

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
September 23, 2002**

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

I. PRESENT

ABSENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Mr. B. G. Wardlaw
Chairman Victoria Sherman
Mr. Doug Beach, City Attorney
Ms. Jane Durrell, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Planning Assistant

II. INVOCATION: Commissioner Right

III. PLEDGE OF ALLEGIANCE:

Chairman Sherman recognized the attendance of Councilmember Bruce Geiger (Ward II), Councilmember Connie Fults (Ward IV) and Council Liaison Jane Durrell (Ward I).

IV. PUBLIC HEARINGS:

Commissioner Kodner read the first portion of the 'Opening Comments.'

- A. **P.Z. 18-2002 Randall Stegmann:** A request for a “Commercial Service Procedure” within an “R-2” Residential District for a 1.17 acre tract of land located on the south side of Olive Boulevard, approximately 100 feet east of Westbury Drive (Locator Number 16Q 14- 0501).

Permitted Uses:

Professional, business, government or institutional office uses, including medical offices/clinics, but excluding banks.

Retail services of a business or educational nature, such as studios, tailors, or similar service facilities. There shall be no sale of any goods at retail or wholesale, except for accessory retail sales in association with a specific service.

Senior Planner Barbara Weigel gave a power point presentation showing the subject site and surrounding area for **P.Z. 18-2002 Randall Stegman.**

1. Mr. Glenn Mazuranic, Cole and Associates, 10777 Sunset Office Drive, St. Louis, MO 63127, engineer for **P.Z. 18-2002 Randall Stegman,** stated the following;
 - Site is 1.17 acres;
 - Existing house has 1,500 square feet but only 1,000 square feet will be used for the offices;
 - There currently are two (2) existing parking spaces in the garage. Four (4) spaces will be required so two (2) will be added at the left of the existing driveway;
 - Proposed site consists of two (2) lots;
 - If more then 1,000 square feet of space were used, additional parking would be required which would have to be located at the rear of the building with a driveway going around the building.
2. Mr. Randall Stegman, 13830 Olive Boulevard, Chesterfield, MO 63017, petitioner for **P.Z. 18-2002 Randall Stegman,** stated the following:
 - The legal description provided is for both lots;
 - Signage will only be on the mailbox;
 - Petitioner wanted to make this home his residence but MoDOT has installed a 12-foot high sound barrier in the front and the noise has made it impossible to live there;
 - Hours of operation would be Monday through Friday, 9:00 a.m. to 5:00 p.m.;
 - Petitioner will be renting offices - possibly for an insurance office and a technology consultant;
 - Petitioner stated that he would be willing to plant more trees for a larger buffer behind the residence and to the east.

City Attorney Doug Beach stated that approval of this procedure will be for both lots, even though one (1) of the lots is vacant.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION –

1. Mrs. Eva Gutleber, 78 Westbury Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 18-2002 Randall Stegman**;
 - Speaker stated that she is against this Commercial Service Procedure next to her home.
2. Mr. Bill Bird, 144 Ridgecrest Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 18-2002 Randall Stegman**;
 - Speaker expressed concern with lack of control over what businesses will be allowed in the house now and in the future.
3. Ms. Millie Hill, 46 Witmer Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 18-2002 Randall Stegman**;
 - Speaker stated that she wants the residences on Olive to be limited to businesses with small parking needs.
4. Mr. Karl Weinkauff, 172 High Valley Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 18-2002 Randall Stegman**;
 - Speaker expressed concern with drainage problems with the addition of more asphalt;
 - Speaker also stated that, if approved, this commercial property should be screened from the residential.

SPEAKERS – NEUTRAL

5. Ms. Marilyn Pastorek, 76 Glen Cove, Chesterfield, MO 63017, speaking neutral to **P.Z. 18-2002 Randall Stegman**;
 - Speaker stated that she lives behind this proposal;
 - Speaker expressed concern that this proposal is too close to the neighbors on the side;
 - Speaker stated that she likes the parking in the front;
 - Speaker expressed concern with future businesses at this location;

- Speaker stated that she wants total screening of this residence from her yard.
- 6. Mr. Art Henn, 37 Shady Valley Drive, Chesterfield, MO 63017, speaking neutral to **P.Z. 18-2002 Randall Stegman**;
- Speaker expressed concern with the possibility of enlarging the building because of the two (2) lots.
- 7. Mr. Bill Cramer, 101 Shady Valley Drive, Chesterfield, MO 63017, speaking neutral to **P.Z. 18-2002 Randall Stegman**;
- Speaker stated that the neighboring residents want this property kept residential.

