

**MINUTES OF THE PLANNING AND ZONING COMMISSION Springfield, Missouri **

The Planning and Zoning Commission met in regular session February 5, 2015, in City Council Chambers at Historic City Hall. The meeting was called to order by Chairman Tom Baird.

Roll Call: Present: Tom Baird (Chairman), Gabrielle White, (Vice-chair), Matt Edwards, Jason Ray, Phil Young, Melissa Cox, Randall Doennig and Andrew Cline.
Absent: David Shuler.

Staff in attendance: Mary Lilly Smith, Director Planning & Development, Bob Hosmer, Principal Planner, Tom Rykowski, Assistant City Attorney, Dawne Gardner, Public Works, Rodney Colson, Public Works, and Sandy Goddard, Administrative Assistant.

Minutes: The minutes of January 8, 2015 meeting were approved as presented.

Communications: Mr. Hosmer formally welcomed newest members Randall Doennig and Andrew Cline to the Planning and Zoning Commission. Mr. Hosmer reviewed City Council's actions from the meeting of January 12, and January 26, 2015. Mr. Hosmer noted that staff is requesting Vacation 775 be tabled to the next meeting. Applicants for three of the zoning cases have asked that the preliminary plats for the same pieces of property be combined into a public hearing items #10 and #17, the Menards property; item #13 and item #19 are Sunset Plaza Kum & Go Property, and item #14 and item #20, the Hickory Hills Subdivision.

Mr. Baird confirmed Commission would move the agenda items around to suit those items more appropriately.

The Consent Agenda items were approved as presented.

PUBLIC HEARINGS:

Z-05-2015 w/Conditional Overlay District No. 86 School District
of Springfield R-12
(3429 E. Chestnut Expressway)

Menards East Preliminary Plat School District of
Springfield R-12
(3429 E. Chestnut Expressway)

Mr. Hosmer stated the purpose of this request is to rezone approximately 34.51 acres of property generally located at 3429 East Chestnut Expressway from a Planned Development District No. 336 to an HC, Highway Commercial District; and establishing

Conditional Overlay District No. 86 for the development of a retail shopping area. This rezoning is being processed with the preliminary plat of Menards East Subdivision. This request will result in a similar type of development as the existing zoning; however there are some differences between the existing Planned Development and this request. The following is a summary of the changes: The proposed HC zoning will permit some additional uses on the property not currently permitted under the existing PD zoning. Some of the additional uses include the Major Event Entertainment Use Group, Self-service storage facilities and wholesale sales. The existing Planned Development limits the Floor Area Ratio (FAR) within the development to 0.40 for each lot. The HC district does not have a maximum floor area ratio however the development on the property will be limited, based on open space requirement of twenty (20) percent; off-street parking requirement based on the size of the building and other development requirements. The existing Planned Development has a height limitation to a maximum of forty (40) feet above the average finished street grade of realigned Eastgate Avenue. The HC district does not have a maximum structure height except that all structures must remain below a thirty (30) degree bulk plane as measured from the boundaries of R-SF, Single Family Residential or R-TH, Residential Townhouse Districts. The existing Planned Development contains several design requirements regarding building façade materials and colors. With this proposal, the general development requirements of the HC district will apply. Under the existing Planned Development, a minimum twenty (20) percent open space is required for the entire Planned Development and each lot is required to have at least ten (10) percent open space. With this proposal, each lot will be required to have at least twenty (20) percent open space. Bufferyards will be required along the east and north property lines adjacent to the residential and church development. All other screening and landscaping requirements of the HC district will apply. A reduced off-street parking requirement is permitted in the existing Planned Development with a parking study. Under the proposed zoning, the off-street parking requirements of the Zoning Ordinance will be required based on the type of use developed. The existing Planned Development contains specific requirements related to signage for the development including the provision of a development identification sign and detached signage for each lot within the development. If approved, the sign regulations of the Zoning Ordinance will apply within this development.

