

1. Meeting Agenda (PDF)

Documents: [02-09-2012 AGENDA \(PDF\).PDF](#)

2. Relinquish Easement Number 773 (PDF)

Documents: [RELINQUISH EASEMENT 773 \(PDF\).PDF](#)

3. Relinquish Easement Number 774 (PDF)

Documents: [RELINQUISH EASEMENT 774 \(PDF\).PDF](#)

4. North Creek Industrial PH 2 FP (PDF)

Documents: [NORTH CREEK INDUSTRIAL PH 2 FP \(PDF\).PDF](#)

5. Significant Case Review (PDF)

Documents: [SIGNIFICANT CASE REVIEW \(PDF\).PDF](#)

“10 minutes prior to the meeting a short briefing on the public hearing process will be held”

SPRINGFIELD PLANNING AND ZONING COMMISSION

AGENDA

Date: February 9, 2012

Time: 6:30 p.m.

MEMBERS: Shelby Lawhon (Chair), Matt Edwards (Vice-Chair), Jay McClelland, Jim Hansen, Jason Ray, Gloria Roling, King Coltrin, Phil Young, Tom Baird, IV

ROLL CALL:

APPROVAL OF MINUTES: January 26, 2012

COMMUNICATIONS:

FINALIZATION AND APPROVAL OF CONSENT ITEMS:

(These consent cases will be approved by Commission unless a Commissioner or someone else wished to speak to them. If so, those cases will be moved to the appropriate place on the agenda and they may be spoken to, and voted on, at that time.)

CONSENT ITEMS:

1. Relinquish Easement 773 National South, LLC

(3030 S. Campbell)

2. Relinquish Easement 774 Springfield Public Schools

(415 South Golden Avenue)

HEARINGS:

3. North Creek Industrial PH 2 FP Derek Lee, Lee Engineering

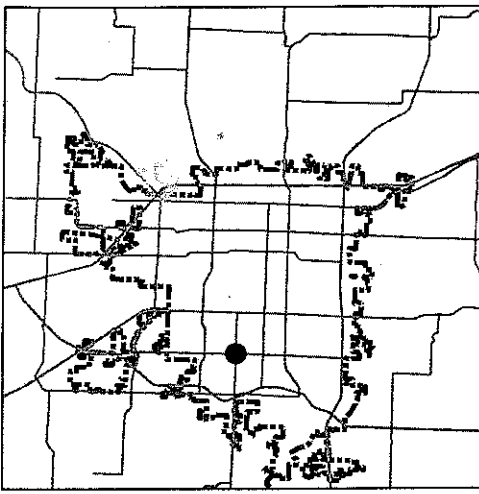
(Jean E and Packer Road)

OTHER BUSINESS:

4. Significant Case Review

ANY OTHER MATTERS UNDER COMMISSION JURISDICTION

For items for which the public may speak, the Commission Chairperson will invite anyone who wishes to speak to an item after staff makes its presentation. When you address Commission, please step to the microphone at the podium and state you name and address. All meetings are televised live and tape recorded. Please limit you remarks to five (5) minutes unless Commission allows a longer time. In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the city Clerk's Office at 417-864-1443 at least three (3) days prior to the scheduled meeting.



