PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
March 10, 1997

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

PRESENT

Mr. Rick Bly - arrived later
Mr. Fred Broemmer
Mr. Dave Dalton - arrived later
Mr. Charles Eifler
Mr. Robert Grant
Mr. Dan Layton, Jr.
Ms. Linda McCarthy
Mr. Allen Yaffe
Chairman Michael Casey
Mayor Jack Leonard
Mr. Douglas R. Beach, City Attorney
Councilmember Barry Streeter (Ward II) - Council Liaison
Mr. Jerry Kelley, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Mr. Paul Mann, Planner II
Ms. Patricia Detch, Planner I
Ms. Sandra Lohman, Executive Secretary

ABSENT

INVOCATION - Chairman Michael Casey

Chairman Casey recognized Mayor Jack Leonard; Councilmember Larry Grosser (Ward II); and Councilmember Barry Streeter (Ward II) - Council Liaison.

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS:

The first portion of the "Opening Comments" was read by Commissioner Grant.

Commissioner Bly and Commissioner Dalton arrived at this time.

A. **P.Z. 5-97 Dr. Howard Chapel and Mary Kay Chapel d/b/a Chapel Chiropractic**; a request for a change in zoning from "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District for a .50 acre tract of land located on the east side of Chesterfield Parkway North, 400 feet south of Olive Boulevard. (Locator Numbers 18S52-0657 and 18S52-0646) Proposed Use: Medical and general office use.

Assistant Planning Director Laura Griggs-McElhanon gave a slide presentation of the proposed site and surrounding area.

Mr. Steve Koslovsky, Attorney for the petitioner, noted the following:

- the existing zoning and uses of the subject site and surrounding area;
- the Comprehensive Plan designates the subject site, as well as the surrounding area, as part of the Urban Core (planned to contain a mixture of office, retail and residential development with the highest density development in Chesterfield);
- utilized a combined Site Plan and Landscape Plan to describe the proposed development;
- development would consist of a one (1) story medical office building, approximately 4,000 square feet in size, located on the eastern half of the property;
- one (1) entrance is proposed on the western half of the property;
- there would be eighteen (18) parking spaces and one (1) loading space;
- a six (6) foot high sight-proof fence, with additional landscaping inside the fence, would be provided along the northern portion of the parcel (abutting Peachtree Apartments);
- landscaping would also be provided along the front of the parcel;
- the refuse area would be enclosed on three (3) sides with a six (6) foot high sight-proof fence;
- the proposed medical/chiropractic building would be a residential style, having a brick appearance on the outside;
- Chesterfield Fire Protection District issues have been resolved;
- the petitioner has met with the neighbors to discuss the proposed development; and
- the proposed development is consistent with both the development in the area, and the City's Comprehensive Plan.

COMMENTS/DISCUSSION BY COMMISSION

- The petitioner will provide, in writing, the distance of the proposed office building to the nearest occupied residential dwelling.

- The building is proposed on the eastern end of the parcel because it works out best, given the grading of the site, the size of the building, and parking requirements.

- The parking lot of the proposed development would be closer to the surrounding commercial development, and the entrance to the proposed building will line up with the entranceway being constructed for the Taco Bell development, as recommended by the St. Louis County Department of Highways and Traffic.

- The developer will look into landscaping on the side of the fence visible to the Peachtree Apartments.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS - NEUTRAL: - None

REBUTTAL: - Waived

Commissioner Grant read the next portion of the "Opening Comments."

B. **P.Z. 6-97 Solomon Consulting Company (Forty West Office Building)**; a request for a change in zoning from "NU" Non Urban District to "C-8" Planned Commercial District for a 3.625 acre tract of land located on the north side of North Outer 40 Road, 8 tenths of a mile east of the intersection of Chesterfield Parkway North. (Locator Numbers 19R53-0034 and 18R12-0030) Proposed Use: General office and/or medical office.

Planner II Paul Mann gave a slide presentation of the proposed site and surrounding area.

