PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
September 11, 2000

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

I. PRESENT **ABSENT**

Mr. David Banks
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman Fred Broemmer
Mr. Doug Beach, City Attorney
Mr. John Nations, Council Liaison
Ms. Teresa Price, Director of Planning
Mr. Tom Blanchard, Project Planner
Mr. Matt Brandmeyer, Project Planner
Mr. Mike Hurlbert, Project Planner
Mr. Paul DeLuca, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

II. INVOCATION: Commissioner Right

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Council Liaison John Nations (Ward II).

IV. PUBLIC HEARINGS:

Commissioner Macaluso read the first portion of the Opening Comments.

Chairman Broemmer explained the new process that the Planning Commission will use for identifying issues for public hearings.

A. **P.Z. 33-2000 Danna Development, L.L.C.**; a request for a change of zoning from a "M-3" Planned Industrial District to a "P-I" Planned Industrial District for 21.6 acres of land located north of Chesterfield Airport Road, west of Cepi Drive, and east of Goddard Avenue. (Locator Number 17V61-0039).

Project Planner Matt Brandmeyer gave a slide presentation of the subject site and surrounding area.

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for **P.Z. 33-2000 Danna Development, L.L.C**, stated the following:

- Rezoning from M-3 to PI (Planned Industrial);
- Sanitary sewers and the storm water drainage ditch will be coordinated so several new developments will fund their construction;
- Site is approximately 21.5 acres;
- Development would consist of three (3) lots with four (4) buildings:
- Lot 1 - 1-story (27,900 sq. ft.) building,
  Lot 2 - 2, 3-story (83,760 sq. ft.) office buildings,
  Lot 3 - 1-story (30,600 sq. ft.) building;
- Uses would be similar to the Terra development - office and flex-space (tech center);
- Parking - 753 spaces are required, 1,044 spaces would be provided;
- Access could be obtained by the connector road (Lipton Parkway).

2. Mr. George Stock, Stock & Associates, 425 N. New Ballas Road, St. Louis, MO 63141, engineer for **P.Z. 33-2000 Danna Development, L.L.C.**, stated the following:

- Site is 1,400 feet deep between Highway 40 and Chesterfield Airport Road;
- St. Louis County has approved a point of access with the GHH development and the connector road, Chesterfield Corporate Park which will be a signalized intersection, Terra Corporate Drive that lines up with Trade Center Drive to the south (a non-signalized intersection), and a new drive which will line up on Cepi Drive (a future signalized intersection);
- There will be approximately five (5) controlled access points serving approximately 150 acres. There has been much discussion with St. Louis County Highways and Traffic and the Department of Public Works on their location;
- Storm water drainage begins approximately at Chesterfield Airport Road and Spirit of St. Louis Airport Drive, continues through the properties in an easterly direction until it reaches Long Road, crosses under Long Road and back across Highway 40 to a pump station;
- After many discussions, it was decided that the storm water drainage would be conveyed through an open drainage channel that runs through the northern third or southern two-thirds of the site, parallel to Chesterfield Airport Road;

- Currently there is no sanitary sewer serving these properties. Originally there was a master plan by the City and MSD that called for two (2) regional pump stations. With all of the development occurring and agreements between the property owners, a new plan calls for a single sanitary pump station to service properties from Danna West to Long Road.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS NEUTRAL – None

REBUTTAL – None

Mr. Brandmeyer stated the following issues with **P.Z. 33-2000 Danna Development, L.L.C**:

- Location, size and easements for the lift station;
- View from Highway 40;
- Green space along Highway 40;
- Construction and material of the drainage ditch;
- Amount of parking as applied to green space;
- Vacation of the temporary road for potential green space;
- Reduction of parking or phantom parking;
- Concern of use 'RRR' and typographical error on 'll';
- Request for floor area ratio (FAR) and green space ratio;
- Lighting standard;
- Sidewalks –pedestrian circulation;
- Request for a unified telecommunication effort;
- Zoning clarification;
- View and green space along Chesterfield Airport Road;
- Compatibility of architecture and materials on this site and with adjacent buildings.