Zoning & Subdivision Report

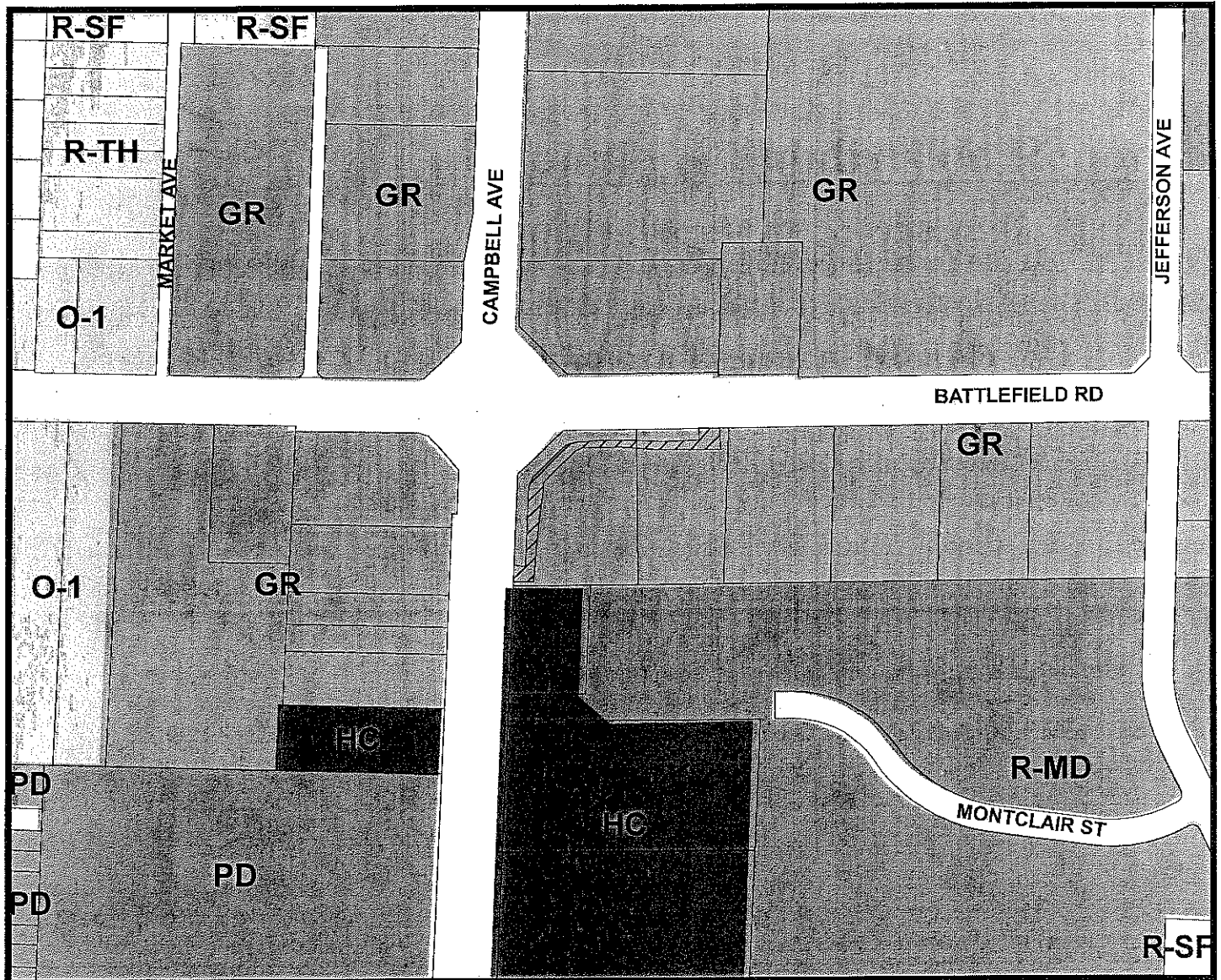
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Relinquish Easement Number 773

Location: 3030 South Campbell

Current Zoning: GR, General Retail District

LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

Zoning & Subdivision Report
Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

REQUEST TO RELINQUISH EASEMENT NUMBER 773

DATE: January 30, 2012

PURPOSE: To relinquish a cross access easement

BACKGROUND:

LOCATION: 3030 South Campbell Avenue

APPLICANT: National South LLC etal

RECOMMENDATION:

The request be **approved**.

FINDINGS:

1. The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner

Attachment A: Background Report

Attachment B: Approval Criteria

Exhibit 1. Legal description

Exhibit 2. Site Plan

ATTACHMENT A
APPLICANTS PROPOSAL
RELINQUISH EASEMENT NUMBER 773

APPLICANT'S PROPOSAL:

The applicant is requesting the Planning and Zoning Commission relinquish a cross access easement. A replacement access easement is being provided.

PUBLIC WORKS CLEAN WATER SERVICES:

Vacating the access easement will have no effect on public sewer.

PUBLIC WORKS TRAFFIC OPERATIONS COMMENTS:

Applicant needs to provide a replacement easement. Otherwise, Traffic has no issues.

PUBLIC WORKS STORM WATER SERVICES DIVISION:

Public Works Storm Water Services does not have any issues with the requested relinquishment.

CITY UTILITIES:

City Utilities does not object to this request.

STAFF ANALYSIS:

1. The applicant is requesting to relinquish a cross access easement. The lot is proposed to be redeveloped and the existing access easement does not accommodate the proposed development. The applicant will provide a replacement easement to provide access between the subject property and the adjacent lots that better accommodates the proposed development.
2. There have been no objections to this request.

ATTACHMENT B
RELINQUISH EASEMENT NO. 773
APPROVAL CRITERIA

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings:

1. No one has objected to the relinquishment of these easements.

STAFF RESPONSE:

No one has objected the relinquishment of this easement.

2. The appropriate City agency has filed with the Planning and Development Department a statement that the easement is no longer needed to provide access to the adjacent street system.

STAFF RESPONSE:

Public Works Traffic Engineering agrees with the relinquishment of the existing access easement provided a replacement easement is dedicated.

3. That the retention of the easement no longer serves any useful public purpose.

STAFF RESPONSE:

The access easement will no longer be needed once the replacement access easement is recorded.