Mr. Bob Boland, Architect for the project, assisted by Mr. George Stock, Engineer for the project, noted the following:

- the existing zoning and uses of the subject site and surrounding area;

- the property is part of the West County Corridor which, the petitioner believes, needs more office buildings;

- the proposed office building would be 110,000 gross square feet in size;

- four (4) stories of the proposed building would face Conway Road, and, because of the grade drop, five (5) stories will front Highway 40/I-64;

- north of the building will be a three (3) level parking garage [one (1) surface level and two (2) structured levels];

- a Plaza Area is proposed between the office building and the garage;

- the north wall of the proposed parking garage structure will be solid;

- beyond the north wall of the garage will be a one hundred and twenty foot (120') area of greenspace, between the parking garage and Conway Road;

- there will be no access to Conway Road;

- all access will orient from the garage to the south, to the Outer Road;

- 41.7% of the site will remain in greenspace;

- the petitioner believes the proposed development is in compliance with the Comprehensive Plan (i.e., a high quality office development in this area);

- the existing house located to the north of the proposed development is actually taller than the proposed parking garage, facing Conway Road;

- along the northern face of the subject site, the developer will supplement the existing landscape area with evergreens, including ivy across the entire northern side of the garage;

- the petitioner has met with Bonhomme Church and worked out a variety of issues (i.e., the Church would have access to the proposed parking structure at times consistent with mutual use, and a connecting pathway between the Church and the parking structure will be constructed);

- the lighting proposed on top of the garage would be screened and directed downward, and would be turned off at whatever time the City believes appropriate;

- the petitioner met with the property owner to the north across Conway Road, had communications with Trustees of Royal Oaks Subdivision and Shenandoah Subdivision;

- Royal Oaks Trustees expressed concerns about signage and traffic implications at Timberlake, including the overpass;

- Shenandoah Trustees expressed concerns about stormwater and lighting from the garage;

- the petitioner will adhere to the City's new criteria/ordinances in place for signage;

- stormwater issues were considered as an integral part of the overall design of the project;

- the petitioner is not requesting a TIF, private funds will be utilized;

- residents will have very little impact, in terms of view, from this project;

- in addition to the 120 foot buffer area, there would be fifteen (15) to twenty (20) feet between the right-of-way edge and pavement edge of Conway Road and the parking garage;

- the building parapet would be 645.5 feet, and the Bonhomme Church roof is approximately 650.9 feet (not the steeple);

- the exterior of the building would be reflective glass and exposed aggregate panel; and

- the development would generate approximately $32,000.00 per year in tax income to the City.

COMMENTS/DISCUSSION BY COMMISSION:

- Required parking spaces in the garage would be 412; the developer will provide 429 spaces.

- The developer doesn't have any lead tenant commitment at this time.

- The stormwater drains to the south.

- A detention basin is located immediately east of the proposed garage. The garage stormwater will be collected in a closed system, piped to the basin - the basin will then be piped to an underground system which collects the balance of the building and parking lot. From there it travels to the southeast corner and discharges in to the roadside drainage ditch, and goes eastward down to Timberlake. At this point, the developer has conceptual approval from MoDOT and MSD for that discharge.

- The 120 foot buffer strip drains due north to a culvert located under Conway Road.

- The water retention facility is designed to accommodate a twenty-five (25) year storm. A report has been filed for a two (2), ten (10), fifteen (15), twenty-five (25) and one hundred (100) year storm.

- The existing asphalt drive located on Conway will be removed.

- The north side of the garage will have a forty-two (42) inch high railing which will also be solid.

- Renderings were presented depicting the sight line of the proposed development, buffering, etc.

- A Traffic Study prepared by Crawford, Bunte and Brammeier was presented to the Commission which spells out, in detail, the traffic volume and that the project will work very well.

- The developer was asked to describe what portion of the proposed development would be visible from the intersection of Appalachian Trail and Stillhouse Creek in Shenandoah Subdivision.

