PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 9, 2017

The meeting was called to order at 7:02 p.m.

I. ROLL CALL

PRESENT	ABSENT
Ms. Wendy Geckeler	Ms. Merrell Hansen
Ms. Laura Lueking	Ms. Allison Harris
Mr. John Marino	
Ms. Debbie Midgley	
Mr. Steven Wuennenberg	
Chair Stanley Proctor	

Councilmember Dan Hurt, Council Liaison
Mr. Wesley Bell, representing City Attorney Chris Graville
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Jessica Henry, Senior Planner
Mr. Justin Wyse, Senior Planner
Ms. Cecilia Hernandez, Project Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Proctor acknowledged the attendance of Councilmember Dan Hurt, Council Liaison; Councilmember Bridget Nations, Ward II; Councilmember Guy Tilman, Ward II; and Councilmember Nathan Roach, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS –

Commissioner Wuennenberg read the "Opening Comments" for the Public Hearing.

A. P.Z. 15-2016 17256 Wild Horse Creek Road (Lee's Boys): A request for a zoning map amendment from an "NU" Non-Urban District to an "E-1" Estate District for a 4.2 acre tract of land located on the south side of Wild Horse Creek Road east of its intersection with Kehrs Mill Road (18U420027).

STAFF PRESENTATION:
Senior Planner Jessica Henry gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Henry then provided the following information about the subject site:

Zoning
The subject site was zoned "NU" Non-Urban District prior to the incorporation of the City of Chesterfield. The site borders three residential subdivisions on the south side of Wild Horse Creek Road – Courtyard at Kehrs Mill, The Crossing at Chesterfield, and Wildhorse Meadows, all of which are zoned "R-1" Residence District.

Comprehensive Land Use Plan
The subject site falls into the *Residential Single-Family* land use designation and is further categorized by a one-acre density requirement.

Request
The request is for a zoning map amendment to the "E-1AC" Estate District. If approved, the site will have to adhere to the established regulations for this District, which are not negotiable. These regulations include permitted uses, setbacks, structure heights, and lot area requirements. The minimum lot size in an "E-1AC" Estate District is one acre.

Uses permitted by right in an "E-1AC" Estate District include:

- Single family detached dwelling
- Public safety facilities
- Churches and other places of worship
- Golf courses
- Home occupations
- Parks
- Wildlife reservation, forest and conservation project
- College/university
- Primary school
- Secondary school
- Kindergarten, nursery school
- Public facilities

While the above uses are permitted in the "E-1AC" Estate District, the Petitioner has indicated that their intent is to develop the site into three single-family homes.

As the request is a conventional zoning, there is no Preliminary Plan or Attachment A. The Petitioner has submitted a Property Survey and a Tree Stand Delineation, as required by the City's Unified Development Code.

Staff's review has found the zoning request to be compliant with both the Unified Development Code and the Comprehensive Plan. As such, Ms. Henry noted that the Planning Commission may vote on this petition this evening.

PETITIONER'S PRESENTATION:
Mr. Randy Green, Innovative Companies, 10285 Bach Boulevard, St. Louis, MO.

Mr. Green stated that they have designed a preliminary site development plan which they believe will meet all the City's requirements.

Discussion

Grading/Trees

Commissioner Geckeler asked for information on how the Petitioner will address the significant slope at the rear of the property. Mr. Green stated that the lot furthest to the west will require a couple of retaining walls, which will be submitted at the site development stage. The other two homes will be set back from the rear of the site and will have walk-out, atrium-style rear-entry lower levels. All the lots will be graded in conformance with MSD requirements.

Commissioner Geckeler inquired as to whether the grading will result in the loss of a major number of trees. Mr. Green replied that while trees will be lost, they are required to keep a 30-foot landscape buffer around the perimeter of each lot.

Permitted Uses

Because the Petitioner has noted their intent to build three homes on the lot, Commissioner Lueking questioned the necessity of the other uses permitted for the site. Ms. Aimee Nassif, Planning and Development Services Director explained that because there is no Attachment A for a conventional zoning, there are no negotiations on any of the established regulations, including uses.

