

: OFFICIAL PROCEEDINGS:**: OF THE CITY OF PEORIA, ILLINOIS:**

Council Chambers, Peoria, Illinois, January 6, 2011, a Zoning Commission Meeting was held this date at 1:00 P.M., at City Hall, 419 Fulton Street, Chair Pro Tem Wiesehan presiding.

CALL TO ORDER / ROLL CALL

Roll call showed the following Zoning Commission Members were present: Davis, Klise, Misselhorn, Shea, Wiesehan - 5; Absent: Hunziker, Unes - 2.

Staff Present: Leah Allison & Trina Bonds

MINUTES

Commissioner Klise moved to approve the minutes of the December 2, 2010 Zoning Commission meetings (as outlined); seconded by Commissioner Davis.

Approved by viva voce vote.

Yeas: Davis, Klise, Misselhorn, Shea, Wiesehan- 5;

Nays: None;

Abstention: None.

Ms. Bonds swore in the public speakers that wished to give testimony today.

PETITIONS, REMONSTRANCES, AND COMMUNICATIONS- THE CITY OF PEORIA

(ZC 11-01B) PUBLIC HEARING on the request of Michael P. Vondra of Southwind RAS, to obtain a Special Use in a Class I3 (General Industrial) District for a new Recycling Facility and including existing conditions and developments, which include but not limited to wood chipping and municipal public works services, for the property identified as **Parcel Identification Numbers 18-19-276-004 and 18-19-276-001 and located at the northwest corner of Darst Street and West Clark Street, Peoria, Illinois.** (Council District 1)

Ms. Allison gave the property characteristics and the surrounding zoning of the subject property. She gave the following summary of the proposal:

- The petitioner is proposing to locate an asphalt shingle recycling facility on approximately 4 acres of the subject properties.
- The facility will include a truck scale and trailer, grinding machine, and use of an existing building for stock piling and sorting.
- Improvements to the site will also include a six-foot tall chain link fence and gate surrounding portions of the operation and repairs to the roof of the existing building.

- The remaining 26 acres of the subject property include an existing wood chipping operation and storage and sorting of materials for municipal public works services.
- The petitioner indicates that up to 10 employees will be on the site during the months of projected operation from March through November.

Ms. Allison reported that the following waiver is requested:

1. Eliminate the requirement for hard surface pavement for parking areas including access.

Ms. Allison reported that the Site Plan Review Board recommends approved of the submitted request, excluding the requested waiver, and subject to the following conditions:

- 1) Submittal of documentation confirming that the recycling facility will not exceed the maximum noise emissions per Article 4.3.7 of the Land Development Code.
- 2) Revise the site plan to include a hard surface parking lot and access for 10 employees, one of the parking spaces must be handicap accessible.

In response to one of Staff's conditions, Commissioner Davis commented that there is no residential in the area adjacent to the subject property and the petitioner should not be required to submit documentation confirming maximum noise emissions.

In discussion with Staff, Commissioner Shea expressed his concerns regarding the requested waiver to eliminate the requirement for hard surface pavement for parking areas including access. He stated that the City of Peoria should not be allowed to do this.

Bob Hall, Attorney, Miller, Hall & Triggs, clarified that the co-applicant of the request is the City of Peoria. He reported the reason for the request for a variance was because Southwind has been asked to operate under a lease agreement that is renewable annually. He stated that if there was a lease more permanent in place, then it may be more appropriate to pave this area. He stated that the lease has not been signed yet and explained that Southwind operations will not have an office at this location. He went on to say that the requested waiver is appropriate. He commented that in regards to the noise issue, based on surrounding land use area it is certainly appropriate to have this type of use. He further stated that heavy industrial is down there already.

Richard M. Guerard, Attorney, Guerard, Kalina & Butkus, representing Southwind RAS, reported that their RAS stands for Recycling Asphalt Shingles and that is what they are doing. He gave a power point presentation for the Commission and explained in detail the process of recycling asphalt shingles. He reported that the materials in their operation are 99% recyclable. He went on to say that there are significant tests that are done and stated that there is no known contamination from the materials. He also stated that there are no known sources of ground and water pollution.

In discussion with Commissioner Klise regarding asbestos, Attorney Guerard reported that asbestos is not allowed at anytime on the site. He further stated that the principle issue is that people have to be trained in order to accept the material.