Chairman Broemmer stated that **P.Z. 33-2000 Danna Development, L.L.C.** would not need to go to the Architectural Review Board (ARB) at this time.

Commissioner Macaluso read the next portion of the Opening Comments.

B. **P.Z. 34-2000 Insituform Technologies**; a request for a change of zoning from a "M-3" Planned Industrial District to a "P-I" Planned Industrial District for 4.652 acres of land located north of Edison Avenue and west of Cepi Drive. (Locator Numbers 17V24-0274 and 17V24-0296).

Project Planner Matt Brandmeyer gave a slide presentation of the subject site and surrounding area.

1. Mr. George Stock, Stock & Associates, 425 N. New Ballas Road, St. Louis, MO 63141, engineer for **P.Z. 34-2000 Insituform Technologies**, stated the following:

- Site is 4.97 acres;
- 3 parcels- two (2) parcels are located in the Chesterfield Executive Park and are zoned M-3 under a St. Louis County ordinance. The third parcel is zoned M-3 Industrial and is without an ordinance;
- Insituform bought the parcels and wishes to consolidate the properties by boundary adjustment and rezone as one to 'PI' Planned Industrial;
- 4-story office building, approximately 26,000 sq. ft;
- 309 spaces of surface parking. Half of the first floor of parking would be underground, beneath the building;
- Site will be accessed from Cepi Drive. Currently there are two (2) points of egress and ingress into the existing parking lot. There would one (1) additional drive curb cut. Insituform would be making the final connection from Cepi Drive, which currently dead ends, tying into Edison Avenue and providing additional widening of the road;
- A major drainage ditch runs on the north side of Edison Avenue, travels to the railroad tracks and then continues in a north and west direction;
- Insituform currently owns and operates the facility at the corner of Edison and Goddard and they also own the property to the south. Corporate offices are north of Chesterfield Airport Road;
- Entire site would be raised and parking lots removed;
- This site would be developed in accordance with the master drainage plan. The drainage canal which runs parallel to the railroad tracks would be enlarged;
- All utilities are in place on this site;
- Speaker stated that St. Louis County Department of Highways and Traffic has identified the Cepi Drive and Chesterfield Airport Road intersection as one that will receive signalization in the future.

2. Mr. Michael Bauer, 448 Conway Gardens, Creve Coeur, MO 63141, architect for **P.Z. 34-2000 Insituform Technologies**;

- Speaker presented elevations for this project.

3. Mr. Robert Kelley, 702 spirit 40 Park Drive, Chesterfield, MO 63005, attorney for **P.Z. 34-2000 Insituform Technologies**;

- Stated that he is present to answer questions.

Commissioner Macaluso stated that she was pleased to see landscaped islands in the parking lot.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS NEUTRAL –

4. Mr. Glen DeHart, 617 Cepi Drive, Chesterfield, MO 63005, a trustee of Chesterfield Executive Park and owner of Lot 9, speaking neutral to **P.Z. 34-2000 Insituform Technologies**;

- Speaker expressed concern with traffic problems with more cars from this development and cars exiting from Cepi Drive and headed west in the afternoon traffic. It will help having the road extended through to Edison Avenue but stated that perhaps a signal is needed at Cepi Drive and Chesterfield Airport Road;
- Speaker stated that there are Indentures for this subdivision that the owner and architect need to review;
- Speaker stated that monies will need to be withheld due to possible damages and wear and tear on the road pending construction.

5. Mr. Joe Ernst, 600 Cepi Drive, Chesterfield, MO 63005, owner of J & J Window Sales, a trustee for Chesterfield Executive Park, speaking neutral to **P.Z. 34-2000 Insituform Technologies**;

- Speaker stated that he is concerned about traffic exiting Cepi Drive onto Chesterfield Airport Road. Speaker stated that there should be a traffic signal;
- Speaker stated that he likes the proposed building.