Density

In the event there are grading issues, Commissioner Lueking asked if the Petitioner would be allowed smaller lot sizes. Ms. Nassif replied that the Code for the E-1 District would allow the construction of three homes on the site; however, if they are unable to meet all the requirements, they would only be allowed to build two homes on the site.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION:

1. Mr. William Devers, Trustee and speaking on behalf of the Wildhorse Meadows Homeowners Association, 1326 Wildhorse Meadows, Chesterfield, MO.

Mr. Devers stated that Wildhorse Meadows is directly east of the subject property and noted that the subject site has an acute topography. He then expressed the following concerns:

- He does not understand how the City has approved a 3:1 slope for the property.
- Wildhorse Meadows residents object to the ingress/egress off Wild Horse Creek Road.
- The subject is at, or near, the same floodplain as Chesterfield Valley, and the Corps of Engineers recommends that sites be at least two feet out of the floodplain. Mr. Devers also pointed out that there is a creek running through the property.

Regarding the concern about ingress/egress off Wild Horse Creek Road, Mr. Devers pointed out that the sight lines in this area are limited when trying to make a left-hand turn. They recommend that ingress and egress be off Kehrs Mill Road, and because the site is landlocked, they suggest that the builder work to get access from the property to Kehrs Mill Road.

2. Mr. Chris Andrasko, 1308 Wildhorse Meadows Drive, Chesterfield, MO.

Mr. Andrasko passed on speaking stating that his concerns were covered by Mr. Devers' comments.

SPEAKERS – NEUTRAL:

1. Ms. Deborah Leblanc, 1320 Wildhorse Meadows Drive, Chesterfield, MO.

Ms. Leblanc stated she had the following questions:

- In terms of the placement of the three residences, will there be a mutual driveway or individual driveways?
- Have any studies been done on the impact of the erosion that may occur and the impacts of it on the neighboring property?
- How will the proposed retaining walls impact the adjacent property?
- What impacts will erosion have on the catch basin area in Wildhorse Meadows during grading and construction of the site?
- Where will the construction vehicles park during the development of the site?

Ms. Henry stated that at this time the request is for a zoning map amendment. If the zoning is approved, the site plan phase will begin. As part of the site plan review, agency comments are requested, which would include any comments regarding the existing creek on the site. Access will also be reviewed at the site plan stage and the Petitioner will be required to follow City Code.

Ms. Nassif added that there are requirements as to where access points will be allowed. With respect to storm water and erosion concerns, there are grading permit and grading surety requirements that must be met before any grading can begin. Parking of construction vehicles is not allowed along Wild Horse Creek Road, or other areas. When grading starts, the developer will have to create temporary parking within the development itself. The required landscape plan and tree preservation plan will outline the exact limits of clearing and grading.

Councilmember Hurt asked for confirmation as to whether there is a floodplain at the back of the site. Ms. Henry confirmed that there is a floodplain and construction is not allowed within the floodplain. Additionally, there is a specific requirement within the "E-1" District regulations which states that *not less than 80% of designated special flood hazard area shall be preserved and remain undisturbed.*

Regarding the significant slope on the site, the "E-1" District regulations specifically address such issues stating that *not less than 70% of all areas exceeding a 30% slope shall be protected and shall remain undisturbed.* The Petitioner will be held to this requirement, as well as any creek bank setback, buffering requirements, tree preservation, and grading plan limitations, which include the 3:1 slope requirement.

Councilmember Hurt stated he would like to receive more information from Mr. Devers regarding his suggestion on allowing access to the proposed site from Kehrs Mill Road.

2. Mr. Eric Zust, 17206 Wild Horse Creek Road, Chesterfield, MO.

Mr. Zust stated that his home sits on 1.2 acres and is east of the proposed site right past the Wildhorse Meadows subdivision. He agrees with the comments made by Mr. Devers regarding the difficulty of making a left-hand turn onto Wild Horse Creek Road.