Matt Vondra, Bluff City Materials, Inc., reported that they do accept materials from homeowners and they go through a short training process. He went on to say that most of the time anyone with asbestos shingles have a remediation expert come to their house ahead of time. In discussion with Commissioner Misselhorn, he stated that they normally do charge a disposal fee and stated that they try to keep those fees reasonable.

In more discussion with Commissioner Klise regarding asbestos shingles, Mr. Vondra reported that they have a three-phase process and all materials are visually inspected before they are ever disposed.

During discussion regarding the requested waiver to allow unpaved parking areas, Commissioner Klise asked the petitioner if they would be amenable to putting in a permanent parking area if they had a five-year lease.

Mr. Vondra responded that they are open to anything the Commission has suggested and went on to say that if there was a longer lease and they were able to have a long term location, the paved parking area would not be an issue.

Tom Phillips, Peoria Barge, commented that the goal of recycling is good, but spoke in opposition of the request because he disagrees with the location. He stated that Darst Street is already full of trucks traffic. He further stated that the intersection is very dangerous now and this request would add to that problem. He mentioned the railroad tracks and stated that there is an area where the pavement is starting to come undone because of heavy truck traffic. He went on to say that they don't need more truck traffic coming down that street. He then explained that the street is not wide enough and stated that there are trailers parked on Darst Street. He also mentioned safety and problems with the infrastructure and explained that it needed to be upgraded. After more comments, he stated that in response to the requested waiver, the City should be required to pave the parking area and the entrance like other businesses in the area. He submitted photos for the record and also commented about the fencing in the front area of the property. He stated that it is currently an eyesore and should also be replaced.

In summation, Attorney Hall reported that the only additional traffic that is expected will be approximately 25 vehicles per day in intermittence. He went on to say that this amount is not beyond the capacity of that intersection. He stated that with respect to the requested variance, this is a short term situation, unlike other businesses in the area.

Ms. Allison read into the record a letter that was submitted by Mr. Stan Brown from the Greater Peoria Sanitary District. The letter was in support of the request and stated that the proposed use is consistent with the Greater Peoria Sanitary District operations and welcomed the business to Darst Street.

There being no further public testimony, Chair Pro Tem Wiesehan closed the public hearing.

Motion:

After brief comments, Commissioner Wiesehan moved **to approve** Case No. ZC 11-01B, per Staff's recommendation; excluding the paving of the parking lot area, unless the lease agreement with the City of Peoria has a term greater than three (3) years; seconded by Commissioner Misselhorn.

During deliberations, Commissioner Klise asked why the tenants are being asked to pave the parking lot. She also stated that the property owner should be required to fix the fence.

Ms. Allison clarified that the lease has not been signed yet and went on to say that it is a recommendation from Staff.

Commissioner Misselhorn commented that as far as the requested waiver, in his opinion this is a unique situation. He reported that it would make sense to require paving this area if there were an agreement longer than three years. He went on to say that he did not think there were many other areas in the City where this type of operation would be appropriate.

Commissioner Shea stated that he could not support the motion and commented that several cases have been brought before the Commission where the petitioner was required to pave parking lots and the area up to the parking lot. He went on to say that it is unreasonable to allow this and said the City is in violation of its own Ordinance.

Motion **APPROVED** by viva voce vote.

Yeas: Davis, Klise, Misselhorn, Wiesehan - 4;

Nays: Shea -1;

Abstention: None.

After the vote, Ms. Allison reported that the case would be forwarded on to the City Council on January 25th.

After the Zoning Commission reviewed the request to obtain a Special Use, and after considering the standards of the Zoning Ordinance for a Special use, they found that the request **met** the findings of fact requirements.

(ZC 11-02B) PUBLIC HEARING on the request of Bill Pfeifer of Signature Development of Peoria, to obtain a Special Use in a Class R3 (Single Family Residential) District for a Public Elementary School for the property identified as **Parcel Identification Number 09-30-100-006 with a temporary address of 11401 N. Allen Road, Peoria, Illinois.** (Council District 5)

Ms. Allison gave the property characteristics and the surrounding zoning of the subject property. She stated that the petitioner is proposing to construct a 93,000 sq. ft. public elementary school on the subject property.