The existing Planned Development contains several required improvements including the realignment of Eastgate Avenue through the development. There are several improvements that are required with development of the subject property as contained in the accompanying Conditional Overlay District. Eastgate Avenue is required to be realigned to intersect with Chestnut Expressway at a location approximately 700 feet east of the US Highway 65 off ramp. Where Eastgate intersects, a traffic signal is required with the construction of additional turn lanes. In addition, turn lanes are required on realigned Eastgate Avenue internal to the development at driveway locations based on the approved Traffic Study. The new diverging diamond interchange improvements at Chestnut Expressway and U.S. Highway 65 have been completed and there is adequate infrastructure, with the required improvements, to serve the proposed development. Approval of this rezoning will leave property to the east and north of the

subject property including the Springfield R-12 School District Natatorium zoned as Planned Development District No. 336. The applicant has been advised that those areas will need to be rezoned prior to any further or future development of those areas. Mr. Hosmer noted he would answer any questions on the rezoning or the plat.

Mr. Baird opened the public hearing.

Mr. Tyler Edwards, 5101 Menard Dr. Eau Claire, WI 54703 commented he is the Real Estate Representative with Menards, stating he is available for questions.

Mr. Baird closed the public hearing.

Mr. Edwards commented they have seen this case before and it is in line with what has generally been agreed upon previously adding he would be supporting the request.

Ms. Cox noted there are extensive comments in reference to the relocation of Eastgate asking if that issue has been addressed and taken care of along with the Plat or is that something that is done separate and the Plat has to come in and manage itself separate around that or how will the issue at Chestnut and Eastgate be managed in reference to this.

Mr. Hosmer stated the preliminary plat Commission is looking at tonight will go forward to Council and the applicant will resubmit a final plat for approval and that will align with the street.

Mr. Ray motioned to **approve** Z-05-2015 w/Conditional Overlay District No. 86. Mr. Edwards **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Young, Cox, Doennig, and Cline. Nays: None. Abstain: None. Absent: Shuler.

Mr. Ray motioned to **approve** Menards East Preliminary Plat. Ms. Cox **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Young, Cox, Doennig, and Cline. Nays: None. Abstain: None. Absent: Shuler.

Z-06-2015 w/Conditional Overlay District No. 88
Community, Inc.
(310 N. Jefferson)

Advocates for a Healthy

Mr. Hosmer commented this is a proposal to rezone approximately 1.38 acres of property generally located at 610 North Jefferson Avenue from an HM, Heavy Manufacturing District to a CC, Center City District and establishing Conditional Overlay District No. 88. The applicant intends build a parking lot for the adjacent Jordan Valley Community Health Clinic and join the property into one tract. Staff recommends tracts to have similar zoning in order to prevent zoning districts requirements such as bufferyards, bulk plane and other design requirements between the different zones. The accompanying Conditional Overlay District will require a traffic study if trip generations results in an increase of over 100 trip ends per peak hour or 1,000 trips ends per day.

Staff recommends approval.

Mr. Baird opened the public hearing.

Mr. Derek Lee, Lee Engineering, 2101 W. Chesterfield Blvd, commented he represents the owner; they are asking to rezone this from HM to CC. On the agenda tonight Vacation 775 was tabled, but they are asking to vacate Tampa and the intent is to take the entire area and combine all that into one large parking lot. Jordan Valley Health Center currently has a parking garage south on Jefferson; they will be getting out of that lease and will not be parking there anymore.

Mr. Baird questioned how the vacation affects the rezoning of this property if that happens to be derailed, will that affect the plan.

Mr. Lee said it affects the site plan; they will not be able to put a parking lot on public right of way and the plans would have to be changed if that happened.

Mr. Edwards asked if the vacation was tied to the rezoning to Center City.

Mr. Hosmer stated it was based on the zoning districts. We do not encourage two different zoning districts on combined lots. The City requested the zoning change.

Mr. Baird asked if the vacation of Tampa will come in the future.

Mr. Hosmer stated they have requested to table the Vacation to the February 19, 2015 meeting.

Mr. Rick Wilson, Wilson Surveying, 2012 S. Stewart, said he is representing Telecom Credit Union which has a branch facility at 400 E. Chestnut around the corner of Chestnut and Jefferson. Mr. Wilson expressed support of the zoning request.

Mr. Baird closed the public hearing.

Mr. Ray motioned to **approve** Z-06-2015 w/Conditional Overlay District No. 88. Mr. Doennig **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Young, Cox, Doennig, and Cline. Nays: None. Abstain: None. Absent: Shuler.