RELINQUISH EASEMENT 773

EXHIBIT 1

Description of Easement to be Relinquished:

Commencing at the Southwest corner of the North Half of the Southwest Quarter of Section 1, Township 28 North, Range 22 West; Thence North $2^{\circ}23'01''$ East along the West line of said Section 1, a distance of 992.31 feet; Thence South $89^{\circ}47'15''$ East, a distance of 74.30 feet to the East right-of-way of Campbell Avenue; Thence North $2^{\circ}40'56''$ East along said right-of-way, a distance of 37.00 feet for a point of beginning; Thence North $87^{\circ}19'04''$ East, a distance of 43.00 feet; Thence North $2^{\circ}40'56''$ East, a distance of 146.53 feet; Thence North $46^{\circ}22'54''$ East, a distance of 88.84 feet; Thence North $89^{\circ}55'29''$ East, a distance of 259.70 feet; Thence North $0^{\circ}04'31''$ East, a distance of 43.00 feet to the South right-of-way line of Battlefield Road; Thence South $89^{\circ}55'29''$ West along said South right-of-way, a distance of 30.00 feet; Thence South $0^{\circ}04'31''$ West, a distance of 15.00 feet; Thence South $89^{\circ}55'29''$ West, a distance of 239.69 feet; Thence South $46^{\circ}22'54''$ West, a distance of 108.85 feet; Thence South $2^{\circ}40'56''$ West, a distance of 126.56 feet; Thence South $87^{\circ}19'04''$ West, a distance of 18.00 feet to the aforementioned East right-of-way; Thence South $2^{\circ}40'56''$ West, a distance of 30.00 feet to the point of beginning.

[illegible]

Exhibit 2
RE 773

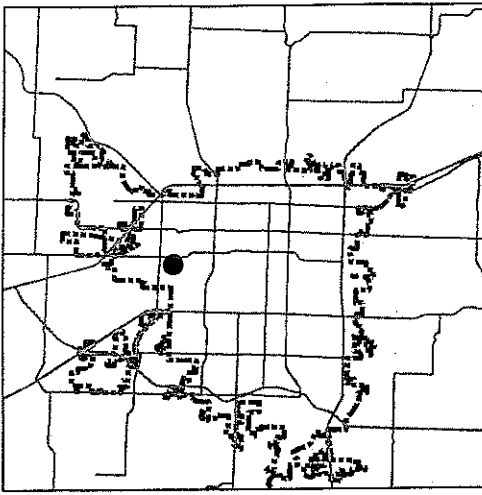
Zoning & Subdivision Report

Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

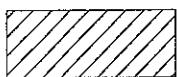
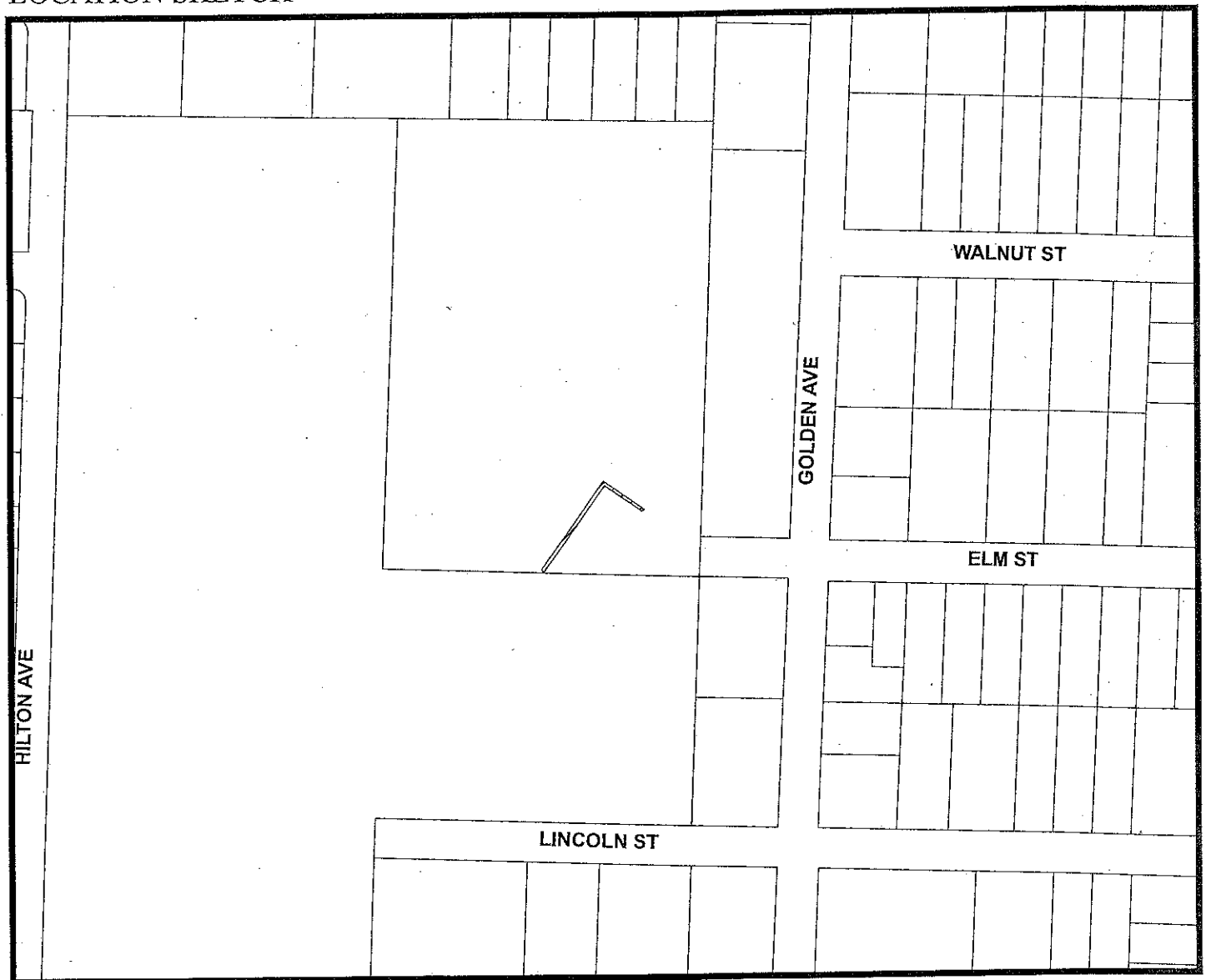
Relinquish Easement Number 774