- It was stated that more landscaping is desirable for this project than that provided at the Solomon Building located at Olive and Highway 270.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION:

1. Ms. Ruth V. Malvern, 213 Grand Banks Court, Chesterfield, MO 63017, spoke on behalf of the Baywood Villages Condominium Association noting the following concerns:

    - visual impact upon residential development along Conway;

    - the topography of the land in the northern 120 feet of this petition is relatively flat and does not provide screening for any development immediately south of the buffer line;

    - joining of two (2) lots - one fronting on North Outer 40 and the other fronting on Conway Road is not following good planning practices;

    - there is no commercial on Conway from its intersection with Lindbergh to its intersection with Chesterfield Parkway, only institutional uses - the proposed development is not consistent with this practice;

    - the proposed development is not compatible with the surrounding residences and will trigger the Domino theory to the detriment of an existing residential area which is an asset to Chesterfield;

    - impact of the proposed lighting on residential property; and

    - water run-off problems.

    Ms. Malvern gave a handout of her presentation to the Commission.

2. Mr. James Walsh, 14850 Conway Road, Chesterfield, MO 63017, spoke as an individual, noting his property is immediately west of Bonhomme Presbyterian Church, noting the following:

- he has turned down four (4) commercial offers for his property;
- he was told by Bonhomme Presbyterian Church that they had a meeting with their congregation, and since they considered it such a small likelihood that any property on Conway Road, except for the Sverdrup parcel, would ever go commercial, they weren't interested in purchasing his property at commercial values;
- the proposed development represents spot zoning, which brings top dollar for property, but doesn't represent the best use for this land; and
- crime rate goes up where spot zoning occurs.

COMMENTS/DISCUSSION BY COMMISSION:

- Mr. Walsh would like the area to remain residential, as there is a lot of area to the west adequate for commercial development.
- The only commercial property along Conway, between Lindbergh and Chesterfield Parkway, is the Sverdrup parcel.

SPEAKERS IN OPPOSITION: - continued

3. Ms. Lynne Johnson, 15125 Conway Road, Chesterfield, MO 63017, spoke as an individual noting the following:

- Conway is one of the oldest residential roads in Chesterfield;
- the original Comprehensive Plan, adopted as a result of many meetings between residents, developers, etc., recommended this area remain residential;
- the proposed 120 foot buffer is less than the distance between Conway Road and the existing house on the site;
- the connection between the Bonhomme Church and subject development could invite traffic from the office building to cut through the Church property and access Conway Road;
- there should be no commercial sign on Conway;
- the garage could be moved closer to the office building, below the grade of the hill, and less visible from Conway Road; and

- there is a difference between looking at a church and a parking garage or office building.

4. Mr. J. F. Steele, 14920 Conway Road, Chesterfield, MO 63017, spoke as an individual noting the following:

   - traffic flow would be a problem;
   - against a parking garage or any other commercial building facing Conway Road; and
   - he would like the subject site to remain residential.

SPEAKERS - NEUTRAL:

1. Mr. Paul Sellers, 1315 Wineman Drive, Chesterfield, MO 63017, spoke as an individual noting the following:

   - concerned about the proximity of the proposed garage to Conway Road;
   - construction machinery could damage Conway Road; and
   - parking should be adequate for the office space.

2. Mr. Andrew Wasserman, 1512 Royal Crest Court, Chesterfield, MO 63017, spoke as an individual noting the following:

   - concerns about the visibility of the proposed development from the three (3) streets which access the Royalwood Subdivision (Royalwood West, Royalcrest Court and Royalwood East);
   - concerned about the lighting (i.e., brightness, how late they would remain on);
   - concern about signage facing the Highway; and
   - the greatest concern is the traffic during rush hour periods, and resulting safety hazards to children living and playing in the area.

REBUTTAL:

Mr. Bob Boland noted the following:

- the proposed development is consistent with the City's Comprehensive Plan;
- the petitioner will provide a 120 foot buffer along Conway;
- there will be no access to Conway;

- there would only be a pedestrian link to the Bonhomme Presbyterian Church, no vehicular traffic would be possible;

- all utilities are available to this site;

- the developer will not have any construction access from Conway Road;

- a Traffic Report has been submitted to the City this evening which indicates everything proposed seems to work and can be accommodated quite adequately;

- the petitioner will address any questions which may arise, and looks forward to meeting with the Commission at its next meeting.

