

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 13, 2020**

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT

Commissioner John Marino
Commissioner Debbie Midgley
Commissioner James Rosenauer
Commissioner Gene Schenberg
Commissioner Guy Tilman
Commissioner Steven Wuennenberg
Chair Merrell Hansen

Mayor Bob Nation
Councilmember Mary Ann Mastorakos, Council Liaison
Mr. Michael Lindgren, representing City Attorney Christopher Graville
Mr. Mike Knight, Assistant City Planner
Mr. Chris Dietz, Planner
Ms. Annisa Kumerow, Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Commissioner Allison Harris
Commissioner Jane Staniforth

Chair Hansen acknowledged the attendance of Mayor Bob Nation; Councilmember Dan Hurt, Ward III; Councilmember Michael Moore, Ward III; Councilmember Michelle Ohley, Ward IV; and Mary Ann Mastorakos, Council Liaison.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – Commissioner Schenberg read the “Opening Comments” for the Public Hearings.

- A. P.Z. 16-2019 1420 Schoettler Rd. & 15000 South Outer Forty Rd. (Daniel Prosser):** A request for a zoning map amendment from an “NU” Non-Urban District to an “E-1/2 AC” Estate Half Acre District for two tracts of land totaling 6.00 acres located on the east side of Schoettler Road, north of its intersection with Grantley Drive (19S640262), (19R430165).

STAFF PRESENTATION:

Planner Chris Dietz gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Dietz then provided the following information about the subject site:

Land Use Plan

The subject site is nestled between *residential single-family* land use and *residential multi-family* land use.

Permitted Uses for the E-1/2 AC District

1. Churches and other places of worship
2. Dwelling, single-family detached
3. Dwelling, single-family attached
4. Educational facilities (kindergarten and primary schools only)
5. Golf courses
6. Home occupation
7. Parks
8. Public facilities
9. Public safety facilities
10. Wildlife reservation, forest and conservation project

Mr. Dietz pointed out that this petition may be voted on later this evening under "Unfinished Business".

Discussion

During discussion, the following information was provided:

The *Minimum Lot Sizes* for adjacent properties are:

- 3 acres for the NU-property to the west; and
- 15,000 sq. ft. for the R-2 property to the east

It was also clarified that the subject site abuts the right-of-way to South Outer 40 Road.

PETITIONER'S PRESENTATION:

Mr. Dan Prosser, Owner of the subject site, 1420 Schoettler Road, Chesterfield, MO.

Mr. Prosser explained that he and his wife own three acres of the six-acre subject site. Their intent is to keep one acre and sell the remaining two. Taking into consideration the site's challenging topography, along with the necessity for streets and sidewalks, he believes the site could not be developed with 12 homes; it is more likely that only 4 homes would be feasible.

Mr. Prosser also stated that he was not aware of any zoning districts that allow one-acre lots. In addition, he has spoken to his neighbor, Councilmember Mastorakos, who has indicated she is comfortable with the E-1/2 AC zoning.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION:

1. Ms. Laura Lueking, 15021 Conway Road, Chesterfield, MO.

Ms. Lueking noted her concern that the E-1/2 AC zoning allows *attached single family dwellings*, which if constructed on the subject site, would back up to single-family and non-urban zoning. She also questioned whether any E-district developments have been constructed outside of Ward IV.

Mr. Mike Knight, Assistant City Planner, confirmed that *attached single family* is permitted under the E-1/2 AC zoning, and that a rezoning to E-1/2 AC was recently approved for a development off of Old Clarkson Road within Ward III.

2. Mr. Dean Daniels, 14747 Mill Spring Drive, Chesterfield, MO.

Mr. Daniels stated his preference for no less than one acre zoning for the subject site. If less than one acre, it sets a precedent for denser zoning. He has concerns that the subject site could be combined with other adjacent properties to allow for a different zoning than the proposed E-1/2 AC. Other concerns expressed related to increased traffic along Schoettler Road.

Mr. Daniels questioned why the City doesn't rezone existing Non-Urban properties to more appropriate zoning districts. It was explained that the City currently does not rezone private property without a petition from the property owner. Such action would deny the property owner due process by not having input into the rezoning process.