Location: 415 South Golden Avenue

Current Zoning: R-SF, Single Family Residential



LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

Zoning & Subdivision Report
Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

REQUEST TO RELINQUISH EASEMENT NUMBER 774

DATE: January 31, 2012

PURPOSE: To relinquish a sanitary sewer easement

BACKGROUND:

LOCATION: 415 South Golden Avenue

APPLICANT: Springfield Public Schools

RECOMMENDATION:

The request be **approved**.

FINDINGS:

1. The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner

Attachment A: Background Report

Attachment B: Approval Criteria

Exhibit 1. Legal description

Exhibit 2. Site Plan

ATTACHMENT A
APPLICANTS PROPOSAL
RELINQUISH EASEMENT NUMBER 774

APPLICANT'S PROPOSAL:

The applicant is requesting the Planning and Zoning Commission relinquish a sanitary sewer easement to accommodate a building expansion.

PUBLIC WORKS CLEAN WATER SERVICES:

Sewer easement relinquishment is acceptable.

PUBLIC WORKS TRAFFIC OPERATIONS COMMENTS:

The relinquishment of the sanitary sewer easement is acceptable to traffic engineering.

PUBLIC WORKS STORM WATER SERVICES DIVISION:

No Stormwater issues with sanitary sewer easement relinquishment.

CITY UTILITIES:

The request to relinquish the sanitary sewer easement is acceptable to City Utilities.

STAFF ANALYSIS:

1. The applicant is requesting to relinquish a sanitary sewer easement. The easement is being relinquished because the sewer has been moved to accommodate a proposed expansion to the school.
2. There have been no objections to this request.

ATTACHMENT B
RELINQUISH EASEMENT NO. 774
APPROVAL CRITERIA

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings:

1. No one has objected to the relinquishment of these easements.

STAFF RESPONSE:

No one has objected the relinquishment of this easement.

2. The appropriate City agency has filed with the Planning and Development Department a statement that the easement is no longer needed to provide sewer to the property.

STAFF RESPONSE:

The sanitary sewer line has been moved to accommodate a proposed expansion to the school. The easement is no longer needed.

3. That the retention of the easement no longer serves any useful public purpose.

STAFF RESPONSE:

The easement is no longer needed because the sewer line has been moved.

RELINQUISH EASEMENT 774
EXHIBIT 1

Description of Easement to be Relinquished:

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SAID NORTHWEST $\frac{1}{4}$;

THENCE, S89°26'04"W, A DISTANCE OF 130.74 FEET;

THENCE, S00°33'56"E, A DISTANCE OF 450.73 FEET TO THE POINT OF BEGINNING;

THENCE, S56°56'43"E, A DISTANCE OF 68.50 FEET;

THENCE, S33°03'17"W, A DISTANCE OF 10.00 FEET;

THENCE, N56°56'43"W, A DISTANCE OF 58.50 FEET;