Z-07-2015
Morris
(2927 and 2962 N. Fort)

Theodocia & Robert

Mr. Hosmer noted this is a request to rezone approximately 5.72 acres of property generally located at 2927, 2930 and 2962 North Fort Street from an R-SF, Single Family Residential District to a GI, Government and Institutional Use District. The applicant, Friends of the Zoo (FOZ), is proposing to rezone the property from an R-SF, Single

Family Residential District to a GI, Government and Institutional Use District for future parking overflow at the Zoo. Staff recommends approval.

Mr. Baird opened the public hearing.

Ms. Stephanie Stenger-Montgomery, 5051 S. National Avenue, Bldg 5-100, commented she is representing Friends of the Zoo which is the non-profit arm that raises money to support everything going on at the zoo. The Zoo has a parking issue; they are allowed to park on the Fairgrounds however the Fairgrounds are utilizing that parking more and more. This fits in with the Zoo's long term plan for expansion. They met with the property owners, with the exception of one, and they are in support of this proposal and maintaining the property and future plans for a parking lot.

Mr. Cline asked what types of vehicles or people are expected to park in this area.

Ms. Montgomery stated currently they expect buses to park there; drive in and let the people off and drive across to the parking lot next door.

Mr. Cline asked if there is the future possibility that families and single family vehicles would park there for any reason, concerned about the potential of pedestrians crossing Norton.

Ms. Montgomery stated she does not know, but there is a tunnel that goes underneath Norton, not on this property but an adjacent property.

Mr. Hosmer stated he is not aware of any tunnel.

Ms. Montgomery stated they do not see that as being an imminent issue. That is not in the short or medium term plan.

Mr. Baird asked if the current structures will be left or when possession of the property is taken, will they be cleared.

Ms. Montgomery stated it depends; right now there are renters in some of the structures. Assuming that the buildings are habitable and the people in them want to stay, they will assess the situation as it presents itself. Ultimately, the idea is for a parking lot so the structures ultimately would be torn down.

Mr. Edwards asked if there is funding in place for this or something that will have to have fundraising after the acquisition.

Ms. Montgomery stated there is no funding in place which is why this parking lot is not imminent.

Mr. Mark Riddle, 1224 W. Norton spoke in favor of the proposed rezoning stating it will be an improvement for the area and the safety of the people at the zoo.

Mr. Baird closed the public hearing.

Mr. Edwards motioned to **approve** Z-07-2015. Ms. White **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Young, Cox, Doennig, and Cline. Nays: None. Abstain: None. Absent: Shuler.

Z-08-2015 w/Conditional Overlay District No. 87 Empire
Mortgage
(2704 S. Campbell Avenue)

Sunset Plaza Phase II Empire
Mortgage
(2704 S. Campbell Avenue)

Mr. Hosmer said this is a request to rezone approximately 2 acres of property generally located at 2704 South Campbell Avenue from Planned Development 331 and LB, Limited Business District with Conditional Overlay District No. 26 to a GR, General Retail District; and establishing Conditional Overlay District No. 87. The developer is proposing to construct a new convenience store with fuel pumps and modify the existing Conditional Overlay District. The preliminary plat of Sunset Plaza Phase II is being submitted concurrently with this rezoning request and Lot 1 will contain the proposed GR zoning district. Lot 2 of Sunset Plaza Phase II will remain zoned LB and O-1 with the COD #26 requirements. The existing Conditional Overlay District has more restrictive development requirements, than the proposed COD. The applicant is now allowing restaurants as a permitted use in the COD. The applicant has replaced the 70 foot minimum building and trash enclosure setback from the southern property line with a 35 foot minimum building and trash enclosure setback from the southern property line of adjacent residential districts. The applicant has removed the design requirements for the exterior appearance of all non-residential buildings. The existing COD required all non-residential buildings to harmonize with nearby residential properties and all faces of non-residential buildings providing variations in exterior finishes and fenestration and having a sloped/gabled or hip shape roof.