COMMENTS/DISCUSSION BY COMMISSION:

- Additional closed walls on the garage precludes the design of the garage, as proposed.

- The developer will meet with the residents who spoke tonight and show them the drawings submitted this evening.

Commissioner ~~Bly~~ *Grant* read the final portion of the "Opening Comments."

C. **P.Z. 4-97 Captain's Capital, L.L.C.**; a request for a change in zoning from "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District for a 1.0 acre tract of land located on the north side of Olive Boulevard, east of Hog Hollow Road (Locator Number 16R34-0207). Proposed Uses: General office.

Chairman Casey noted P.Z. 4-97 Captain's Capital, L.L.C. is postponed, at the request of the petitioner, until the March 24, 1997 Planning Commission Meeting.

APPROVAL OF THE MINUTES:

A motion to approve the minutes of February 24, 1997, was made by Commissioner Grant, seconded by Commissioner Bly **and passes by a voice vote of 9 to 0.**

PUBLIC COMMENT

1. Randy Mayfield, 506 Hatteras Drive, Ballwin, MO 63105, spoke in opposition to P.Z. 3-97 Lenette Realty & Investment Company (Clayton Baxter Center), and presented a video to the Commission.

2. Mary K. Brown, 15966 Quiet Oak Road, Chesterfield, MO 63017, spoke in opposition to P.Z. 3-97 Lenette Realty and Investment Company (Clayton Baxter Center).

[REVISED 3/24/97]

3. Mark Doering, President Doering Engineering, 7321 S. Lindbergh, St. Louis, MO 63125, spoke in favor of P.Z. 31 & 32 Sebastian Rucci (Eagle Crest Estates).

4. John King, Attorney, 12813 Flushing Meadow, St. Louis, MO 63131, spoke in favor of P.Z. 31 & 32-96 Sebastian Rucci (Eagle Crest Estates), and noted the revised Site Plan he submitted.

5. Mike Lawless, 1915 Strawberry Ridge, St. Louis, MO 63021, spoke in favor of P.Z. 31 & 32-96 Sebastian Rucci (Eagle Crest Estates), noting changes made to the original submittal.

Commissioner Yaffe left the meeting at this time.

6. Michael J. Doster, Attorney, 16476 Chesterfield Airport Road, Chesterfield, MO 63105, spoke in favor of P.Z. 31 & 32-96 Sebastian Rucci (Eagle Crest Estates).

Commissioner Yaffe returned to the meeting at this time.

7. Jeff Garrett, 504 Hatteras Drive, Ballwin, MO 63011, spoke in opposition to P.Z. 3-97 Lenette Realty and Investment Company (Clayton Baxter Center).

8. Joe Bradley, 502 Hatteras Drive, Ballwin, MO 63011, spoke in opposition to P.Z. 3-97 Lenette Realty and Investment Company (Clayton Baxter Center), noting he was told by a MSD representative that, effective February 1, 1997, MSD would not approve the plan submitted for this project because drainage detention basins must comply with the one hundred (100) year rain.

9. Jerry Duepner, 400 Chesterfield Center, Chesterfield, MO 63017, spoke in favor of P.Z. 2-97 Chesterfield Village (Parcel C-121), noting changes the petitioner would request to the recommended conditions in the Department's report.

10. Wendy Geckeler, 26 Chesterfield Lakes, Chesterfield, MO 63005, spoke regarding the Sign Ordinance with respect to balloons, and gave photos to the Commission of some existing signs located less than one (1) block from City Hall.

11. Ms. Marsha McDonald, 14986 Chateau Village Drive, Chesterfield, MO 63017, handed a petition containing in excess of five hundred and forty (540) names of people who are opposed to P.Z. 3-97 Lenette Realty and Investment Company (Clayton Baxter Center).

12. John Locus, 507 Hatteras Drive, Ballwin, MO 63011, spoke in opposition to P.Z. 3-97 Lenette Realty and Investment Company (Clayton Baxter Center).