REBUTTAL –

Mr. Stock stated that this development would connect Edison Avenue with Cepi Drive and would be beneficial until the Cepi Drive and Chesterfield Airport Road intersection is signalized.

Mr. Brandmeyer stated the following issues with **P.Z. 34-2000 Insituform Technologies**:

- Height concern which will be addressed by the Spirit of St. Louis Airport;
- Landscaping within the parking lot;
- Traffic generation by the development;
- Access to Chesterfield Airport Road;
- Access to Edison Avenue;
- Installation of traffic lights;
- Signalization at Cepi Drive and Chesterfield Airport Road;
- Pedestrian circulation;
- Green space ratio;
- Parking ratio and the floor area ratio (FAR);
- Legal description clarification (acreage);

- Compare the height of the building with the surrounding area;
- Building material compatibility;
- Lighting fixtures.

Chairman Broemmer stated that **P.Z. 34-2000 Insituform Technologies** would go to the Architectural Review Board (ARB) for review of the following: Compatibility with surrounding area, building materials and review of the Landscape Plan.

Commissioner Wardlaw read the closing portion of the "Opening Comments."

V. APPROVAL OF MEETING MINUTES

Commissioner Macaluso made a motion **to approve** the August 28, 2000 Meeting Minutes. The motion was seconded by Commissioner Kodner **and passes by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

1. Mr. Stephen Kling, 10 South Brentwood Boulevard, St. Louis, MO 63105, speaking in opposition to **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**, **P.Z. 21-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**, **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders**, and **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital**;

- Had left the meeting.

2. Ms. Kathy Goosens, speaking for residents John and Mark Barber, 1312 Conway Oaks Drive, Chesterfield, MO 63017, in opposition to **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**, **P.Z. 21-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**, **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders**, and **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital;**

- Speaker expressed concern with the run-off problems;
- Speaker stated that landscaping is dying.

3. Ms. Carol L. Rogers, 1306 Conway Oaks Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**, **P.Z. 21-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**, **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders**, and **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital**;

- Speaker showed pictures of damage with the run-off problems.

3. Mr. Steve Noles, 11527 Olive Street Road, Chesterfield, MO 63017, petitioner for **P.Z. 29-2000 Chesterfield Airport Center, Lot A**;

- Speaker responded to the issues with this petition.

4. Mr. Bill Amburn, 17878 Valley View, Wildwood, MO 63038, petitioner for **P.Z. 25-2000 Amburn Homes**;

- Speaker stated that he is present to answer questions;
- Speaker stated that MSD will probably require a swale down the side of the property and run the water to the retention pond;
- Speaker stated that, if approved, homes will be larger and in the $400,000 to $500,000 price range.

5. Mr. Walter Floyd, 2333 The Courts Drive, Chesterfield, MO 63017, speaking neutral to **P.Z. 25-2000 Amburn Homes**;

- Speaker stated that he would like Mr. Amburn to remove a large, dead tree on the adjoining property.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **Chesterfield Executive Park-Lot 5 (Hawley Building)**: Site Development Plan, Architectural Elevations, and Landscape Plan for an office building on a 0.75 acre tract of land, zoned "M-3" Planned Industrial located east of Cepi Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Architectural Elevations and Landscape Plan for **Chesterfield Executive Park-Lot 5 (Hawley Building)**, with the inclusion of flat lenses being added and adding items #2 and #3 of the Architectural Review recommendations. The motion was seconded by Commissioner Layton **and passes by a voice vote of 9 to 0.**

B. **Spirit Trade Center, Lot 5**; Site Development Section Plan, Landscape Plan, and Architectural Elevations for Designed Telecommunications Services, Inc.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Landscape Plan and Architectural Elevations for Designed Telecommunications Services, Inc. at **Spirit Trade Center, Lot 5** with the Landscape Plan approved as drawn with the exceptions to the plan and also the recommendations that a partial easement be approved as drawn on the Site Development Section Plan and not as per the Department recommendations. The motion was seconded by Commissioner Kodner **and passes by a voice vote of 8 to 1.** (Chairman Broemmer voted nay.)

