they are in support of these changes and they did offer some recommendations as well. He further explains that they have also talked to a couple of past clients who have received Special Home Occupations and they feel that making this easier for smaller home daycare would be a benefit to future applicants. Staff is asking the Commission to recommend to City Council the adoption of the amendments as are listed on the staff report.

Doug asked if the goal is to match the state recommendations and has the state ever changed these numbers. Charlie stated he is not sure how static these numbers are. He recommended not putting a number in and just stating that has to meet the state requirements and if that number changes we wouldn't have to make these changes again. Charlie stated they do not wanting to get into policing of how it is operated with the right amount of children as this would need to be done by DHS regulations as the City does not inspect for that reason. Charlie mentioned that this recommended change wasn't about how many kids there are but to regulate the business and help minimize the impact on a neighborhood and the current standards with DHS are appropriate. He states if a change was made by DHS then they would need to re-evaluate that then.

The Commission further discussed the wording of the two types of Permitted Home Occupations. Carlton stated that the wording would remain in compliance even if the state changed.

Carlton asked if the City can pass regulations that have more restrictions than the state legally, Charlie stated we have before as our maximum number is 11 for the City while the state allows 12.

MOTION: (Wannemuehler/Minhas) to approve the Planning & Zoning Commission recommend to City Council that they adopt the proposed amendments regarding Home Child Care Facilities.

MOTION PASSED: (5 - 0)

ZONING TEXT AMENDMENT TO CORRECT MIXED-USE DEVELOPMENT PARKING REQUIREMENTS

Charlie stated they have known for awhile now that there has been an anomaly in the parking regulations in the zoning ordinance. The zoning ordinance in most instances in the parking table differentiates between Campustown and Downtown in one column and then all other zoning districts in another column. It used to be that Campustown and Downtown were one zoning district but then a few years ago in 2006 these two zoning districts were separated and the wording still had the correct use but in 2010 when another part of the parking regulations were changed one box that was empty now has the word "none" in it. Currently all zones except Downtown and Campustown read as "Mixed-use development parking shall be determined as the sum of parking requirements of the individual use components" and in the second box for Downtown and Campustown it used to be blank and then somehow the word "NONE" was put in there sometime in 2010 and it was thought that parking was not needed for apartments in Campustown. Charlie stated that staff has always applied that if you have a commercial use in Campustown on the ground floor you do not have to provide parking for that but if you do apartments above that then you have to have one space per apartment unit. He asked that we amend the wording and he is not sure if it was a scribes error or just an inadvertent formatting error. Staff is asking that the column wording for all zones except Downtown and Campus town service center zones for the mixed-use development be applied to the Downtown and Campus town service center zones as well. He further explained that even though the table has had the word "none" there for several years and a number of buildings have been built in Campustown these new developments have met the one space per residential unit, we have recently been challenged on it.

Anuprit asked about wording on first page as it is worded as one space per bedroom where the table states one space per residential unit, Charlie stated that is a staff error on the report and will correct.

Scott Renaud with Fox Engineering at 414 S 17th Street came up to the lectern; he doesn't think it was an error of the word "None" and was done intentionally; he showed a pre-2000 ordinance and then he also has the 2000 ordinance as it was drafted and set but was not published as the zoning map hadn't been adopted yet. He is not certain when it got changed to the word "None". Scott stated there was a period of time where changes were made that the public was not made aware of and unable to comment on; this has also changed and they are more informed. He believes it was a purposeful change as Campustown and Downtown are unique and not all buildings as you are going to use them have the ability to provide parking. He stated some of the small lots were at one time all commercial and are now being converted to apartments and if the updated wording was added it will put a negative effect on Downtown housing as well as a negative effect for smaller lots in the Campustown zone. He again stated he feels this was done intentionally and that the commission should leave it the way it is. Scott stated he has been in the area for about 30 years and when the zoning ordinance was redone it was done with a "village" concept and really trying to de-emphasize the automobile and

emphasize alternate modes of transportation; the table was set as "none" as there are alternatives particularly in Campustown. He further explains there is the intermodal facility; the City has numerous parking lots within Campustown area, the Memorial Union Parking ramp, and even Iowa State University has their own parking lots that provide relief. Scott is asking for the commission to not recommend the change and to leave it as it is as he feels it gives more flexibility.