Ms. Allison reported that the following waivers are requested:

- 1) Free standing sign of 60 sq. ft. in area and six feet tall, which exceeds the maximum size of 20 sq. ft. in area and five (5) feet in height.
- 2) Two directional signs each six (6) sq. ft. in area, which exceeds the maximum size of four (4) sq. ft.
- 3) Building height of 41 feet, which exceeds the maximum height of 35 feet.
- 4) Ten (10) foot wide bike/walk trail located within the required front yard of Hickory Grove Rd.

Ms. Allison reported that the Site Plan Review Board recommends approval of the revised site plan, elevations and landscape plan for the requested Special Use, including the requested waivers, and subject to the following conditions:

- 1) All ground and rooftop mechanical equipment must be fully screened. This includes electrical transformers and generators.
- 2) Bike/walk trail along Hickory Grove Road to extend to the corner of Allen Road with construction of the trail completed prior to use of the school.
- 3) City to approve plans for improvement to Hickory Grove Road along the school frontage and the improvement to the intersection of Hickory Grove Road and Allen Road.
- 4) Garbage dumpster must be placed in a four-sided solid enclosure constructed of six foot tall wood fence or wall.

Commissioner Shea expressed his concerns and commented that he has not seen a case where Staff is in agreement with increasing signage. He then asked the reason why in this case Staff has no problem with the requested waiver.

In response to Commissioner Shea's comments, Ms. Allison passed around a photo of the sign and explained that Staff is not opposed to the requested waiver. She explained that it is a monument style brick sign, which is in keeping with the character of the building. She went on to explain that there is a topography change out there.

In more discussion with Commissioner Shea in regards to the height of the building, Ms. Allison explained that there is one portion of the building where there is a grade change.

Laura Tobben, Farnsworth Group, reported that she is representing the owners of the property, Signature Development of Peoria and Dunlap School District.

Matt Bickel, Wold Architects & Engineers, Palatine, IL, reported that there is a portion of the building that is 41 feet in height from the lowest grade to the highest point. He explained that the portion that is 41 feet in height is due to the screening of the rooftop mechanical equipment.

There being no public testimony, Chair Pro Tem Wiesehan closed the public hearing.

Motion:

Commissioner Klise moved **to approve** Case No. ZC 11-02B, per Staff conditions and Waivers Nos. 3 & 4, excluding Waivers Nos. 1 & 2; seconded by Commissioner Misselhorn.

During deliberations, Commissioner Klise commented about the requested waivers for signage and stated that the Commission should stay within the Zoning Ordinance for consistency.

Motion **APPROVED** by viva voce vote.

Yeas: Davis, Klise, Misselhorn, Shea, Wiesehan - 5;

Nays: None;

Abstention: None.

After the vote, Ms. Allison reported that the case would be forwarded on to the City Council on January 25th.

After the Zoning Commission reviewed the request to obtain a Special Use, and after considering the standards of the Zoning Ordinance for a Special use, they found that the request **met** the findings of fact requirements.

(ZC 11-03B) PUBLIC HEARING on the request of Deborah J. Baker of Architectural Design Group to amend an existing Official Development Plan, Ordinance No. 13,168, as amended, in the N1 (Institutional) District allowing a medical center and associated uses to relocate the Central Chiller Plant for the properties commonly known as **Methodist Hospital and located at 221 NE Glen Oak Avenue, Peoria, Illinois.** (Council District 1 and 2)

Ms. Allison gave the property characteristics and the surrounding zoning of the subject property. She reported that the original Official Development Plan (ODP) for Methodist Hospital was approved in 1991. She stated that since then, there have been two amendments to the ODP to add new medical facilities and address other development issues. She reported that Staff recommends approval of the submitted request to amend the ODP for Methodist Hospital to relocate the Central Chiller Plant.

Debbie Baker, Architectural Design Group, reported that she is representing Methodist Medical Center. She reported that the previous request from the hospital was not going to work and explained that the request now is to tear down an existing building and relocate Chiller Plant in that location. After more comments, she stated that the

neighbors are very supportive of the request and went on to say that she feels this will actually improve visually the character of that area.

Ms. Allison shared photos of the proposed Chiller Plant for the Commission to review.

There being no public testimony, Chair Pro Tem Wiesehan closed the public hearing.