13. John Aumiller, Trustee, 17 Chesterton Lane, Chesterfield, MO 63017, spoke in opposition to P.Z. 3-97 Lenette Realty and Investment Company (Clayton Baxter Center), and emphasized the need for a Traffic Study prior to any consideration of this project.

14. Harry Pyatt, 14868 Clayton Road, Chesterfield, MO 63017, spoke in opposition to P.Z. 3-97 Lenette Realty and Investment Company (Clayton Baxter Center), and gave a handout to the Commission listing the number of various types of businesses already in the area.

City Attorney Douglas R. Beach noted that the law states the City has a very limited ability to decide when there are too many of any particular type of business use. He noted the City cannot make a decision on any proposed uses based on the number of existing uses, but it can take this information into consideration.

Chairman Casey recessed the meeting at 9:01 p.m.

Chairman Casey reconvened the meeting at 9:06 p.m.

Commissioner Dalton left the meeting at this time.

NEW BUSINESS:

A. **P.Z. 26-96 The Nooning Tree Ltd. Partnership**; "NU" Non-Urban District to "R-3" 10,000 square foot Residence District; east side of Olive Boulevard, approximately 1,500 feet south of the intersection of Olive Boulevard and White Road and on the west side of White Road approximately 1,000 feet south of the intersection of Olive Boulevard and White Road.

AND

B. **P.Z. 27-96 The Nooning Tree Ltd. Partnership**; a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District; east side of Olive Boulevard, approximately 1,500 feet south of the intersection of Olive Boulevard and White Road and on the west side of White Road approximately 1,000 feet south of the intersection of Olive Boulevard and White Road.

Assistant Director Griggs-McElhanon noted the Department is still waiting for the review of the Traffic Study from the St. Louis County Department of Highways and Traffic, and recommends P.Z. 26 & P.Z. 27-96 be held.

A motion to hold these petitions was made by Commissioner Yaffe, seconded by Commissioner Eifler **and passes by a voice vote of 8 to 0.**

C. **P.Z. 31-96 Sebastian Rucci (Eagle Crest Estates)**; "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District; south side of Wild Horse Creek Road, approximately 2,500 feet west of the intersection of Wilson Road and Wild Horse Creek Road.

AND

D. **P.Z. 32-96 Sebastian Rucci (Eagle Crest Estates)**; Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District; south side of Wild Horse Creek Road, approximately 2,500 feet west of the intersection of Wilson Road and Wild Horse Creek Road.

Assistant Director Griggs-McElhanon noted the Department recommends these items be held.

A motion to hold P.Z. 31-96 and P.Z. 32-96 was made by Commissioner Yaffe, seconded by Commissioner Grant **and passes by a voice vote of 8 to 0.**

Commissioner Dalton returned to the meeting at this time.

E. **P.Z. 1-97 Valley Village L.L.C./Chesterfield Ramada**; "M-3" Planned Industrial District to "C-8" Planned Commercial District; north side of Chesterfield Airport Road, 800 feet west of Spirit of St. Louis Boulevard.

Assistant Director Griggs-McElhanon noted the Department received a revised plan for this site last Tuesday, and St. Louis County Highway Department comments last Wednesday, which did not allow Staff enough time to prepare its report for tonight's meeting; therefore, the Department recommends this item be held until the next meeting.

A motion to hold this item until the March 24th meeting was made by Commissioner McCarthy, seconded by Commissioner Yaffe **and passes by a voice vote of 9 to 0.**

F. **P.Z. 2-97 Chesterfield Village (Parcel C-121)**; "R-6A" 4,500 square foot Residence District to "C-8" Planned Commercial District; southwest corner of Burkhardt Place and Chesterfield Parkway South.

Planner II Paul Mann stated the Department's recommendation of approval as stated in its report, subject to the following amendments.

- Change Condition 4.b.(2) to read: "Zero (0) feet from the southern/southeasternmost limits of this "C-8" District development."

- Incorporate the Site Development Section and Concept Plan criteria into the conditions.

A motion to approve the Department's recommendation, as amended, was made by Commissioner Layton and seconded by Commissioner Bly.

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, abstain; Chairman Casey, yes;

The motion passes by a vote of 8 to 0, with 1 abstention.