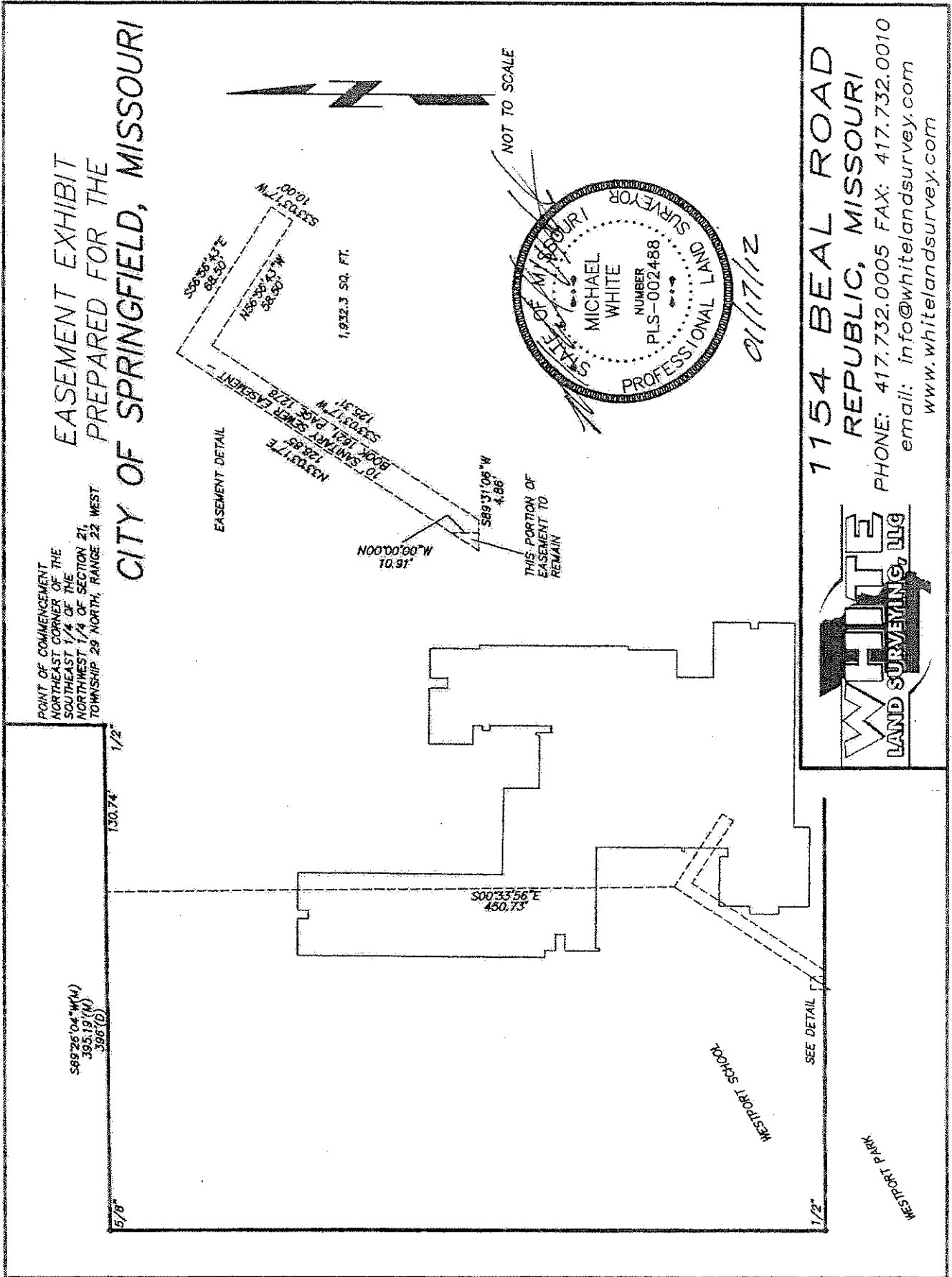
THENCE, S33°03'17"W, A DISTANCE OF 125.31 FEET;

THENCE, S89°31'06"W, A DISTANCE OF 4.86 FEET;

THENCE, N00°00'00"W, A DISTANCE OF 10.91 FEET;

THENCE, N33°03'17"E, A DISTANCE OF 128.85 FEET TO THE POINT OF BEGINNING.

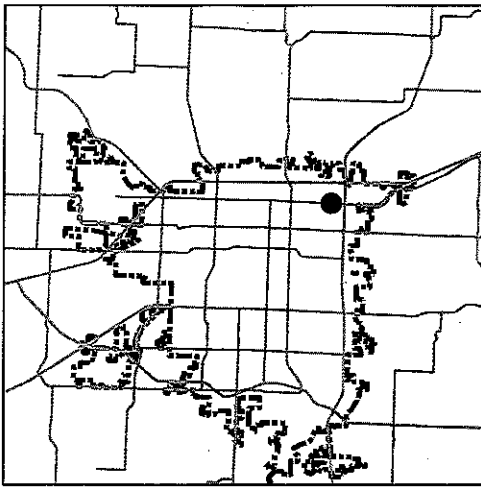
CONTAINING 1,932.3 SQUARE FEET (0.04 FEET) MORE OR LESS.