SPEAKERS – NEUTRAL:

Mr. Steve Mueller, 1329 Cherry Glen Court, Chesterfield, MO – passed on speaking.

- B. P.Z. 17-2019 Koester Acres:** A change in zoning from "FPNU" Floodplain Non-Urban District to "AG" Agricultural District for two parcels of land totaling 89.21 acres in size at 17485A and 17509 N. Outer 40 Road (17U540036 & 16U210024).

STAFF PRESENTATION:

Planner Annisa Kumerow gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Kumerow then provided the following information about the subject site:

Request

The rezoning request to a straight/conventional zoning district is to determine whether the development criteria established by the proposed zoning district is appropriate for the subject site as established in the Unified Development Code. With a straight zoning district, a preliminary plan is not required and there is no Attachment A.

Land Use Plan/Uses

The City of Chesterfield Land Use Plan indicates this parcel is located within the *Agricultural/Flood Plain/Conservation* land use designation. Appropriate uses in this land use designation include *agriculture* and *open space*.

Summary

All Agency comments have been received and Staff has no outstanding issues. Ms. Kumerow pointed out that this petition may be voted on later this evening under “Unfinished Business”.

PETITIONER’S PRESENTATION:

Mr. Sean Sortor, 1717 Wilson Avenue, Chesterfield, MO – available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

- C. **P.Z. 18-2019 Clarkson Centre (2264 Clarkson Rd):** A change in zoning from “C-8” Planned Commercial District and “R-2” Residence District to an “R-4” Residence District for a 0.99 acre tract of land at 2264 Clarkson Road (20T610716).

STAFF PRESENTATION:

Planner Annisa Kumerow gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Kumerow then provided the following information about the subject site:

Site History

In 1972, the subject site was zoned simultaneously with Clarkson Woods and Clarkson Center through a series of three zoning petitions resulting in:

- 143 combined acres zoned to “R-2” Residence District;
- Clarkson Wilson Center zoned to “C-8” Planned Commercial District; and
- Approval of a Planned Environmental Unit Plan (PEU) for the Clarkson Woods Subdivision and the subject property.

However, the Clarkson Woods subdivision never developed under the PEU, but instead developed under the St. Louis County Density Development Procedure leaving the subdivision and subject property with the “R-2” zoning designation.

In 1987, the larger Clarkson Center lot was platted to create two separate legal lots. This split did not align the zoning districts, which left the subject property with a split zoning of C-8 and R-2.

In 2018, a Zoning Map Amendment Petition to rezone from “R-2” Residence District and “C8” Planned Commercial District to a “PC” Planned Commercial District was denied.

Comprehensive Plan

The City of Chesterfield Land Use Plan indicates the subject parcel is located within the *Single Family Residential* land use designation. Applicable Plan Policies include:

- 2.1.5 – Provide Buffer for Existing Residential Development – *It was noted that landscape buffer requirements will be reviewed as part of any future Site Plan submissions.*
- 2.1.8 – Transitional Use between Single-Family Detached and Higher Density Development - *The proposed use of the subject site serves as a transitional use between single-family residential to the north and commercial to the south.*

The subject site is currently undeveloped. Any future development would be required to use the existing Clarkson Wilson Centre access.

Uses

Given the size of the subject site, applicable “R-4” Residence District uses include:

1. Churches and other places of worship
2. Daycare center
3. Single family dwelling
4. Group home
5. Public utility facility
6. Nursery school

Summary

Agency comments have been received and Staff has no outstanding issues. Ms. Kumerow pointed out that this petition may be voted on later this evening under “Unfinished Business”.

Discussion

During discussion, Ms. Kumerow confirmed that under the proposed zoning, a landscape buffer would be required along both Clarkson Road and Clarkson Woods Drive.

PETITIONER’S PRESENTATION:

Rabbi Avi Rubinfeld, 2122 Park Forest Drive, Chesterfield, MO.

Rabbi Rubinfeld stated that he is a homeowner in the Clarkson Woods subdivision, and a Chabad Rabbi in the Chesterfield area. The Chabad serves the Jewish community of Chesterfield and Ballwin, and hosts lectures, classes, and workshops on Jewish topics.