Debbie stated she is receptive to what he is saying and asked how he would respond to the times when the commission has had people that live in the Campustown area talking about parking pressures in their neighborhood. Scott stated that the parking pressures should be left high to de-emphasize the use of the automobile. He mentioned that as of right now you can have a five bedroom apartment with only one parking stall and that it is known when you are renting a space in Campustown. Scott said most students don't need a car as they can easily walk around campus and if the student did have a car there are alternative spaces to put it. Scott states he believes Iowa State University has been very intentional on how they are keeping parking limited on Campus as they are pushing students to use the buses. Scott stated that if you made it easy to park then everyone would come around and park in Campustown and if this change is made people will have their own parking spaces allocated and won't share them even if they are not using them; the whole idea of having a Downtown and Campustown is to have a fluid parking mixture.

Carlton states that he agrees with his logic but curious as the City's perspective as there have been a ton of the mixed-use development and there is more coming. Charlie stated that recent developments have provided one space per residential unit, he again explained not sure if intentional as unable to find a staff report stating to take the parking down to zero. He further explained that he agrees with a lot of what Scott had stated about parking and he had come from a different meeting earlier where a discussion was had about asking the council to do a parking study of Downtown. He doesn't think we should leave the parking requirement at zero when they are currently having pressures for 200-300 unit apartments that still may go up in the Campustown area. Charlie asked that the Commission recommend the change and if they want to do a motion after the approval to make a recommendation to the council to consider evaluating the parking in Downtown and Campustown then that would be appropriate.

Scott Renaud came back up to the lectern stating that Downtown is different from Campustown as the parking situation is different. Campustown businesses are student oriented while Downtown is typically more mobile and a lot more movement. Scott re-explained different parking options for students to park. Scott stated that Debbie might be thinking of more short term parking where if wanting to go to Campustown to get something to eat, that would be short term but this is different.

Kurt Mackey from 3217 Red Fox Road stated that back in December of 2016 they were working on a project for a client that had some properties in Campustown and when looking through the parking requirements it was noted that there were none so they had come up with some preliminary design work for their client. Kurt showed pictures of the development they were working on that has 8 residential units and would need 8 parking spaces and one of the issues they had if parking was required it would take the lower level of the development to put parking on and if that was the case they would have to put 50% display windows into a parking area and is not the desire. They would like to do a commercial area on the first floor. Kurt stated one of the issues about parking on the block they want to develop on that is central to the block is a parcel that is owned by the City. It is not an alley and access to the back side of the properties is through the City's parcel and what would happen if the City decided to sell the

parcel and how to get access. Kurt stated that there are bigger issues than just clearing up a "clerical" error that is 6-7 years old.

Carlton questioned where the project is going to be located? Kurt stated the front is on Lincoln Way and sits between Welch and Hayward. Carlton asked for clarification that the design they showed did not have any parking, Kurt stated that is correct.

Debbie wanted verification that this design was for 8 residential units. Kurt stated that is correct and if wording is changed then would need 8 parking spots. Kurt stated that if the commission approves this recommendation then they will still need to have discussions with their client and the Planning department on how to incorporate parking. Charlie stated he was unable to comment as this is the first time he has seen the plans.

Scott came back up stating he wanted to give a little background as he worked on 122 Hayward that is next to this property. He stated that the City's parcel is not technically an alley so they don't have access rights; and he believes there are about 30-40 parcels that have no access to automobiles.

Debbie asked that they set some parameters on the discussion from the board; she thinks they need to keep their sites on what is best for the areas, prefer not to discuss about clerical error or not or how it gets applied to a specific project. The board needs to discuss if it is more appropriate to have those requirements for the zoning categories or if they feel they don't have enough information and ask to defer.

Carlton stated that this raises some interesting questions for him as he thinks maybe they should table this request and have staff do more investigation into other impacts. He mentioned that he is thinking of Lincoln Way itself and the Welch to Hayward block that may be changing, maybe a conversation needs to be had about splitting Downtown and Campustown into two different categories. Carlton mentioned that Campustown is becoming radically different than Downtown and also raises the question of what kind of parking is needed in this new developing Campustown as it is much denser and taller and he states this topic is unraveling to a more complicated issue.

Doug felt Scott made some good points, doesn't feel that changing the wording will fix parking problems and may make it worse. He understands there is already a discussion about Downtown and the desire to increase the number of people living Downtown.

Yvonne stated that parking still needs to be provided. She stated that if you live off campus there isn't anywhere to park. Carlton agreed that there is already not enough parking but that we shouldn't necessarily provide enough parking, because if you want the kids out of their cars and taking the bus or walking, then you can't provide them each with a parking spot. He stated they need to find out how to handle this going forward as there are a lot more people now then there were five years ago with a continued growth.