He represents W0TT Radio, which has been licensed by St. Louis County as a participant in the Adopt-A-Roadside program for that portion of Wild Horse Creek Road which runs along the front of his property down past the subject site. As a participant, he is responsible for removing trash from this part of the roadway. Because he is required to walk along both sides of the road, he is very familiar with some of its traffic hazards as noted below:

- The paved siding on the north side of Wild Horse Creek Road discontinues near the proposed subject site.
- There is an existing street sign saying *Bike Lane Ends* in the westbound lanes at which point cyclists must move into the vehicle traffic lanes. Mr. Zust recommended that the egress point to the proposed subdivision not be in this area as it could be very dangerous considering that this is where cyclists no longer have a designated bike lane.
- Any traffic turning left from the subject area could interfere with bicycle traffic that is being forced from bicycle lanes into traffic lanes.
- The westbound road bed has a downhill slope in this area so bicycles are naturally traveling at a higher speed.

Mr. Zust then offered the following suggestion as a proposed solution:

- The P.Z. 15-2016 Zoning Project should consider dedicating to St. Louis County an additional 10-20 feet south of Wild Horse Creek Road for road improvements, which could be used in the future when Wild Horse Creek is widened on the north side of the road to create a bike/pedestrian lane. This would allow westbound bicycle traffic to continue in the bike lane without having to change into the traffic lane at the proposed zoning area.

Mr. Zust stated that there would be an added benefit from his proposed solution. He pointed out that there are currently 180 single-family homes in three interconnected subdivisions on the north side of Wild Horse Creek Road, and oftentimes children will walk along the north side of the road to the convenience store near the Kehrs Mill Road intersection. This is currently a pedestrian hazard since paved siding stops, and in some areas, the siding narrows down to a few inches between the traffic lane and a concrete curb. Although this hazard is not related to the current zoning request, the proposal for additional dedication would also alleviate this existing issue.

Discussion

Commissioner Lueking asked for width information on the current right-of-way on Wild Horse Creek Road at the subject spot. Mr. Devers stated that when the development of Wild Horse Creek Road from Baxter Road occurred, additional ground was taken from the developers for the sole purpose of widening Wild Horse Creek Road. There was no desire, on the City's part, to widen Wild Horse Creek Road to three lanes except in certain places for turns. He noted that there was a road widening in front of Baxter Pointe and Country Place subdivisions, which sets an historical preference for

developers assisting the County and City in widening Wild Horse Creek Road at pinch points.

Ms. Henry stated that the other subdivisions along Wild Horse Creek Road have given approximately 8 feet for road widening, and the proposed development would give 8 feet to match the existing right-of-way line along Wild Horse Creek Road.

Commissioner Geckeler thanked Mr. Zust for his participation in the Adopt-A-Roadside program and appreciated the comments he made based on his experience of Wild Horse Creek Road.

REBUTTAL:
Mr. Green stated that they are first requesting the zoning change in order to go forward with the site development plan. If zoning is approved, they believe they will be able to comply with all rules and regulations of the "E-1" District.

ISSUES:
Ms. Henry stated that no issues were identified related to the zoning request. However, several concerns were raised pertaining to the site plan and if the project moves forward, these issues will be addressed.

Commissioner Wuennenberg read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the December 12, 2016 Meeting Summary of the Executive Session of the Planning Commission. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 6 to 0.**

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the December 12, 2016 Planning Commission Meeting. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 6 to 0.**

VI. PUBLIC COMMENT

1. Mr. Pete Benoist, 1562 Mason Knoll Road, St. Louis, MO stated he was in support of the **Sign Package for Brooking Park Village**, and was available to answer any questions.