The applicant has reduced the 30 foot wide Bufferyard F to the standard 20 foot wide Bufferyard F with a fence when GR is abutting residential properties. This will require the same amount of landscaping plantings. All structures shall remain below a thirty (30) degree bulk plane as measured from the boundaries of any residential districts. All other lighting, noise, landscaping requirements shall be met as required by the Zoning Ordinance.

Mr. Baird opened the public hearing.

Mr. Jared Hassman, 714 32nd Street, Des Moines, IA, 50312 commented he is representing Kum & Go.

Mr. Baird asked if the current store is no longer adequate for the company's design needs.

Mr. Hassman said correct; their proto-type is approximately five thousand (5000) feet and do not have room to do their fresh food program.

Mr. Baird closed the public hearing.

Mr. Ray motioned to **approve** Z-08-2015 w/Conditional Overlay District No. 87. Mr. Young **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Young, Cox, Doennig, and Cline. Nays: None. Abstain: None. Absent: Shuler.

Mr. Ray motioned to **approve** Sunset Plaza Phase II. Mr. Doennig **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Young, Cox, Doennig, and Cline. Nays: None. Abstain: None. Absent: Shuler.

Z-09-2015
Company, LLC
(3800 E. Farm Road 132)

Hickory Land

Hickory Hills Subdivision Phase II
Company, LLC
(3800 E. Farm Road 132)

Hickory Land

Mr. Hosmer commented the applicant is asking to rezone approximately 37.38 acres of property generally located at 3800 East Farm Road 132 from a Planned Development District No. 305 to an R-SF, Single Family Residential District and a GR, General Retail District. With this proposal, approximately 27 acres would be rezoned to R-SF for residential development and approximately 10 acres at the northwest corner of the property would be rezoned for retail and office development. The existing Planned Development permits a mix of residential uses including single family, townhouse and a limited amount of multi-family and office uses. The minimum lot size for R-SF uses under the existing Planned Development is fourteen-thousand (14,000) square feet with office uses permitted on the northwest portion of the property. As part of this proposal, the portion of the subject property rezoned to R-SF would be permitted to develop at a density of approximately seven (7) dwelling units per acre with a minimum lot size of six-thousand (6,000) square feet. If this rezoning is approved, R-TH uses would not be permitted on the subject property. Approximately 10 acres at the northwest corner of the subject property is proposed to be rezoned to GR which would permit a mix of retail and office uses. The maximum height for both the residential and retail development will remain as is permitted in the existing Planned Development. A preliminary plat (Hickory Hills Subdivision Phase II) has been submitted to subdivide the subject property as well as the property to the east for residential and retail development and appears on this same agenda.

Ms. Cox asked the reason staff is requiring a maximum density of eight (8) units per acre.

Mr. Hosmer stated that is the limit in the R-SF District.

Mr. Edwards clarified town houses would not be allowed on this site.

Mr. Hosmer said yes. The original PD did and this is taking it out.

Mr. Baird opened the public hearing.

Mr. Neil Brady, 2045 W. Woodland, with Anderson Engineering commented he is representing the applicant. This is a continuation of Phase 1 which was the larger, more estate lots on the east side of the country club; this is the remainder of that portion. These will be a smaller sized lot and as they progress to the east they will become larger. Primarily they are developing their own buffer because they know the front fifty (50) acres will develop at some point commercially. Mr. Brady stated they would have a buffer of the GR along Chestnut and detention on the west side so they are buffing the residential from the potential commercial and then the corridor of Chestnut.

Ms. Mary Pickering Gray, commented they live east on Highway 132 remarking her only question is if Commission is aware there is a cave east of this property; where the retail is going on the Chestnut side, and how close that is to the cave and how many acres will be around the cave.

Mr. Baird noted he believes the case is between the two properties.

Mr. Hosmer noted on the display the location of the cave and stated the residential development will stay outside the cave area. Mr. Hosmer pointed out the open space around the cave.

Ms. Gray commented on the natural springs to the east of that that come off Wilson Creek hoping the developer is mindful of the water because there has already been a fish kill in the creek.

Mr. Edwards asked if Ms. Gray has seen the cave.

Ms. Gray stated she has not seen the cave but does know it is there adding it has been up for discussion before.

Mr. Cline asked if this is a natural resources conservation concern or a safety concern.

Ms. Gray stated both.