They intend to use the lot for a house of worship – a Chabad House.

SPEAKERS IN FAVOR:

Mr. Mike Knight, Assistant City Planner, stated that after packets went out, Staff received a letter of support from Mr. Neeltje Maxwell, 16056 Clarkson Woods Drive, Chesterfield, MO.

The following individuals spoke in favor of the petition and expressed support for the proposed Chabad House at the subject site:

1. **Mr. Joe Newman**, 2063 Chablis Drive, Maryland Heights, MO.
2. **Mr. Haim Mano**, 1088 Nooning Tree Drive, Chesterfield, MO.
3. **Mr. Jay Newman**, 2063 Chablis Drive, Maryland Heights, MO.
4. **Mr. Jon Newman**, 12871 Haverton Drive, Creve Coeur, MO.
5. **Dr. Jay Pepose**, owner of Pepose Vision Institute, 1815 Clarkson Road, Chesterfield, MO.
6. **Mr. Scott Schatzman**, 8000 Bonhomme Avenue, St. Louis, MO.
7. **Ms. Chana Rubenfeld**, 137 Brighthurst Drive, Chesterfield, MO. *(passed on speaking)*
8. **Mr. Dan Haberer**, 686 Sunbridge Drive, Chesterfield, MO.
9. **Ms. Margee Kabak**, 974 Hannafield Court, Manchester, MO. *(passed on speaking)*
10. **Mr. Michael Vigdorichik**, 403 Magna Carta, Creve Coeur, MO.
11. **Ms. Olga Gorodetsky**, 1131 Wildhorse Meadows Drive, Chesterfield, MO.
12. **Ms. Alla Gipkhin**, 15306 Country Ridge Drive, Chesterfield, MO. *(passed on speaking)*
13. **Ms. Polina Golynskiy**, 2151 Silverwood Lane, Chesterfield, MO. *(passed on speaking)*
14. **Ms. Julie Vielbaum**, 312 Knowledge Drive, Lake St. Louis, MO.
15. **Mr. Mark Morgan**, 2224 Rebecca Lynn Court, Chesterfield, MO. *(passed on speaking)*
16. **Ms. Emily Morgan**, 2224 Rebecca Lynn Court, Chesterfield, MO. *(passed on speaking)*

SPEAKERS IN OPPOSITION:

Mr. Rich Scheerer, Clarkson Woods subdivision, 2107 Heather Glen Drive, Chesterfield, MO.

Mr. Scheerer stated he supports houses of worships, but opposes any development of the subject site. He noted concerns related to parking, traffic, buffering for the adjacent residential subdivision, and safety issues with the narrow entrance into the subdivision.

SPEAKERS – NEUTRAL:

1. **Ms. Antoinette Hodges**, Clarkson Woods subdivision, 16072 Meadow Oak Drive, Chesterfield, MO.

Because the subject site is the entrance to the Clarkson Woods subdivision, Ms. Hodges expressed concerns about the proposed use for the site and associated parking and signage. She also inquired as to how the zoning can be changed without a plan being submitted for the site.

Mr. Mike Knight, Assistant City Planner, stated that the requested zoning is for a conventional R-4 Residential zoning district, which includes permitted uses. This is a two-step process involving first the rezoning followed by plan submittals. The plan will have to meet all development requirements, and comments from various outside agencies will be required (*County, MSD, Fire District, etc.*). Plans will also be reviewed by the City's Architectural Review Board if necessary.

If the R-4 zoning is approved, but plans are not submitted by the current applicant, the R-4 zoning would remain on the site and one of the six permitted R-4 zoning uses could be approved for the site.

2. **Mr. Jim Thoenen**, Clarkson Woods subdivision, 2136 Willow Way Court, Chesterfield, MO.

Mr. Thoenen stated that a contract for sale for the subject site has not yet been fully signed. He has concerns that if the zoning is approved and the sale is not completed, or the current plans change, the site remains R-4 allowing 7,500 sq. ft. single-family lots, which is not consistent with the surrounding area.

Mr. Thoenen inquired as to whether attached housing is allowed under R-4 zoning. It was confirmed that attached housing is not permitted within R-4 zoning.