2. Mr. Andy Arnold, Breckenridge Material Company, 2833 Breckenridge Industrial Court, St. Louis, MO stated he was available for questions pertaining to **P.Z. 08-2016 Breckenridge Materials (17971 N. Outer 40 Road).**

3. Ms. Lauren Doll, Cochran Engineering, 8 East Main Street, Wentzville, MO stated she was available for questions pertaining to **Peter Steffan, Record Plat.**

4. Mr. George Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO stated he was available for questions pertaining to **P.Z. 12-2016 Chesterfield Commerce Center (150 N. Eatherton Road).**

   Commissioner Geckeler questioned the need of the heliport use. Mr. Stock stated that their preference is to retain the heliport use for possible use by Arch Helicopter, a medical provider, or Fox 2 News. Because of the site's proximity to the airport, they feel this use is appropriate.

5. Mr. Jim Meiners, Owner of the landscape nursery at 108 North Eatherton Road, Chesterfield, MO stated that he is in favor of **P.Z. 12-2016 Chesterfield Commerce Center (150 N. Eatherton Road).** As a neighbor of the project, they support the development of the property and all the proposed uses as presented. In addition, he does not foresee any access or traffic problems with the proposed development. He stated that he has spoken to the Highway Department and they have no new plans other than having Eatherton Road be an outer road to the new highway, if developed.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. **Bonhomme Presbyterian Church (Sign Request)**: A request for a freestanding monument sign to exceed six (6) feet in height and fifty (50) square feet in outline area for an 8.73 acre tract of land located on the north side of north Outer 40 Rd, west of Timberlake Manor Pkwy, south of Conway Rd, and east of Chesterfield Parkway (18R120333).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Sign Request for Bonhomme Presbyterian Church. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 5 to 1**. *(Commissioner Lueking voted "no".)*

B. **Brooking Park Village, Sign Package**: A request for a Sign Package to establish sign criteria for the Brooking Park Village development located southwest of the intersection of South Woods Mills Road and Brookings Park Drive.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for Brooking Park Village. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 6 to 0**.

C. **Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites) SDSP**: Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.171 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Rd., between Premium Way and Brasher St.

Commissioner Proctor, 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

Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites). The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 6 to 0**.

D. **Peter Steffan, Record Plat**: A Record Plat for a 1.77 acre tract of land zoned "PC" Planned Commercial District, located north of Chesterfield Airport Road west of its intersection with Arnage Boulevard.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Peter Steffan. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 6 to 0**.

E. **Spirit Trade Center, Lots 2 & 3 (MoHELA) 3rd ASDSP**: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Parking Demand Study for a 14.3 acre tract of land zoned "M3" Planned Industrial District located on the south side of Chesterfield Airport Road immediately west of its intersection of Spirit Drive (17V330276 & 17V330265).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the 3rd Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Parking Demand Study for Spirit Trade Center, Lots 2 & 3 (MoHELA). The motion was seconded by Commissioner Marino and **passed by a voice vote of 4 to 2**. *(Commissioners Lueking and Wuennenberg voted "no".)*

VIII. UNFINISHED BUSINESS

A. **P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelbourne Senior Living)**: A request for a zoning map amendment from a "C-8" Planned Commercial District to a "UC" Urban Core District for 5.21 acres located south of Wild Horse Creek Road and east of its intersection with Baxter Road (18T630283).

Ms. Nassif stated that earlier today the Applicant submitted a letter requesting that the vote on this petition be postponed until the January 23rd meeting.

Commissioner Wuennenberg made a motion to continue P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelbourne Senior Living) to the January 23, 2016 Planning Commission Meeting. The motion was seconded by Commissioner Lueking and **passed by a voice vote of 6 to 0.**

B. **P.Z. 08-2016 Breckenridge Materials (17971 N. Outer 40 Rd.)**: A request for a zoning map amendment from a "FPM3" Flood Plain Planned Industrial District to a "PI" Planned Industrial District for a 2.688 acre area of land on a portion of the property at 17971 N. Outer 40 Rd., located on the north side of North Outer 40 Rd., east of the Missouri River (a 2.688 acre portion of 16W240041).