Motion:

Commissioner Davis moved **to approve** Case No. ZC 11-03B, per the submitted request; seconded by Commissioner Misselhorn.

Motion **APPROVED** by viva voce vote.

Yeas: Davis, Klise, Misselhorn, Shea, Wiesehan - 5;

Nays: None;

Abstention: None.

After the vote, Ms. Allison reported that the case would be forwarded on to the City Council on January 25th.

After the Zoning Commission reviewed the request to amend an Official Development Plan, and after considering the standards of the Zoning Ordinance for an Official Development Plan, they found that the request **met** the findings of fact requirements.

(ZC 11-04) PUBLIC HEARING on the request of J.P. O'Brien of O'Brien Enterprises, LLC to rezone property from a Class I2 (Railroad/Warehouse Industrial) District to a Class I3 (General Industrial) District for the properties identified as Parcel Identification Nos. **18-03-405-009 (1402 NE Adams Street), 18-03-405-010 (1404 NE Adams Street), 18-03-405-011 (1408 NE Adams Street), 18-03-405-012 (1418 NE Adams Street), 18-03-405-013 (1420 NE Adams Street), 18-03-405-019 (1327 Bond Street), 18-03-405-020 (1411 Bond Street), 18-03-405-025 (1428 NE Adams Street), and 18-03-405-026 (213 Caroline Street), 18-03-408-006 (Located between two railroad tracks at southeasternmost end of Caroline Street with no address assigned), 18-03-277-006 (1924 NE Adams Street), 18-03-277-007 (Located on the southeast side of Adams Street, stretching from Caroline Street to Grant Street and adjacent to the railroad track with no address assigned),** and to rezone property from a Class CG (General Commercial) District to a Class I3 (General Industrial) District for the property identified as Parcel Identification No. **18-03-403-006 (1520 NE Adams Street)**. These properties are generally bounded by Adams Street on the north, Abington Street on the east, IL River on the south, and Spring Street on the west, all located in Peoria, Illinois. (Council District 1)

Commissioner Misselhorn reported that he would be abstaining from the vote and discussion on Case No. ZC 11-04 due to a conflict of interest.

Ms. Allison gave the property characteristics and the surrounding zoning of the subject property. She then gave the following history of the subject property:

- In April 2009, the Zoning Commission reviewed a request from O'Brien Enterprises to rezone the subject properties and an additional property located at the northeast corner of Adams Street and Mary Street.
- The Zoning Commission recommended approval to rezone those properties currently zoned I2 (Railroad Warehouse Industrial).
- The recommendation did not include the property zoned CG (General Commercial), which is addressed at 1520 NE Adams Street.
- This recommendation was not forwarded to City Council due to ongoing discussions between O'Brien Steel, the City, and the residents of the surrounding neighborhoods.
- The request was eventually withdrawn.

Ms. Allison reported that the current request is largely similar to the previous request with the exception of the parcels located at the northeast corner of Adams Street and Mary Street, which are no longer included in the rezoning request. She explained that in addition, the current request includes the property located at 1418 & 1420 NE Adams, which was not part of the previous rezoning request. She further reported that Staff recommends approval of the request to rezone the subject properties because it is consistent with the Future Land Use Map of the Comprehensive Plan.

Bob Hall, Attorney, Miller, Hall & Triggs, stated for the record that the parcel identification numbers listed did not include the portion of the alley that was recently vacated by the City.

Ms. Allison explained that the vacated property typically reverts to the zoning of the properties that are there.

Attorney Hall gave a brief overview of the request for the Commission. He explained that the request included property that is currently zoned CG (General Commercial) which is surrounded by Industrial. He went on to say that they feels that property should take on the same zoning characteristics as the other parcels listed.

J.P. O'Brien, O'Brien Enterprises, LLC, reported that since the last request, two reluctant property owners chose to sell their parcels at the corner of Caroline and Adams Street. He explained that they already owned the properties surrounding those two parcels. He reported that the project they brought forward two years ago was to build a T-shaped building, but now they are able to increase the size of the building. He went on to say that he feels this zoning request will help bring forward a new development agreement with the City of Peoria.