REBUTTAL –

Mr. Stegman stated that nothing will be changed to the structure, two (2) parking places will be added and perhaps some landscaping.

Mr. Stegman stated that the 500 square feet that would not be used consist of the kitchen, porch and bathroom.

Commissioner Banks suggested having more specific permitted uses listed.

Ms. Weigel stated that the following issues would be reviewed and addressed:

- Buffering on all sides of the property, particularly those facing other residential properties to the south and east sides;
- Signage;
- Clarification on whether residential would be a part of this;
- Types of businesses permitted;
- Drainage;
- Hours of operation;
- Guaranteeing what types of businesses would be permitted in the future for this site (if property would change ownership);
- Doing away with lots A and B and just having one (1) lot designation;
- How broadly the uses were started on other CSP's on Olive Road;
- Future plan for Olive Road.

Commissioner Kodner read the closing portion of the 'Opening Comments.'

V. APPROVAL OF MEETING MINUTES

Commissioner Kodner made a motion to approve the September 9, 2002 Meeting Minutes. The motion was seconded by Commissioner Broemmer and **passes by a voice vote of 8-0-1**. (Commissioner Macaluso abstained from voting since she was absent from the September 9, 2002 meeting.)

VI. PUBLIC COMMENT -

1. Dr. Vincent P. Perna, 16787 Chesterfield Bluffs Circle, Chesterfield, MO 63005, Trustee for Villas at Chesterfield Bluffs Subdivision, speaking on **P.Z. 16-2002 Adbar Company, L.L.C.**
 - Speaker stated that neighboring residents are concerned with site preparation and grading for the proposed site;
 - Speaker stated that the building site should be substantially lowered to place the building profile in a more advantageous position as would be viewed from the homes on the bluff and to reduce the need for extensive retaining walls;
 - Speaker expressed concern with the design of the canopy for the bank to be designed with the historic spirit;
 - Speaker expressed concern that the retaining walls will be attractive and relate to the design of the building;
 - Speaker stated that the site will have many traffic problems and favors a traffic study being done.
2. Mr. Rowdy Montgomery, R. G. Brinkmann Company, 16650 Chesterfield Grove Road, Chesterfield, MO 63005, speaking in favor of **P.Z. 12-2002 TDG Acquisitions (Junior Achievement)**
 - Speaker stated that the three (3) outstanding issues have been addressed;
 - Speaker stated that additional uses have been eliminated from the Permitted Uses list;
 - Speaker stated that the building elevation has been changed to accommodate the sign below the roofline;.
3. Mr. Dean Burns, THF Realty, 2127 Innerbelt Business Center Drive, St. Louis, MO 63114, speaking in favor of **P.Z. 15-2002 Chesterfield Technology Park I**
 - Speaker stated that a sign package will be submitted with the site development plan for review as part of the retail development which will include an identification sign at the corner of Chesterfield Airport Road and RHL Drive identifying the back part of the parcel which is Chesterfield Technology Park.