3. **Ms. Sarah Hoffman**, Clarkson Woods subdivision, 15929 Heather Glen Drive, Chesterfield, MO.

Ms. Hoffman stated concerns about the size of the parking lot for the proposed development, and inquired as to the minimum and maximum parking requirements for the space. She has concerns about how a parking lot would impact the aesthetics of the adjacent Clarkson Woods subdivision.

Planner Annisa Kumerow stated that parking requirements for churches and houses of worship are based on the size of the building or seats within the facility. A site plan will be required for the site, which will show the building, building height, setbacks, and buffers, and will be reviewed by the City's Architectural Review Board.

Ms. Hoffman asked for additional information as to the size of the proposed Chabad House and anticipated size of its congregation.

Commissioner Rosenauer questioned as to whether a sidewalk would be required in front of the site, which would necessitate removing the existing trees. Mr. Knight stated that this too would be reviewed at the site plan stage.

4. **Ms. Cindy Barmeier**, Clarkson Woods subdivision, 16049 Hunters Way Drive, Chesterfield, MO.

Ms. Barmeier noted her concerns about the parking lot for the subject site and the amount of traffic coming in and out of the site. She also pointed out that a traffic study has not yet been conducted, which would provide additional information for the residents. She hopes that any building on the site is consistent with the aesthetics of their neighborhood.

REBUTTAL:

Ms. Julie Vielbaum, 312 Knowledge Drive, Lake St. Louis, MO.

Ms. Vielbaum addressed concerns about the proposed Chabad negatively impacting property values. She stated that she had previously worked as an Operations Assistant for City Mortgage and part of her job entailed determining a home's value. She does not believe that the proposed Chabad House will reduce any home values.

Ms. Barmeier noted her disagreement with Ms. Vielbaum's statement that the proposed development will not reduce property values as not enough information has been provided yet to make such a determination.

Rabbi Avi Rubinfeld then provided the following information:

- It is his understanding that a traffic study is not required for the site.
- The size of the current congregation is relatively small. Services are generally set up for 50 people during the high holiday season, along with several services throughout the year.
- There would not be a constant traffic flow on a daily or weekly basis to the Chabad House.
- It is hoped that a multi-purpose room within the Chabad would seat 100-150 people.

Discussion

With respect to parking, Ms. Kumerow pointed out that the lot is less than one acre in size and would have to meet buffer and setback requirements, which will limit the amount of space available for parking.

Questions were raised as to which access point would be utilized for the site. Staff noted that access has not been determined at this time.

Commissioner Schenberg read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING SUMMARY

Commissioner Midgley made a motion to approve the Meeting Summary of the December 9, 2019 Planning Commission Meeting. The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 7 to 0.**

VI. PUBLIC COMMENT

Mr. Steve Randall, 3015 Kellerton Place, Wentzville, MO – available for questions regarding **P.Z. 09-2019 18301 & 18357 Chesterfield Airport Rd. (Nasrallah Global RE Services)**.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. Downtown Chesterfield Category C, Lot B (AC Hotel) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

Commissioner Schenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for **Downtown Chesterfield Category C, Lot B (AC Hotel)**. The motion was seconded by Commissioner Wuennenberg.

For the record, Chair Hansen noted that this project is setting a precedent of quality design for future development in the downtown area. In addition, the Architectural Review Board (ARB) reviewed the parking policy in connection with this project with respect to minimizing parking along the Highway 40/I-64 area. Given the lay of the land, ARB agreed that the Petitioner has met this obligation.

The motion to approve passed by a voice vote of 7 to 0.

- B. Edison Crossing, Sign Package:** A Sign Package for the Edison Crossing Subdivision located on the southeast corner of the intersection of Edison Avenue and Long Road (17U120397, 17U120403).

Commissioner Schenberg, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for Edison Crossing. The motion was seconded by Commissioner Marino and **passed by a voice vote of 7 to 0.**

VIII. UNFINISHED BUSINESS

- A. P.Z. 09-2019 18301 & 18357 Chesterfield Airport Rd. (Nasrallah Global RE Services):** A request for a zoning map amendment from an “M3” Planned Industrial District to a “PC” Planned Commercial District for a 15.9-acre area of land comprised of two (2) parcels at 18301 and 18357 Chesterfield Airport Road, located northwest of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard. (17V430035 and 17W620301).