William Ordaz, Detweiller Marina Neighborhood Association, reported that the Neighborhood Association continues to oppose the I-3 designation for this parcel of land. He reported that they largely maintain their position as expressed at every

Planning Commission meeting in 2010 regarding their concerns for additional I-3 zoning designation. He explained that their main concern is why the request is for heavy industrial zoning. He commented that if the planned expansion involves a warehouse, it can be accommodated with the I-2 zoning designation. He also mentioned concerns of the residents regarding truck traffic. He went on to say by eliminating the corner that is now designated CG (General Commercial) is whitening out the TIF which provides clear delineation between industrial and residential. After more comments, Mr. Ordaz reported that Mr. O'Brien spoke to the Neighborhood Association regarding his plans for expansion and they were very thankful for that. In closing, he stated that the Neighborhood Association welcomes additional jobs and opportunities. He went on to say that they are not against industrial, but are concerned regarding the aesthetics of the neighborhood and how they able to help the neighborhood and re-growth.

Attorney Hall pointing out that the existing Comprehensive Plan for this property is Industrial. He commented that he understands the objections of Mr. Ordaz, but state all the surrounding properties in this area just about warrant industrial use. He explained the reason for the I-3 zoning request and stated that it was suggested that they use the same type of zoning character as for the current plant. He stated that as far as truck traffic, their plans have to be reviewed by Site Plan Review Board. He went on to say that this will be reviewed by the Public Works Department. In closing, he stated that it is Mr. O'Brien's plan to continue working with the neighborhood.

Mr. O'Brien commented that inner-city redevelopment is tough. He stated when you look at their facilities you see that they tend to do a better job than most. He further stated that two years ago he realized that they had not reached out to the neighborhood. He went on to say that they anticipate making a significantly greater investment in building materials out of sensitivity to adjacent neighborhood and pride in their business. He also stated that they have a project that provides good jobs and is a plus for the north side. In regards to the truck traffic, he explained that a significant amount of trucks will now come off of Spring Street and he thinks this will eliminate some of the truck traffic.

There being no more public testimony, Chair Pro Tem Wiesehan closed the public hearing.

Motion:

After brief comments, Commissioner Shea moved **to approve** Case No. ZC 11-04, per the submitted request; seconded by Commissioner Davis.

During deliberations, Commissioner Davis thanked Mr. O'Brien on behalf of the Zoning Commission for the good job of keeping his business looking nice.

Commissioner Klise commented that she feels O'Brien Steel is an asset to the City of Peoria, but expressed her concerns and stated that she feels they should leave the zoning I-2.

Motion **APPROVED** by viva voce vote.

Yeas: Davis, Shea, Wiesehan - 3;

Nays: Klise - 1;

Abstention: Misselhorn - 1.

After the vote, Ms. Allison reported that date for the request to be forwarded on to the City Council is to be determined.

After the Zoning Commission reviewed the request to Rezone, and after considering the standards of the Zoning Ordinance for a Rezoning, they found that the request **met** the findings of fact requirements.

After the Zoning Commission reviewed the request to obtain a Special Use, and after considering the standards of the Zoning Ordinance for a Special use, they found that the request **met** the findings of fact requirements.

(ZC 11-A) PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code related to Fees.

Ms. Allison reported that the text change is in response to the fee increases directed by the City Council on November 9, 2010. She reported that Staff recommends approval of the ordinances amending Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code relating to Fees.

In discussion regarding the fee increases, Commissioner Shea asked Staff when the last time fees were increased.

In response to Commissioner Shea's question, Ms. Allison reported that some of the zoning certificate fees were raised in the last eight years.

During more discussion, Ms. Allison reported that Staff was directed to provide research based off communities within Illinois based on cities of a similar size.

Several Commissioners commented about the large increases in fees and expressed concern that the fees had already been approved by the City Council. The Commission commented that they did not have a problem with increasing fees to some extent given the economy and similar communities, but felt they did not have enough knowledge or information to set fees for some of the items listed.

Commissioner Klise commented that the increased fees are hindering compliance and stated people will not ask for approval and will just do things.

There being no public testimony, Chair Pro Tem Wiesehan closed the public hearing.

Motion:

After more comments and discussion, Commissioner Misselhorn moved **to approve** Case No. ZC 11-A, the request for text amendments relating to fee increases in principle, but not specifically as written due to the lack of information; seconded by Commissioner Klise.

Motion **APPROVED** by viva voce vote.