Zoning & Subdivision Report

Planning & Development - 417/864-1031

840 Boonville - Springfield, Missouri 65802



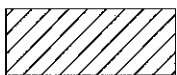
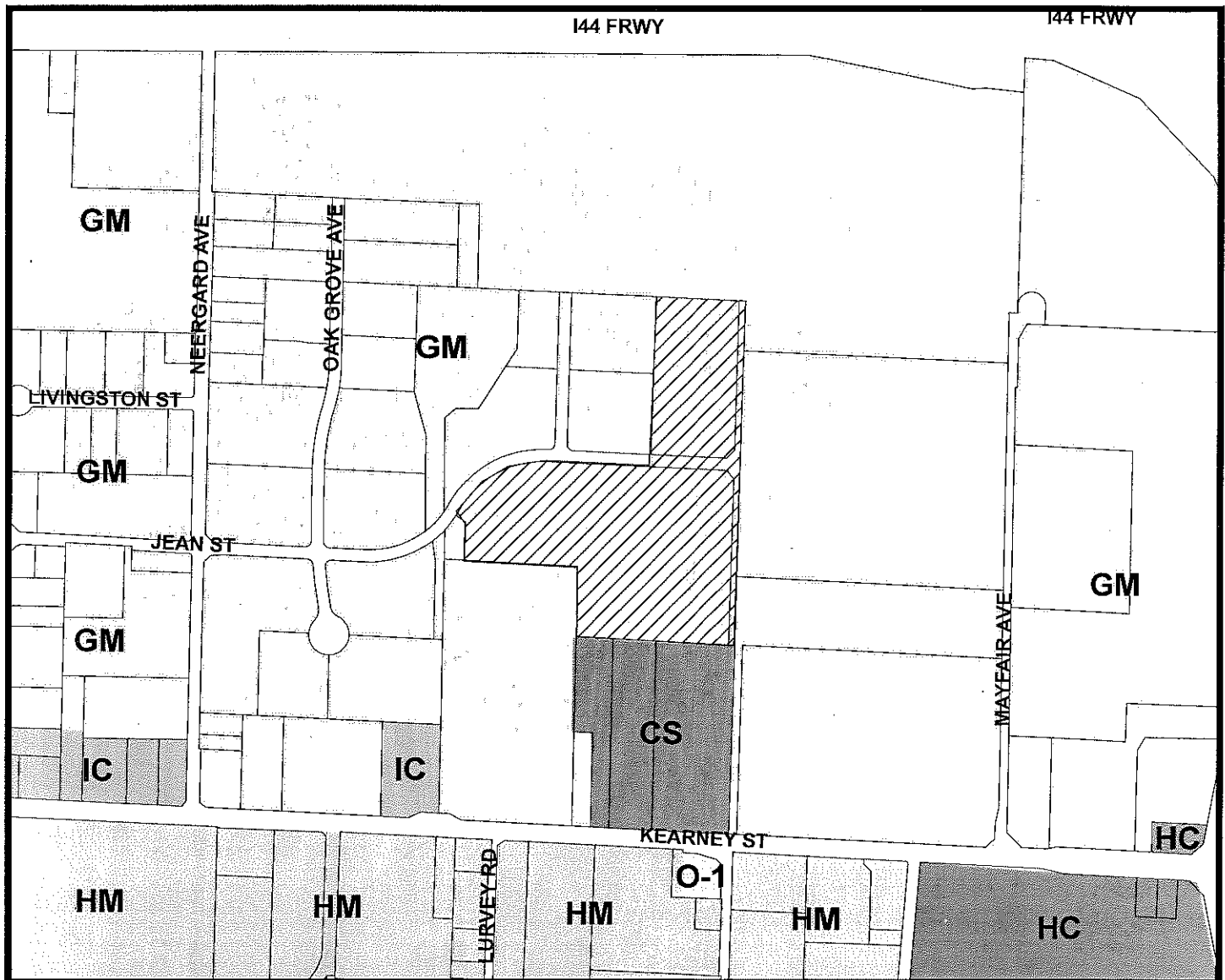
Final Plat -

North Creek Industrial Park 1st Add. Phase 2

Location: East Jean and Packer Road

Current Zoning: GM, General Manufacturing District

LOCATION SKETCH



- Area of Proposal



1 inch = 800 feet

FINAL PLAT – NORTH CREEK INDUSTRIAL PARK 1ST ADDITION PHASE 2

DATE: January 31, 2012

PURPOSE: To approve the final plat for North Creek Industrial Park 1st Addition Phase 2 Subdivision that could not be approved administratively due to its lack of conformity to the approved preliminary plat, including conditions of approval.

BACKGROUND

LOCATION: East Jean Street and Packer Road

APPLICANT: North Creek Development Inc.

RECOMMENDATION:

The request be **approved** as submitted.

CONDITIONS:

All conditions that result from the staff review of the Final Plat must be met before the final plat can be recorded.

FINDINGS FOR STAFF RECOMMENDATION:

1. The final plat lacks substantial conformity to the Preliminary Plat including the conditions of approval because the proposed Final Plat eliminates the cul-de-sac (Meadowview Avenue) and reduces the number of lots from seven to three.
2. The proposed Final Plat is acceptable because it the proposed change does not negatively impact the surrounding property or the adjoining infrastructure system.

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
FINAL PLAT -
NORTH CREEK INDUSTRIAL PARK 1ST ADDITION PHASE 2

HISTORY:

The Preliminary Plat for North Creek Industrial Park 1st Addition Phase 2 was approved by Commission on May 14, 2009 and accepted by City Council on June 15, 2009. The Preliminary Plat ordinance (Special Ordinance 25619) showed a cul-de-sac (Meadowview Avenue) and seven lots. The applicant has submitted a Final Plat that eliminates the cul-de-sac and has a total of three lots.