Mr. Edwards proposed staff explain how the applicant is going to be able to build on this site and what they will have to do to stay away from the cave area, to allay some concerns on the issue.

Mr. Hosmer said the applicant will have to meet all the stormwater and sinkhole requirements.

Mr. Brady stated it is actually a natural bridge as well; it is a partial collapse and they are well aware of it and are going to buffer from that. That will be on the next phase so it is on the other side of the drainage way from what they are doing now.

Mr. Edwards asked if it would be part of the stormwater retention area they will have.

Mr. Brady said no adding there is a spring that comes out of the cave that feeds the creek that is directly behind the big estate homes so that is a very big feature for those homes so it will not be interrupted or destroy that feature of the property.

Mr. Young asked about children in the residential area potentially exploring the cave and has any thought been given to protection for future use.

Mr. Brady said they would protect it as it would be a liability; it will be in the common area for the homeowners association at that future time.

Mr. Young asked if it was on any natural register.

Mr. Brady stated he does not know that information but is aware that it has been mapped; there have been people in the cave.

Mr. Baird closed the public hearing.

Mr. Edwards motioned to **approve** Z-09-2015. Mr. Doennig **seconded** the motion.

The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Young, Cox, Doennig, and Cline. Nays: None. Abstain: None. Absent: Shuler.

Ms. Cox motioned to **approve** Hickory Hills Subdivision Phase II. Mr. Cline **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Young, Cox, Doennig, and Cline. Nays: None. Abstain: None. Absent: Shuler.

Z-10-2015
Enterprises
(3850 S. Campbell)

Jared

Mr. Hosmer explained the purpose of this request is to rezone the property from Planned Development 339 to a GR, General Retail District located at 3850 South Campbell Avenue. The applicant wants to use the property for a temporary vendor site for a Pineapple Whip truck as well as other GR uses. The existing PD does not list

temporary uses or vendor sites as a permitted use in the district. The property is currently occupied by Vatterott College and Krispy Cream Donuts. The primary difference between the existing Planned Development 339 and the proposed GR zoning district is the uses permitted, maximum gross floor area limitation and the requirements on the existing Planned Development site plan (Exhibit 2). The existing PD 339 limits the site to a maximum of 68,000 gross floor area of building while the proposed GR District is limited by off-street parking and open space requirements. Staff supports this request because this property is located at a major intersection near an Activity Center where all GR uses are appropriate. If redeveloped, the property will need to comply with all GR District requirements such as off-street parking, open space, landscaping, bufferyard and public access.

Mr. Cline asked if during the winter months when the Pineapple Whip goes away if something else might take its place.

Mr. Hosmer commented there is potential for that; as long as it meets requirements for potential vendor sites.

Mr. Baird opened the public hearing.

Mr. Zach Fortner commented he is one of the people who run Pineapple Whip and would like Commissions support.

Mr. Baird closed the public hearing.

Mr. Ray motioned to **approve** Z-10-2015. Mr. Young **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Young, Cox, Doennig, and Cline. Nays: None. Abstain: None. Absent: Shuler.

Churches and Church Accessory Uses Text Amendment
City of Springfield
(City-wide)

Mr. Hosmer stated the Planning and Zoning Commission initiated amendments to Church and Church Accessory Uses on January 8, 2015. Staff discovered inconsistent language in the Zoning Ordinance in relation to churches and church accessory uses.

Our current ordinance prohibits temporary outdoor revivals in our Residential Districts as an accessory use to a church. Federal and State laws prohibit treating churches differently than other permitted uses in that District. Staff is proposing to remove the exclusion that prohibits temporary outdoor revivals as an accessory use to churches in the R-SF, R-TH, R-LD, R-MD, R-HD and R-MHC Districts. Therefore, temporary outdoor uses, revivals, would be treated in the same manner as any other temporary outdoor use in these districts. Currently our (COM) Commercial Street District does not allow churches as a permitted use. Staff believes this was an oversight since the COM district was previously zoned Center City District, which does allow churches as a permitted