Senior Planner Justin Wyse stated that the Public Hearing for this petition was held on November 14, 2016 at which time a number of issues were identified, as follows:

1. *Ability of the site to comply with Article 5 of the City's Unified Development Code pertaining to floodplain regulations.* The Applicant has made a formal submittal to the City to revise the National Flood Insurance Program map. Staff has provided a first round of comments and expects that the Applicant will respond to the comments in the near future, at which time it is anticipated that the City will be able to forward it on to FEMA for their review.

2. *Compatibility of the proposed zoning map amendment with the City's Future Land Use Plan.* The City's Comprehensive Plan designates the subject area as Agricultural / Flood Plain / Conservation. The Applicant has acknowledged that the proposed use of a concrete batching plant does not comply with the land use designation. A more thorough response has been provided in the Applicant's response to the issues.

3. *Restricting the proposed use of "batching plant" from manufacturing asphalt on the site.* The Petitioner has indicated that they are open to such a restriction and the draft Attachment A reflects this restriction.

The Staff also had a number of issues that were under review at the time of the Public Hearing. In response to these issues, the Applicant is requesting three modifications, which if approved, would be included in the Attachment A. The issues and requested modifications are as noted below:

All off-street parking, stacking, and loading spaces shall not include spaces located within the floodplain or floodway.

- **Modification 1:** The Petitioner is requesting that required parking be allowed within the floodway. Staff has no major concerns with such a modification based on the proposed use and intensity of the use.

All required parking spaces and loading areas, including driveways, be paved.

- **Modification 2:** The Petitioner has requested that they be allowed up to one year for the completion of the improvements. This timeframe would allow them to use leftover concrete from trucks on the site to complete the paving.

- **Modification 3:** The Petitioner has requested that they be permitted to only pave those areas which fall under their leased portion of the property. Mr. Wyse explained that there is an existing 3,000-foot long gravel access drive that serves the lot, which comes off of North Outer 40 Road, and the Petitioner is requesting relief from paving this gravel drive.

Discussion

Commissioner Marino requested more information on how the area will be paved over an extended period of time. Mr. Arnold, of Breckenridge Material Company, stated that because the area to be paved is relatively small, they anticipate it will take significantly less time than a year to complete. He explained that they would form up an area to be paved using returned concrete. This would be followed with other areas until the paving has been completed over time. This process allows them to use returned concrete rather than wasting it.

Discussion was held on the request to only pave those areas which fall under the Applicant's leased portion of the property. Because the existing gravel drive crosses over the levee, Commissioner Wuennenberg suggested that either side of the levee trail be paved to prevent gravel from being tracked onto the trail. Chair Proctor also expressed concern about dust from truck traffic impacting the levee trail and individuals who use it.

Mr. Arnold stated that the driveway leading back to their leased area is not their road – they lease a portion of the property from St. Charles Sand for their operations, but the road is not included in that lease. They have ingress/egress rights for accessing their operations but St. Charles Sand is responsible for maintaining the roadway.

Because City Code requires that the gravel drive be paved, it was determined that the tenant is responsible for working with the owner to insure that the road gets paved. Councilmember Hurt pointed out that there are other ways of controlling dust than paving. Mr. Arnold agreed and indicated that they would contact the owner to discuss paving and other options to control the dust.

The Commission agreed that this issue should remain open.

C. P.Z. 12-2016 Chesterfield Commerce Center (150 N. Eatherton Rd.): A request for a zoning map amendment from an "NU" Non-Urban District to a "PI" Planned Industrial District for a 10.786 acre tract of land located on the east side of Eatherton Rd., south of The Landings at Spirit Dr. (18W140020).

Senior Planner Justin Wyse stated that the Public Hearing for this petition was held on November 14, 2016. The only issues identified at that time related to proposed uses which had the possibility of producing loud noise or odors that could impact neighboring residential properties at the top of the bluffs. After working with Staff, the Applicant has agreed to remove some of these uses and to restrict laboratory and research uses *(uses "o"* and *"bb")* to uses that would not permit the exhaust of caustic chemicals. If acceptable to the Commission, this restriction would be added to the draft Attachment A.