Yeas: Davis, Klise, Misselhorn, Shea, Wiesehan - 5;

Nays: None;

Abstention: None.

Commissioner Wiesehan left Council Chambers at approximately 3:00 p.m.

(ZC 11-B) PUBLIC HEARING on the request of the City of Peoria to amend Appendix C, the Land Development Code related to Accessory Structures and Uses.

Ms. Allison reported that the text amendment is to provide clarity to regulations for accessory structures in Appendix C, the Land Development Code. She reported that Staff recommends approval of the Ordinance amending Appendix C, relating to accessory structures and uses.

There being no public testimony, Chair Pro Tem Davis closed the public hearing.

Motion:

After brief comments, Commissioner Klise moved **to approve** Case No. ZC 11-B, per the submitted request; seconded by Commissioner Misselhorn.

Motion **APPROVED** by viva voce vote.

Yeas: Davis, Klise, Misselhorn, Shea - 4;

Nays: None;

Abstention: None.

(ZC 11-C) PUBLIC HEARING on the request of the City of Peoria to receive and file a Sign Ordinance Review Report and amend Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code related to Signs.

Ms. Allison reported that the request is to Receive and File sign Ordinance Review Report and to act upon recommendations. She reported that as a result of the review, the Sign Ordinance Review Committee recommends the following:

- 1) Permanently allow off-premise sign extensions. (Text amendment)
- 2) Require temporary event signs to be removed within 7 days after the event. (Text amendment)
- 3) Require a permit fee for civic and holiday event signs. (Text amendment)

- 4) Print Zoning Certificate permit number on the sign.
- 5) Allow reverse lit/halo lit of projecting signs in the Form Districts. (Text amendment)
- 6) Improve communication of the definition of sign area using sign illustrations and examples.
- 7) Improve the enforcement of sign violations through:
 - o Distribution of sign regulations with permit
 - o Utilize other departments to assist with enforcement
 - o Work with Peoria Beautiful or Litter Committee
 - o Create a volunteer enforcement committee

Staff concurs with the recommendation from the Sign Ordinance Review Committee on items:

- 2) Require temporary event signs to be removed within 7 days after the event.
- 5) Allow reverse lit/halo lit of projecting signs in the Form Districts.
- 6) Improve communication of the definition of sign area using sign illustrations and examples.
- 7) Improve the enforcement of sign violations through distribution of sign regulations with permits, and utilize other departments and Peoria Beautiful or the Litter Committee to assist with enforcement. Unfortunately, this implementation of this recommendation may be delayed due to staff reductions and future re-organization of city personnel.

Staff respectfully does not agree with the recommendation for items:

- 1) Permanently allow off-premise sign extensions. Staff continues to oppose this issue due to its potential impact on on-premise signs.
- 3) Require a permit fee for civic and holiday event signs. Staff opposes this due to staff reductions.
- 4) Print Zoning Certificate permit number on the sign. Staff opposes this due to staff reductions.

Ms. Allison reported that Staff is currently working to incorporate sign drawings into the Zoning Ordinance and Land Development Code.

Ron Naples, Adams Outdoor Advertising, reported that he disagrees with Staff's recommendation to oppose permanently allowing off-premise sign extensions. He submitted for the record a handout detailing the Code differences between on-premise and off-premise signs. He then explained that allowing extensions for off-premise signs will have no impact with regard to on-premise signs.

During discussion, Commissioner Shea commented that the Sign Committee talked about possibly using current parking enforcement staff for enforcement of signs. He went on to say that they could be designated on certain days to cover certain parts of the City.

In more discussion, Commissioner Klise commented about the suggestion of the Sign Commission to use volunteer groups to help enforce the Sign Ordinance.

Motion:

Commissioner Misselhorn moved to Receive and File the Sign Review Report with the position of the Zoning Commission to accept all Sign Committee recommendations; seconded by Commissioner Shea.

Motion **APPROVED** by viva voce vote.
Yeas: Davis, Klise, Misselhorn, Shea - 4;
Nays: None;
Abstention: None.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizens who wished to address the Commission.

OTHER BUSINESS

No other business was presented for discussion.

ADJOURNMENT

The Zoning Commission Meeting adjourned at 3:18 P.M.

Leah Allison, Senior Urban Planner

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