4. Ms. Joy McMillan, Doster James, L.L.C., 17107 Chesterfield Airport Road, Chesterfield, MO 63005, attorney for and speaking in favor of **P.Z. 15-2002 Chesterfield Technology Park I;**
 - Speaker stated that this petition is a request for an amendment of the uses for Chesterfield Technology Park I to bring that tract of land into conformance with Chesterfield Technology Park II which is immediately adjacent to this site.
5. Mr. Mike Doster, Doster James, L.L.C., 17107 Chesterfield Airport Road, Chesterfield, MO 63005, attorney for and speaking in favor of **P.Z. 13-2002 Drury Development Corporation** and **Chesterfield Commons Office Building Three – Ordinance Amendment;**
 - Speaker had presented a hand-out earlier in the day to the Planning Commission and Staff;
 - Speaker asked the Planning Commission not to impose a traffic generation assessment fee for this project. Speaker stated that the fee could be close to \$500,000 which would be a significant expense to this project and this project does not front any County roads;
 - Speaker stated that an added access would lower the green space percentage;
 - Speaker stated that the green space percentage would be shown on the Site Development Section Plan when it is submitted.
6. Mr. Robert Boland, 16839 Chesterfield Bluffs Circle, Chesterfield, MO 63005, architect and speaking in favor of **P.Z. 13-2002 Drury Development Corporation;**
 - Speaker asked that the setbacks be lowered 2-3 feet for designing of the detail of the building and add 6 inches to the building height to allow for the proper thickness of concrete;
 - Speaker stated sidewalks have been added around this project.
7. Ms. Julie Nolfo, Crawford, Bunte, Brammeier, 1830 Craig Park Court, St. Louis, MO, traffic engineer and speaking neutral to **P.Z. 13-2002 Drury Development Corporation;**
 - Speaker stated that the intersection of Clarkson Road and the Chesterfield Mall entrance increased in vehicular delay by 2.2 seconds per vehicle but went from a level of service 'D' to 'E.' Speaker stated that since the increase was only 2.2 seconds, the level of service would remain at 'D;'
 - Speaker stated that the interchange and its two (2) signalized intersections operates at a level of service 'E' during morning and evening time periods;
 - Speaker stated that she recommends a dedicated eastbound right turn lane for the entrance on Clarkson Road and the Mall.

City Attorney Doug Beach stated that the recommended dedication right-in/right-out only needs to be addressed in Attachment A.

8. Mr. George Stock, Stock and Associates, 425 North New Ballas Road, St. Louis, MO 63141, engineer and speaking in favor of **P.Z. 13-2002 Drury Development Corporation**;

- Speaker stated that MSD and MoDOT are not requiring storm water detention on this site but Staff that is. Speaker stated that he would work with Staff to resolve the issue;
- Speaker stated that the setback changes requested are very minor.

Commissioner Right left the meeting at 8:46 p.m. and returned at 8:49 p.m.

Commissioner Layton left the meeting at 8:48 p.m. and returned at 8:50 p.m.

9. Mr. Larry Hasselfeld, 13812 Wellington Manor Court, St. Louis, MO, petitioner for **P.Z. 13-2002 Drury Development Corporation**;

- Speaker stated the hotel will serve breakfast in the morning and hors d'oeuvres in the evening to their guests but food service will not be available for sale in the hotel;
- Speaker stated that food will only be for sale at the adjacent restaurant.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS: None

VIII. OLD BUSINESS -

- A. **P.Z. 12-2002 TDG Acquisitions (Junior Achievement)**: A request for a change of zoning from an "NU" Non-Urban District and a "FPNU" Floodplain Non-Urban District to a "PI" Planned Industrial District for 5.3 acres of land located north of Outer Forty Road, west of Boone's Crossing. (Locator Numbers 17U 61 0085 & 17U 63 0061).

Permitted Uses:

- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (j) Business, professional, and technical training schools.
- (k) Business service establishments.
- (q) Financial institutions.
- (v) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
- (y) Hotels and motels.

- (dd) Mail order sale warehouses.
- (ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
 - (i) Facilities producing or processing explosives or flammable gases or liquids;
 - (ii) Facilities for animal slaughtering, meat packing, or rendering;
 - (iii) Sulphur plants, rubber reclamation plants, or cement plants, and
 - (iv) Steel mills, foundries, or smelters.
- (gg) Medical and dental offices.
- (ii) Offices or office buildings.
- (kk) Outpatient substance abuse treatment facilities.
- (mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
- (nn) ~~Police, fire, and postal stations.~~
- (oo) Printing and duplicating services.
- (qq) ~~Radio, television, and communication studios, transmitting or relay towers, antennae, and other such facilities no greater in height than two hundred (200) feet above the average ground elevation at the perimeter of such structure.~~
- (tt) ~~Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.~~
- (uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (ww) Restaurants, sit down.
- (xx) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- (yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
- (bbb) Schools for business, professional, or technical training requiring outdoor areas for driving or heavy equipment training.
- (eee) Permitted signs (See Section 1003.168 'Sign Regulations').
- (iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
- (ooo) Vehicle repair facilities.
- (ppp) Vehicle service centers.
- (qqq) ~~Vehicle washing facilities.~~

- (rrr) Warehousing, storage, or wholesaling of manufactured commodities, ~~live animals, explosives, or flammable gases and liquids.~~

Strikethrough represents uses withdrawn by the petitioner since the Public Hearing advertisement.