The heliport use is still open for discussion as to whether the Commission wants to allow it. Staff has no other outstanding issues at this time and recommends action on the petition.

Discussion

Mr. Stock stated that he has conferred with the owner/developer and they are agreeable to eliminating the heliport use.

Commissioner Wuennenberg made a motion to approve P.Z. 12-2016 Chesterfield Commerce Center (150 N. Eatherton Rd.) with the following amendments:

Modify Section I.A.2. of the Attachment A to add:

c. Restrict use *o. Laboratory – professional, scientific* and use *bb. Research laboratory and facility* to uses that shall not permit the exhaust of caustic chemicals.

Modify Section I.A.1 of the Attachment A to remove use *l. Heliport – public and private*

The motion was seconded by Commissioner Midgley and **passed by a voice vote of 6 to 0.**

D. **P.Z. 15-2016 17256 Wild Horse Creek Road (Lee's Boys)**: A request for a zoning map amendment from an "NU" Non-Urban District to an "E-1" Estate District for a 4.2 acre tract of land located on the south side of Wild Horse Creek Road east of its intersection with Kehrs Mill Road (18U420027).

Commissioner Lueking stated that she is opposed to voting on a petition when the Public Hearing has been held the same evening, especially when it involves residential areas. Commissioners Wuennenberg and Marino indicated that they are ready to vote on this petition this evening.

Commissioner Lueking then made a motion to continue P.Z. 15-2016 17256 Wild Horse Creek Road (Lee's Boys) to the January 23rd Planning Commission meeting. The motion was seconded by Commissioner Geckeler.

Discussion

Commissioner Geckeler acknowledged that nothing will probably change on this petition before the next meeting, but feels that separate meetings should be held for the Public Hearing and the Vote Meeting.

Commissioner Wuennenberg noted that the Commission has listened to the comments made during the Public Hearing and feels that E-1AC is the correct zoning for the site. He thought the vote should be taken this evening.

The vote to continue the petition to the January 23rd meeting failed by a voice of 3 to 3. *(Commissioners Marino, Midgley, and Wuennenberg vote "no".)*

Ms. Nassif then informed the Commission that in order to pass a rezoning petition, five affirmative votes are necessary. If a vote to approve does not pass, the Petitioner would have to refile and go through a second Public Hearing. Because only six Commissioners were present, discussion ensued as to whether the Commission felt comfortable voting tonight.

The Applicant, Mr. Jigar Patel, addressed the Commission. He stated that they sent out approximately 50 letters to neighboring residents giving them the opportunity to meet with the applicant. Of the few residents who stopped by, they were told that homes would be built on the site and no one expressed any opposition.

Commissioner Wuennenberg then made a motion to approve P.Z. 15-2016 17256 Wild Horse Creek Road (Lee's Boys). The motion was seconded by Commissioner Marino.

Discussion

Both Commissioners Geckeler and Lueking expressed their preference for not voting on petitions when the public hearing is held the same evening, but did indicate they believed the requested zoning is appropriate for this particular petition. It was suggested that consideration be given to amending the Commission's By-laws so that votes on rezoning petitions are not taken at the same meeting at which the public hearing is conducted.

Upon roll call to approve the petition, the vote was as follows:

Aye: Commissioner Geckeler, Commissioner Lueking, Commissioner Marino, Commissioner Midgley, Commissioner Wuennenberg, Chair Proctor

Nay: None

The motion passed by a vote of 6 to 0.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

In light of the suggestion to amend the By-laws, Ms. Nassif informed the Commission that Staff will be meeting with the City's elected officials at the Planning & Public Works Committee of the Whole on January 19th about the City's development review process in general.

XI. ADJOURNMENT

The meeting adjourned at 8:33 p.m.

Steve Wuennenberg, Secretary