G. **P.Z. 3-97 Lenette Realty and Investment Company (Clayton Baxter Center)**; "C-2" Shopping District, "C-8" Planned Commercial District and "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District; southwest corner of Clayton Road and Baxter Road.

Assistant Director Laura Griggs-McElhanon noted that correspondence was received early today from the Missouri Department of Transportation requesting that a Traffic Study be conducted prior to any Planning Commission action to determine the volume of traffic generated by the drive-up drug store. She further noted the memorandum presented to the Commission contains issues which will be addressed in the Department's report, and that the Department recommends this item be held.

COMMENTS/DISCUSSION BY COMMISSION:

- The City does not, at this time, have guidelines for when we ask for Traffic Studies, how long we wait for one, or how often we ask for an update to a Traffic Study.
- Most of the City's non-residential zonings come forward with a Traffic Study.
- The City always asks for a Traffic Study when fast food restaurants are proposed.
- The Department would like a policy established regarding requirement of a Traffic Study.

City Attorney Doug Beach noted the following:

- the City currently has to ask for Traffic Studies on an ad hoc basis, or we receive a proposal from one (1) side only;
- we could generate something back through the Council to either provide money to have some expertise of our own, and try to identify a few of the remaining undeveloped areas and have a Traffic Study performed for same; and
- we should either develop criteria to determine either when they would be required, or ask the Council for funds to have Traffic Studies done on our own.

A motion to hold P.Z. 3-97 Lenette Realty until such time as a Traffic Study is submitted was made by Commissioner Bly, seconded by Commissioner Dalton.

Assistant Planning Director Griggs-McElhanon suggested this item be held until the Department receives comments back from the State Highway Department.

COMMENTS/DISCUSSION BY COMMISSION (continued)

- Since experts have been known to differ on their opinions regarding the outcome of Traffic Studies, this could lend credence to the City's request for an independent judgement of Traffic Studies.

The amendments were accepted by Commissioner Bly and Commissioner Dalton. **The motion, as amended, passes by a voice vote of 9 to 0.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. **Chesterfield Village (C-312 and C-313)**; Site Development Concept Plan in the "C-8" Planned Commercial District; north side of Olive Road (Missouri State Road #340), west side of Chesterfield Village Parkway.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Site Development Concept for Chesterfield Village C-312 and C-313, for a "C-8" Planned Commercial District, north side of Olive Road, west side of Chesterfield Village Parkway. The motion was seconded by Commissioner Bly **and passes by a voice vote of 9 to 0.**

IX. COMMITTEE REPORTS:

A. **Ordinance Review Committee**

Committee Chair Bly noted the following:

- the Committee met earlier this evening and addressed the issue of cold air balloons, and it was decided to request investigation to current ordinances in Ladue, Frontenac and Town and Country pertaining to cold air balloons. The Committee will readdress this issue once this information is available.

- The Committee looked at the issue of tents becoming permanent structures, and the Committee decided not to allow this. The existing temporary structure (tent) would be granted an extension to October 31, 1997. Staff was requested to prepare a written report at the next meeting for review and recommendation by the Commission.

B. **Architectural Review Committee** - No report.
C. **Site Plan/Landscape Committee** - No report.
D. **Comprehensive Plan Committee**

Committee Chair Grant reported the following:

- the Comprehensive Plan Committee met on Saturday, March 8, 1997, for approximately two (2) hours;

- the Committee only worked through half of the issues presented by Staff;

- the Committee has scheduled another meeting for Saturday, March 15 1997, at 10:00 a.m., in the Council Conference Room; and

- the Committee hopes to conclude, but, if not, will have another meeting and then report back to the Commission with a recommendation.

Chairman Casey instructed Sandra Lohman, Executive Secretary, to call everyone to remind them of this meeting.

E. **Procedures and Planning Committee** - No report.

A motion to adjourn was made by Commissioner Broemmer seconded by Commissioner Grant **and passes by a voice vote of 9 to 0.**

The meeting adjourned at 9:42 p.m.

Robert Grant, Secretary

[MIN3-10.097]