SUBDIVISION REGULATIONS:

Section 206.(4) (d) and (e) state in part:

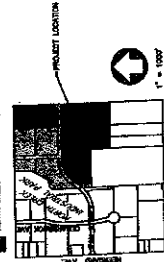
In the event the Director determines that the Final Plat does not substantially conform to Preliminary Plat, including the conditions of approval, the Director shall reject the plat. The applicant may appeal such decision to the Commission. The Commission shall review the Final Plat and supporting material, the recommendations of the Director of Planning and Development, recommendations from agencies or officials and testimony and exhibits submitted at the public hearing to determine if the Final Plat substantially conforms to the Preliminary Plat.

STAFF COMMENTS:

1. The Final Plat could not be administratively approved because the final plat is not in conformance with the approved preliminary plat, including the conditions of approval. The approved preliminary plat showed a cul-de-sac with seven (7) lots. The applicant has submitted a Final Plat that eliminates the cul-de-sac and subdivides the property into a total of three (3) lots. The applicant indicates there has been interest in larger lots for development rather than the smaller lots as approved on the Preliminary Plat. While the proposed Final Plat is different than the Preliminary Plat, eliminating the right-of-way and reducing the number of lots does not negatively impact the surrounding properties or adjacent street system.
2. The Planning and Zoning Commission review is to determine if the proposed Final Plat merits approval despite its lack of conformity to the approved Preliminary Plat. If the Planning and Zoning Commission finds that the proposed Final Plat merits approval, the Final Plat will complete the normal Final Plat review process. All conditions of the review of this proposed Final Plat must be satisfied prior to the recording of the Final Plat.

PRELIMINARY PLAT OF NORTH CREEK INDUSTRIAL PARK 1ST ADDITION - PHASE 2 SECTION 4, TOWNSHIP 29 N, RANGE 21 W, SPRINGFIELD, GREENE COUNTY, MISSOURI

NORTH CREEK INDUSTRIAL PARK, 1ST ADDITION - PHASE 1
NORTH CREEK INDUSTRIAL PARK, 1ST ADDITION - PHASE 2



- LEGEND**
- 1. PROPOSED HIGHWAY
 - 2. PROPOSED TRUNKLINE
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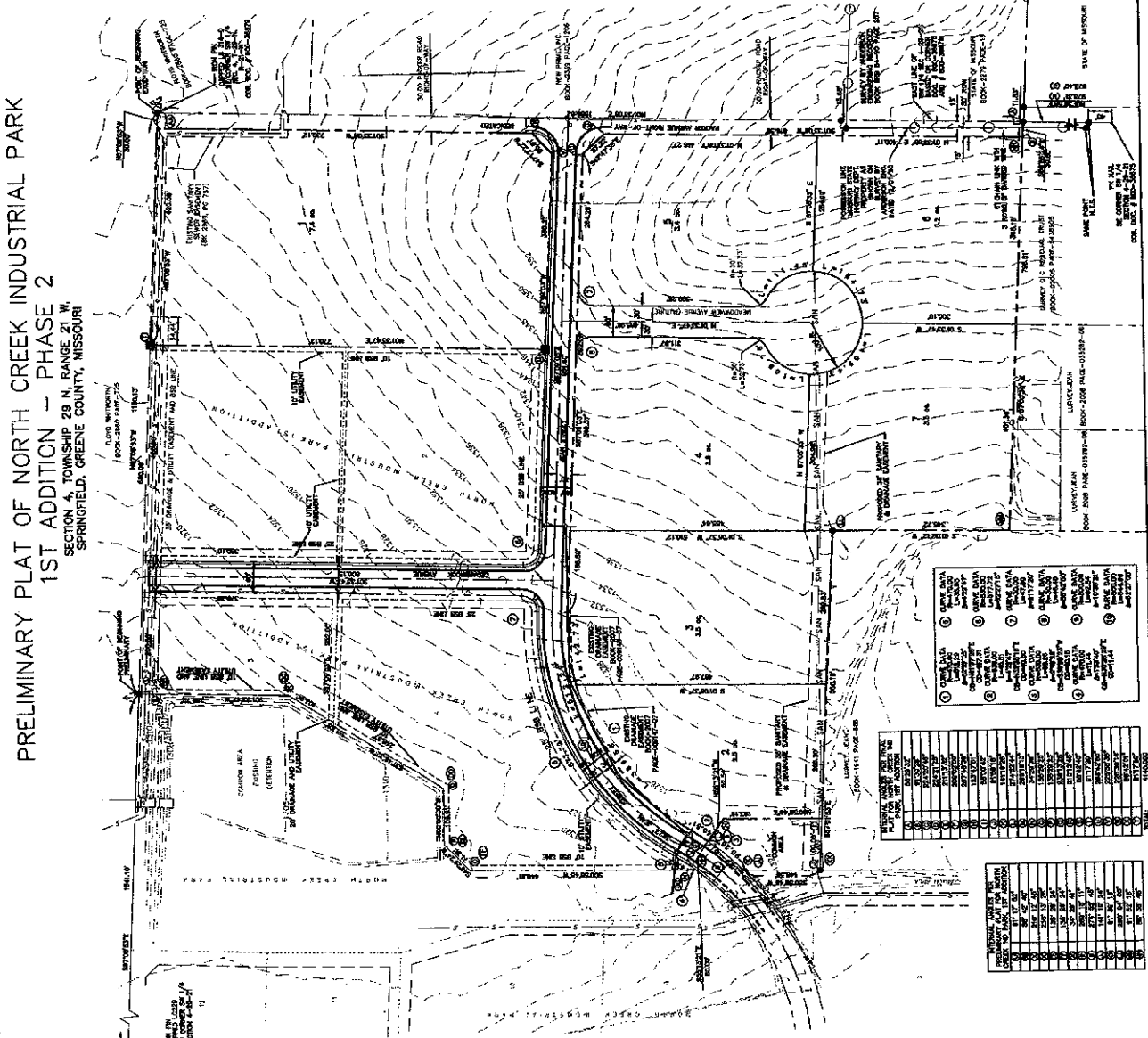
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Significant Case Review