Planner Chris Dietz stated that the Public Hearing for this petition was held on November 13, 2019 at which time three issues were raised:

- 1. Access to and from the development:** A cross access easement to the west has been added to the Preliminary Plan by the Applicant. The Applicant has stated that the access to Chesterfield Airport Road is necessary as there is no constructed roadway for the Olive Street Road Extension at this time. Once the Olive Street Road Extension is constructed, it will alleviate traffic flow at the Chesterfield Airport Road access location. Mr. Dietz pointed out that a traffic study will be required at time of Site Plan submittal to determine the impact to the operation and safety of each access point.
- 2. Future use of the existing historic barn structure:** Applicant intends to leave the barn in place, believing it is an asset to the property. Uses for the barn shall be those permitted in the Attachment A.
- 3. Parking along Chesterfield Airport Road:** The Applicant has clarified that the parking areas depicted on the Preliminary Development Plan are intended to show appropriate *amount* of parking, but not the exact *location* of parking. Parking and building layout will be site- and client-specific, and will most likely differ than what is shown on the Preliminary Plan. The Site Development Plans shall adhere to the

Unified Development Code's Chesterfield Valley Design standards at time of submittal.

Preliminary Plan

Features shown on the Preliminary Plan include:

- A portion of the right-of-way for the Olive Street Road extension on the northern part of the development.
- A total of 10 lots, of which 9 are developable. The undeveloped lot area of 18301 Chesterfield Airport Road will contribute to open space and F.A.R. requirements for the other 9 lots.
- North-South interior connector street between arterial roads.
- Historic barn on Lot 3.

Proposed Land Uses

- | | |
|---|---|
| 1. Church and other places of worship | 17. Restaurant – Take Out |
| 2. Community Center | 18. Retail Sales Establishment – Community |
| 3. Art Gallery | 19. Retail Sales Establishment-Neighborhood |
| 4. Art Studio | 20. Animal Grooming Service |
| 5. Auditorium | 21. Barber or Beauty Shop |
| 6. Banquet Facility | 22. Check Cashing Facility |
| 7. Recreation Facility | 23. Drug Store and Pharmacy |
| 8. Office-dental | 24. Dry Cleaning Establishment |
| 9. Office-general | 25. Financial Institution, No Drive Thru |
| 10. Office-medical | 26. Hotel and Motel |
| 11. Bakery | 27. Hotel and Motel – Extended Stay |
| 12. Coffee Shop | 28. Laundromat |
| 13. Grocery – community | 29. Theatre, Indoor |
| 14. Grocery – neighborhood | 30. College University |
| 15. Restaurant – sit down | 31. Specialized Private School |
| 16. Restaurant – Fast Food, no drive thru | 32. Vocational School |

Summary

All agency comments have been received and Staff has no outstanding issues.

Discussion

Uses

Mr. Dietz stated that the Permitted Uses are consistent with the uses listed in the Attachment A for the development to the east. The historic building on site is also permitted to have these same uses.

Access

Councilmember Mastorakos noted her concern about access and traffic to and from Chesterfield Airport Road.

Historic Barn

Commissioner Tilman questioned whether the historic barn could be removed from the site. Mr. Dietz responded that the barn is shown on the Preliminary Plan, and is included on the Chesterfield Historic Landmark & Preservation Committee's (CHLPC) list of structures of historic interest, but this is not legally binding. If the Applicant wanted to demolish the barn, a permit would be required and the CHLPC would be notified of such intent.

Mr. Steve Randall, representing the Petitioner, stated that the barn is shown on the Preliminary Plan and is labeled *to remain* as they believe it is an economic asset to the site.

Commissioner Wuennenberg made a motion to approve P.Z. 09-2019 18301 & 18357 Chesterfield Airport Rd. (Nasrallah Global RE Services). The motion was seconded by Commissioner Schenberg.