Debbie asked the board are they comfortable to leave it as "None" in the meantime while more discussion is had.

Anuprit stated there is value in looking at Downtown and Campustown separately and it is not necessarily the number of people but downtown has older building that are going through rehab while Campustown is having a lot more newer development. She questioned with all the new developments that have come through has sufficient parking been done. Charlie stated that all development has provided the required parking of one space per unit.

Charlie states that every point that has been brought up is valid and there would be a benefit to looking into parking in Campustown versus Downtown but if left as it is now with the word "None" then there would be a lot of unintended consequences when the next 200 unit apartment comes in.

Debbie stated that with the new developments in the past six years that no one has noticed the error or contested it before now. Charlie stated there has not been any. He stated if you leave it as "None" then there is an internal inconsistency to the parking table; you can't have an apartment in Campustown or Downtown without it being a mixed used development as you must have a commercial/office on the ground floor. Carlton stated that there may be an assumption as a developer that you would need to provide some parking otherwise students may not rent if there is nothing available. Charlie stated the The Edge and The Foundry had to figure out the parking but no one ever questioned the parking.

Kurt Mackey came back up to the lectern stating that their client has done a lot of development and in that area parking spaces do not rent apartments, the proximity to the University rents apartments.

Debbie stated she wanted to remind everyone that they are an advisory board and they are not the final decision either. If the board did advise to leave it as "None" would any developments be able to be grandfathered in while further discussion was had? Charlie stated that he is not sure and would need to speak with Kelly Diekmann or the City Attorney's office if something came in in the interim. Charlie stated that Kelly found that the change was made in 2010 and there is nothing showing that it was ever approved by City Council and is not a valid change. Charlie stated that there was no council action form that says it was changed.

Anuprit stated that should look at it in two different scenarios, one being if left as "None" and the other being if we adopted the language that staff is recommending. She stated that with all of this a parking study would be of value for both locations. She mentioned that if left as "None" that it would leave the potential for a bigger problem but if changed wording to what is recommended by staff then there may be an excess of parking available, what would the board prefer to have maybe some excess parking, or not enough and let the parking run over to some of the side streets. Carlton stated those would be questions for a parking study. Carlton mentioned that one worry would be that if the change is made now than this issue may not get re-visited and would like more data to be done.

Charlie stated that if left as "None" it would be a major change to what the City has been practicing for the past several years all for just 8 parking spaces that can't be found. He stated that the Ames Chamber of Commerce has asked the City Council to consider the parking regulations for the Downtown area so there is already pressure to step back and look at the regulations but doesn't feel we should be making a major policy change based on a formatting error.

Scott Renaud came back up to the lectern again stating that the University just built 240 beds right next to Lincoln Way and they don't have any parking. He feels the City is applying a standard to private sectors and not the University. He said they have done their own internal parking study that shows 20% of kids don't have cars.

Debbie stated to look at Campustown and what reasons would the board have to not ask for there to not be one parking space for a residential unit. She stated that the staff is not asking

for change they are just asking to codify what the practice has been up until now. Debbie said there is going to be a discussion about this regardless of their recommendation.

Debbie mentioned that what staff is recommending has brought up a lot of questions that will need to be addressed at some point

Doug stated if it was truly an error and he gets the feeling that it was, it needs to be fixed.

MOTION: (Ragaller/Wannemuehler) to accept staff's recommendation that The Planning & Zoning Commission can recommend to City Council adopt the proposed amendment to clarify the formatting for parking requirements for Mixed Use Development in DSC and CSC.

MOTION PASSED: (4 - 1) Opposed: Basmajian

A Separate motion was made to urge council to re-visit issue and have staff do a parking study for Campustown and downtown.

MOTION: Minhas/Wannemuehler)

MOTION PASSED (5-0)

COMMISSION COMMENTS: None

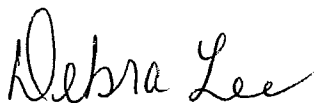
STAFF COMMENTS: Charlie stated that the February 1st agenda is pretty full with several big items.

MOTION TO ADJOURN:

MOTION: (Wannemuehler/) to adjourn the meeting.

MOTION PASSED: (5 - 0)

The meeting adjourned at 8:50 PM.



Debra Lee, Chairperson
Planning & Zoning Commission



Amy L. Colwell, Recording Secretary
Department of Planning & Housing