Project Planner Mike Hurlbert gave an overview of **P.Z. 12-2002 TDG Acquisitions (Junior Achievement)**.

Chairman Sherman asked about the cross access agreement.

Director of Planning Teresa Price stated that Attachment A, page 6, VII. SPECIFIC criteria, A. 4. Access, c. would read as follows: 'Provide provision for future cross access with an easement or other appropriate legal instrument guaranteeing permanent access to adjacent property to the west as ~~approved~~ **directed** by the City of Chesterfield, to be utilized at such a time that the proposed use shall change.'

Commissioner Wardlaw expressed concern with the number of requested permitted uses.

Commissioner Macaluso stated that Attachment A could state the hours of operation and that they could not be open 24 hours.

City Attorney Beach expressed concern with having hours of operation tied to permitted uses. Mr. Beach stated that it would probably be better to just eliminate uses not desired.

Commissioner Banker made a motion to approve **P.Z. 12-2002 TDG Acquisitions (Junior Achievement)**, subject to the change on page 6 of Attachment A with the revised verbiage concerning the cross access. The motion was seconded by Commissioner Macaluso.

Commissioner Nolen made an amendment to the motion to allow the following permitted uses:

- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;
- (j) Business, professional, and technical training schools;
- (q) Financial institutions;
- (gg) Medical and dental offices;
- (ii) Offices or office buildings;
- (oo) Printing and duplicating services;
- (ww) Restaurants, sit down;
- (bbb) Schools for business, professional, or technical training requiring ~~outdoor areas for driving or heavy equipment training~~;
- (eee) Permitted signs (See Section 1003.168 'Sign Regulations').

The amendment to the motion was seconded by Commissioner Macaluso.

Upon a roll call the vote was as follows: Commissioner Banks, no; Commissioner Broemmer, yes; Commissioner Kodner, no; Commissioner Layton, no; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, no; Commissioner Wardlaw, yes; Chairman Sherman, no.

The amendment to the motion fails by a vote of 4 to 5.

Commissioner Banks made an amendment to the motion to eliminate the following permitted uses:

- (ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
 - (i) Facilities producing or processing explosives or flammable gases or liquids;
 - (ii) Facilities for animal slaughtering, meat packing, or rendering;
 - (iii) Sulphur plants, rubber reclamation plants, or cement plants, and
 - (iv) Steel mills, foundries, or smelters.
- (mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities;
- (xx) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles;
- (yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture;
- (bbb) Schools for business, professional, or technical training requiring outdoor areas for driving or heavy equipment training.

The amendment to the motion was seconded by Commissioner Layton.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, no; Commissioner Nolen, no; Commissioner Right, yes; Commissioner Wardlaw, no; Commissioner Banks, yes; Chairman Sherman, yes.

The amendment to the motion passes by a vote of 6 to 3.

Commissioner Macaluso made an amendment to the motion to eliminate the following permitted uses:

- (ooo) Vehicle repair facilities;
- (ppp) Vehicle service centers.

The amendment to the motion was seconded by Commissioner Nolen.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Broemmer, yes; Chairman Sherman, yes.

The amendment to the motion passes by a vote of 9 to 0.

The main motion was voted on:

Commissioner Banks made a motion to approve **P.Z. 12-2002 TDG Acquisitions (Junior Achievement)**, subject to the change on page 6 of Attachment A with the revised verbiage concerning the cross access. The motion was seconded by Commissioner Macaluso.

Upon a roll call the vote was as follows: Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Broemmer, yes; Commissioner, Kodner, yes; Chairman Sherman, yes.

The motion, as amended, passes by a vote of 9 to 0.

- B. P.Z. 13-2002 Drury Development Corporation**; a request for a change of zoning from three “C8” Planned Commercial Districts and a “NU” Non-Urban District to a “PC” Planned Commercial District for 4.85 acres of land adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/64 (Interstate 64). (Locator Numbers: 18S-21-0161, 18S-23-0356, 18S-23-0345 and 18S-23-0279).

Proposed Uses:

Permitted Uses

- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (v) Hotels and motels.
- (cc) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- (ii) Restaurants, sit down
- (pp) Permitted signs (See Section 1003.168 'Sign Regulations').