Upon roll call, the vote was as follows:

**Aye: Commissioner Tilman, Commissioner Wuennenberg,
Commissioner Marino, Commissioner Midgley,
Commissioner Rosenauer, Commissioner Schenberg,
Chair Hansen**

Nay: None

The motion passed by a vote of 7 to 0.

- B. P.Z. 16-2019 1420 Schoettler Rd. & 15000 South Outer Forty Rd. (Daniel Prosser):** A request for a zoning map amendment from an “NU” Non-Urban District to an “E-1/2 AC” Estate Half Acre District for two tracts of land totaling 6.00 acres located on the east side of Schoettler Road, north of its intersection with Grantley Drive (19S640262), (19R430165).

Planner Chris Dietz stated he was available to answer any questions regarding the petition.

Discussion

Attached Single Family Use

Commissioner Midgley raised the concern brought up during the earlier Public Hearing regarding *attached single family* being a permitted use under the E-1/2 AC District. Mr. Mike Knight, Assistant City Planner, advised the Commission that City Council has directed Staff to review this issue. A Public Hearing will be scheduled to review the possibility of removing *attached single family* as a permitted use from the E-1/2 AC District.

After further discussion, it was determined that if the use is removed from the E-1/2 AC district from the UDC, any undeveloped E-1/2 AC property would not be allowed to submit new plans containing this use. With respect to the subject petition, if all the appropriate approvals were received prior to the use being removed, there might be attached family housing. However, once the use is removed, any plans submitted after that point would not be permitted to have *attached single family dwellings*.

Zoning

Commissioner Tilman noted that the Petitioner had stated earlier that he wasn't aware of any zoning districts allowing 1 acre lots vs. the proposed ½ acre lots, and questioned whether the Petitioner would want to consider a different zoning category. Mr. Prosser confirmed that he wants to move forward with the E-1/2 AC zoning.

Commissioner Marino noted his concern about the site being cobbled together with other adjacent properties and possibly allowing attached housing.

After further discussion, it was the consensus of the Commission to not take any action at this time. Staff was also directed to bring back information regarding the timeline for the upcoming Public Hearing regarding *attached single family* being removed as a permitted use from the E-1/2 AC District.

- C. **P.Z. 17-2019 Koester Acres:** A change in zoning from “FPNU” Floodplain Non-Urban District to “AG” Agricultural District for two parcels of land totaling 89.21 acres in size at 17485A and 17509 N. Outer 40 Road (17U540036 & 16U210024).

Commissioner Schenberg made a motion to approve **P.Z. 17-2019 Koester Acres.** The motion was seconded by Commissioner Tilman.

Upon roll call, the vote was as follows:

Aye: Commissioner Wuennenberg, Commissioner Marino,
Commissioner Midgley, Commissioner Rosenauer,
Commissioner Schenberg, Commissioner Tilman,
Chair Hansen

Nay: None

The motion passed by a vote of 7 to 0.

- D. **P.Z. 18-2019 Clarkson Centre (2264 Clarkson Rd):** A change in zoning from “C-8” Planned Commercial District and “R-2” Residence District to a “R-4” Residence District for a 0.99 acre tract of land at 2264 Clarkson Road (20T610716).

Commissioner Schenberg made a motion to approve **P.Z. 18-2019 Clarkson Centre (2264 Clarkson Rd).** The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

Aye: Commissioner Marino, Commissioner Midgley,
Commissioner Rosenauer, Commissioner Schenberg,
Commissioner Tilman, Commissioner Wuennenberg,
Chair Hansen

Nay: None

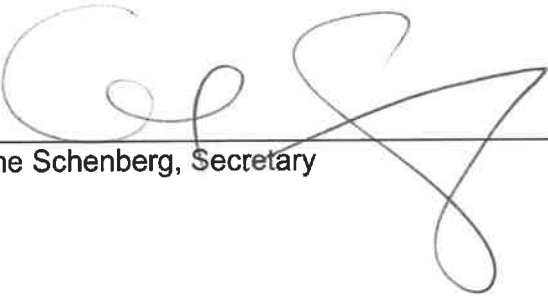
The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 9:16 p.m.



Gene Schenberg, Secretary