C. **Lot 5 Spirit of St. Louis Airport - Alexo RE 10**: A Site Development Section Plan, Architectural Elevations and Landscape Plan. The subject property is zoned "M-3" Planned Industrial District and is located on a 10.2 acre site, located on the north side of Edison Avenue between Turbine and Beechcraft Roads.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevations and Landscape Plan for **Lot 5 Spirit of St. Louis Airport – Alexo RE 10** as submitted. The motion was seconded by Commissioner Layton **and passes by a voice vote of 9 to 0.**

VIII. OLD BUSINESS

A. **P.Z. 18-2000 Terra Investments, L.L.C.**; a request for rezoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for a 24.997 acre tract of land located on the north side of Chesterfield Airport Road east of Spirit Drive (Locator Numbers: 17V62-0049, 17V62-0050, 17V62-0072).

Proposed Uses:

(a) Animal hospitals, veterinary clinics, and kennels;
(b) Arenas and stadiums;
(c) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;
(d) Automatic vending facilities for:
  (i) Ice and solid carbon dioxide (dry ice);
  (ii) Beverages;
  (iii) Confections;
(e) Broadcasting studios for radio and television;
(f) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications;
(g) Business, professional, and technical training schools;
(h) Business service establishments;
(i) Cafeterias for employees and guests only;
(j) Childcare centers, nursery schools, and day nurseries;
(k) Churches shall be allowed on tracts of land of at least one acre in area;
(l) Dwelling or lodging units, only for watchmen, caretaker, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses;
(m) Financial institutions;
(n) Filling stations, including emergency towing and repair services;
(o) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private);
(o) Hotels and motels;

(q) Mail order sale warehouses;
(r) 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;
(s) Medical and dental offices;
(t) Mortuaries;
(u) Offices or office buildings;
(v) Outpatient substance abuse treatment facilities;
(w) 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;
(x) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities;
(y) Police, fire, and postal stations;
(z) Printing and duplicating services;
(aa) Public utility facilities;
(bb) 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;
(cc) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
(dd) Restaurants, fast food;
(ee) Restaurants, sit down;
(ff) 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;
(gg) Sales yards operated for a charitable purpose by a church, school, or other not-for-profit organization;
(hh) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises;
(ii) Sewage treatment facilities, as approved by the appropriate regulatory agency;
(jj) Permitted signs (See Section 1003.168 'Sign Regulations');
(kk) 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;

(ll) Union halls and hiring halls;
(mm) Vehicle repair facilities;
(nn) Vehicle service centers;
(oo) Vehicle washing facilities; and,

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

Chairman Broemmer stated that the petitioner for **P.Z. 18-2000 Terra Investments, L.L.C.** requests that this petition be held until the next meeting.

Commissioner Sherman made a motion to hold **P.Z. 18-2000 Terra Investments, L.L.C.** until the next meeting. The motion was seconded by Commissioner Banks **and passes by a voice vote of 9 to 0.**

B. **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**: A request for rezoning from " MXD " Mixed Use District to "R-4" 7,500 square feet Residence District for a 14.53 acre tract of land located on the southeast side of Olive Blvd, Southwest of Appalachian Trail. (Locator Number 18S 64 0744).

AND

C. **P.Z. 21-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders**: A request for a Planned Environment Unit (PEU) in the "R-4" 7,500 square foot Residence District for the same 14.53 acre tract of land located on the east side of Olive Blvd, southwest of Appalachian Trail. (Locator Number 18S 64 0744).
Proposed Uses:
Dwellings, single family attached.

D. **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders;** A request for a change of zoning from an "MXD" Mixed Use Development District to an "R-3" 10,000 square foot Residence District for 13.3 acres of land located southeast of Olive Boulevard, southwest of Appalachian Trail, and northwest and southeast of Hitchcock Road. (Locator Numbers 18R410843, 18R410771 and 18S640744).

AND

E. **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital**; A request for a Conditional Use Permit in an "R-3" 10,000 square foot Residence District for 10.06 acres of land located southeast of Olive Boulevard, southwest of Appalachian Trail. (Locator Number 18R410843).