use. Staff is proposing amendments to (COM) Commercial Street District to include churches as a permitted use in Subsection 4-3502 and to remove number eight (8) Churches as a conditional use in Subsection 4-3503. Staff has also found inconsistent language in our industrial Districts; RI, Restricted Industrial, LI, Light Industrial, GM, General Manufacturing, IC, Industrial Districts in relation to emergency shelters and overnight shelters. City Council passed General Ordinance 6058 on June 17, 2013, to refine the definitions of “Emergency Shelters” and “Overnight Shelters” in various zoning Districts. This ordinance, however, did not rename emergency shelters to overnight shelters in the Industrial districts as intended. Emergency shelters are defined “as *certified and identified by the American Red Cross, Regional Mass Care Provider, that may provide lodging, meals and services related to relocation and are available during or after a fire or natural disaster for a limited duration. Any spacing requirements and maximum occupancies in this Article shall not apply to emergency shelters*”. An overnight shelter is defined as “*providing lodging and meals; whose services are available for up to thirty (30) days at any one time to any one resident*”. Staff is proposing amendments to the, RI, LI, GM, and IC Districts to change Emergency Shelters to Overnight Shelters in the permitted use sections. Staff recommends approval.

Mr. Baird opened the public hearing. As there were no speakers to the issue, the public hearing was closed.

Mr. Ray asked if there were any concerns about loss of tax revenue in the commercial district from having a church presence.

Mr. Hosmer said no.

Mr. Edwards motioned to **approve** Churches and Church Accessory Uses Text Amendment. Mr. Young **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Young, Cox, Doennig, and Cline. Nays: None. Abstain: None. Absent: Shuler.

Fuldner Condominiums
Enterprises, LLC
(2937 S. Claremont Avenue)

Fuldner

Mr. Hosmer stated this is a request to accept the dedication of the public streets and easements as shown on the Preliminary Plat of FULDNER CONDOMINIUMS generally located at 2937 South Claremont Avenue. The applicant is proposing to subdivide approximately 3.9 acres into a three (3) unit condominium plat named “Fuldner Condominiums”. The first unit will consist of the existing daycare building and required outdoor play area, the second unit is a professional office building and the third unit is undeveloped. The property owner will apply for an administrative re-plat condominium after the building has been constructed to re-plat the common and limited common elements in Unit 3. The property is currently zoned Planned Development 322. Staff recommends approval.

Mr. Baird opened the public hearing.

Mr. Edwards suggested tabling the case as the applicant is not present.

Mr. Baird asked if there was any communication from the applicant or their representative.

Mr. Hosmer stated this is not a zoning case and Commission can, at their discretion, recommend approval without the applicant present.

Mr. Edwards motioned to **table** Fuldner Condominiums. Mr. Ray **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Young, Cox, Doennig, and Cline. Nays: None. Abstain: None. Absent: Shuler.

Official Zoning Map Approval

Mr. Hosmer stated City Council passed ordinance 6069 on, August 12, 2013, to modified **Section 1-1600 Official Zoning Map and Rules for Interpretation** of the Zoning Ordinance. This amendment provided for an official adoption process for the zoning map. It also formalized the staff's use of our digital GIS, Geographic Information System, mapping database as a resource for staff to provide zoning information to the general public. The new process states that the *Official Zoning Map* shall be adopted or readopted in its entirety by City Council annually following an advertised public hearing. Staff recommends approval.

Mr. Baird opened the public hearing. There were no speaker to the issue, and the public hearing was closed.

Ms. Hosmer stated this is the second year Commission has approved the Official Zoning Map.

Mr. Baird asked why they need to approve the zoning map if Commission approves each case individually.

Mr. Hosmer commented staff is reviewing this to change the ordinance because the City uses GIS, Geographic Informational System, that when an ordinance is adopted for a zoning change, that will adopt and change the official zoning map digitally. This is an official legal document that can be presented as evidence in court.

Mr. Rykowski explained that historically it was a map on a wall and zoning changes didn't happen as frequently then as they do today. This is an attempt to make it legal so we can have it more rapidly and step by step as we determine how to do it.

Mr. Edwards motioned to **approve** the Official Zoning Map. Mr. Ray **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Young, Cox, Doennig, and Cline. Nays: None. Abstain: None. Absent: Shuler.

There being no further business, the meeting was adjourned at approximately 7:32 p.m.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', with a long horizontal flourish extending to the right.

Bob Hosmer, AICP
Principal Planner