Start date: 01/01/2011 End date: 12/31/2011

COMMISSION MEETING	CASE AND LOCATION	COMMISSION ACTION	COUNCIL ACTION
02/03/2011	UP 394 Nichols W, 3859	Approved 7-0	Approved 7-0
02/03/2011	Z-01-2011/Cond Overlay #40 National S, 4221	Approved 7-0	Approved 7-0
02/03/2011	Z-03-2011 National S, 0242	Approved 7-0	Approved 8-1
03/17/2011	Residential Districts & Fence City-wide	Approved 7-0	Approved 8-0
03/31/2011	Z-05-2011 Summit N, 1116 and 1126	Approved 7-0	Approved 7-0
05/12/2011	Ironbridge Phase XII National S, 4700-4900 blocks w/s	Approved 9-0	Approved 9-0
05/12/2011	PD 338 Lakewood E, 1145	Approved 9-0	Approved 9-0
05/12/2011	Westwood Hills 3rd Add Renewal West Bypass S, 0900 block W/S	Approved 9-0	Approved 9-0
05/12/2011	Z-06-2011 Grant N, 1503	Approved 9-0	Approved 8-0
06/09/2011	Margenerous Subdivision Jefferson S, 1301	Approved 8-0	Approved 9-0

Significant Case Review

Start date: 01/01/2011 End date: 12/31/2011

COMMISSION MEETING	CASE AND LOCATION	COMMISSION ACTION	COUNCIL ACTION
06/09/2011	PD 167 Amended Kansas Expwy N, 0709	Approved 8-0	Approved 8-1
06/09/2011	Westport Woods Hilton N, 0200 block	Approved 7-0	Approved 8-1
06/09/2011	Z-07-2011/COD #42 Hilton N, 0200 block e/s	Approved 6-2	Approved 8-1
06/09/2011	Z-08-2011 Republic W, 3000-3100 block s/s	Approved 8-0	Approved 7-2
07/07/2011	Roberts Industrial Park renewa Westgate N, 1000 and 1100 blocks e/s	Approved 7-0	Approved 9-0
07/07/2011	Z-06-2011 Grant N, 1503	Approved 7-0	Approved 8-0
07/07/2011	Z-09-2011/COD #43 Park N, 2430-1/2	Approved 7-0	Approved 9-0
08/04/2011	Childers Subdivision Bennett W, 2607	Approved 6-0	Approved 8-0
08/18/2011	Warren Davis Properties XXVLLC Glenstone N, 1100	Approved 6-0	Approved 6-0
08/18/2011	Z-10-2011 Republic E, 1900 block s/s	Approved 7-0	Disapproved 1-7

Significant Case Review

Start date: 01/01/2011 End date: 12/31/2011

COMMISSION MEETING	CASE AND LOCATION	COMMISSION ACTION	COUNCIL ACTION
08/18/2011	Z-11-2011 Glenstone N, 1100	Approved 6-0	Approved 8-0
09/01/2011	Bulk plane in non-residential citywide	Approved 7-0	Approved 8-0
09/01/2011	Sign Amendments City-wide	Disapproved 2-6	Approved 9-0
09/29/2011	PD 294 Amended Bates E, 1520	Approved 6-0	Approved 7-0
09/29/2011	Posting of Notices Amendments City-wide	Approved 5-1	Approved 6-0
09/29/2011	UP 395 National S, 1132, 1138 and 1144 E Cherokee and 200	Approved 6-0	Approved 7-0
09/29/2011	Z-12-2011 Galloway E, 2751	Approved 6-0	Approved 6-0
09/29/2011	Z-13-2011/COD #44 National S, 1132, 1138 and 1144 E Cherokee and 202	Approved 6-0	Approved 7-0
10/13/2011	Sign Amendments City-wide	Approved 6-0	Approved 9-0
11/10/2011	Z-15-2011 Battiefeld W, 0210	Approved 7-0	Approved 9-0