Ancillary Uses

- (f) Auditoriums, ~~churches, clubs, lodges,~~ meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- (h) Barber shops and beauty parlors.
- (i) Bookstores.
- (ff) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, ~~golf courses, golf practice driving ranges, tennis courts,~~ and gymnasiums, and indoor theaters, ~~including drive in theaters.~~
- (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, ~~including indoor sale of motor vehicles,~~ are being offered for sale or hire to the general public on the premises.

Commissioner Macaluso made a motion to hold **P.Z. 13-2002 Drury Development Corporation** until the October 14, 2002 Planning Commission Meeting. The motion was seconded by Commissioner Kodner and **passes by a voice vote of 7 to 1.** (Commissioner Right voted nay and Commissioner Wardlaw was absent for the vote.)

Commissioner Layton asked Staff to research the Traffic Generation Assessment fees so the Planning Commission has more information available when they vote.

Commissioner Kodner asked Staff to provide more information concerning the setbacks.

Commissioner Nolen asked Staff to review having more landscaping and fewer planters.

Commissioner Macaluso made motion to have **P.Z. 13-2002 Drury Development Corporation** applied to the T-Model as soon as possible. The motion was seconded by Commissioner Kodner and **passes by a voice vote of 9 to 0.**

Chairman Sherman clarified that **P.Z. 13-2002 Drury Development Corporation** would not be held until the T-Model study was completed but could be voted on at the October 14, 2002 Planning Commission meeting.

Commissioner Macaluso requested information on the position of Staff concerning the detention.

Chairman Sherman requested additional information on the Trust Fund and what the Trust Fund says it should be used for and the credit. Chairman Sherman stated that she would like this information in writing.

Commissioner Broemmer requested information concerning sprinklers and the landscaping.

Commissioner Banks requested information on the flexibility on the setbacks.

Chairman Sherman requested information on the green space ratio in terms of road improvements if Chesterfield Airport Road is widened to accommodate the eastbound traffic and what will happen to the green space that is shown with the addition of the lane that is shown to be added. Chairman Sherman also requested information on how road improvements are triggered.

- C. **P.Z. 15-2002 Chesterfield Technology Park I:** A request to amend Ordinance 1625 to include the following permitted uses: (m) child care center, nursery schools and day nurseries; (q) financial institutions; (tt) recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters (excluding illuminated outdoor facilities, golf courses, golf practice ranges, and drive in theaters); and the following ancillary uses: (w) restaurants, fast food; (ww) restaurants, sit down.

Commissioner Nolen made a motion to approve the ordinance amendment for **P.Z. 15-2002 Chesterfield Technology Park**. The motion was seconded by Commissioner Kodner.

Upon a roll call the vote was as follows: **Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Broemmer, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Chairman Sherman, yes.**

The motion passes by a vote of 9 to 0.

IX. NEW BUSINESS -

- A. **Chesterfield Commons Office Building Three - Ordinance Amendment:** an amendment to City of Chesterfield Ordinance 1627 relating to the Chesterfield Commons development, zoned "C-8" Planned Commercial District located north of Chesterfield Airport Road, east of JW Drive, and west of THF Way.

Project Planner Mike Hurlbert gave an overview of **Chesterfield Commons Office Building Three - Ordinance Amendment**.

Commissioner Nolen made a motion to approve **Chesterfield Commons Office Building Three - Ordinance Amendment**. The motion was seconded by Commissioner Kodner.

Upon a roll call the vote was as follows: Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Broemmer, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Chairman Sherman, yes.

The motion passes by a vote of 9 to 0.

X. COMMITTEE REPORTS:

- A. Committee of the Whole**
- B. Ordinance Review Committee**

Committee Chair Layton asked Staff to add to the Committee's 'Items To Be Reviewed' list some concept as to where the Commission could publicly require that the uses requested be in complete agreement with the concept plan as presented.

- C. Architectural Review Committee**

Committee Chair Right stated that a meeting would be held at 8:30 a.m. on Tuesday, September 24, 2002 at City Hall.

- D. Landscape Committee**
- E. Comprehensive Plan Committee**
- F. Procedures and Planning Committee**
- G. Architectural Review Board Update**
- H. Landmarks Preservation Commission**

The meeting unanimously adjourned at 9:33 p.m.

Jerry Right, Secretary