Proposed Use:

- Nursing home.

Chairman Broemmer stated that the petitioners for **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**, **P.Z. 21-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**, **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders** and **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital** asked that these petitions be held until the next meeting.

Commissioner Sherman made a motion to hold **P.Z. 20-2000 Greater Missouri builders, LTD, dba Greater Missouri Builders**, **P.Z. 21-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**, **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders** and **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital** until the next meeting. The motion was seconded by Commissioner Layton **and passes by a voice vote of 9 to 0.**

F. **P.Z. 25-2000 Amburn Homes**; A request for a rezoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District for a 3.00 acres tract of land located on the south side of Kehrs Mill Road, east of Blue Hill Road. (Locator Number 21T 62 0541, 2707 Kehrs Mill Road).

Project Planner Paul DeLuca gave an overview of **P.Z. 25-2000 Amburn Homes**. Mr. DeLuca stated that all issues have been addressed.

Commissioner Kodner stated that he suggested that the petitioner consider putting sleeves in for sprinkler systems.

Commissioner Sherman stated that, since this is a straight rezoning, adding sleeves could not be required but would need to be added to the Subdivision Ordinance.

Commissioner Nolen made a motion to approve **P.Z. 25-2000 Amburn Homes**. The motion was seconded by Commissioner Macaluso.

Commissioner Kodner asked the petitioner to consider the needs of the homeowners and install the sleeves in cul-de-sacs as a courtesy to his homeowners.

Mr. Amburn stated that he would remove the dead tree within thirty (30) days and would also consider installing the sleeves for sprinklers in the cul-de-sac.

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

The motion passes by a vote of 9 to 0.

G. **P.Z. 29-2000 Chesterfield Airport Center, Lot A**: A request to amend the ordinance in a "PC" Planned Commercial District for a 1.5 acre tract of land located on Chesterfield Airport Road, south of Highway 40 and east of Long Road.

Project Planner Mike Hurlbert gave an overview of this petition.

Additional issues to be addressed are:

- Compatibility with the adjoining lots, specifically Highway Forty Lot C;
- How the back of the building will look with the other buildings and from Highway 40;
- With regards to parking, that the plan is in compliance with the guidelines that there be a tree every 50 feet.

Commissioner Sherman made a motion to hold **P.Z. 29-2000 Chesterfield Airport Center, Lot A**. The motion was seconded by Commissioner Right **and passes by a voice vote of 9 to 0.**

H. **P.Z. 32-2000 City of Chesterfield Planning Commission**; A proposal to amend the City of Chesterfield Zoning Ordinance by creating a new Section 1003.167(21) Power of Review.

Project Planner Matt Brandmeyer gave an overview of **P.Z. 32-2000 City of Chesterfield Planning Commission**.

Commissioner Macaluso made a motion to approve **P.Z. 32-2000 City of Chesterfield Planning Commission**. The motion was seconded by Commissioner Layton.

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 Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Chairman Broemmer, yes.

The motion passes by a vote of 9 to 0.

IX. NEW BUSINESS – None

X. COMMITTEE REPORTS:

A. **Committee of the Whole –**

Chairman Broemmer stated that the meeting of September 14, 2000 would be cancelled

Director of Planning Teresa Price stated that she will be getting information to the Commission and asked that they get back to her with their comments.

The commission decided that a subcommittee would be set up for review of the lighting standards.

Ms. Price asked the Commission to give her any comments they have concerning the Comprehensive Plan Summary document.

City Attorney Doug Beach asked that the Ordinance Review Committee begin reviewing telecommunications right-of-way issues.

B. Ordinance Review Committee
C. Architectural Review Committee
D. Site Plan/Landscape Committee –
E. Comprehensive Plan Committee –
F. Procedures and Planning Committee
G. Architectural Review Board Update

The meeting was unanimously adjourned at 8:55 p.m.

Victoria Sherman

Victoria Sherman, Secretary