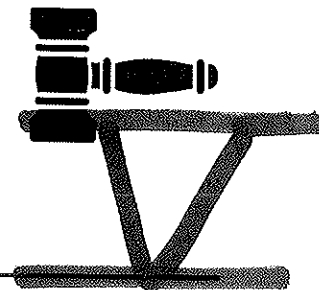


**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
February 22, 1999**



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

I. PRESENT

Mr. Fred Broemmer
Mr. Charles Eifler
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Victoria Sherman
Mr. Allen Yaffe
Chairman Robert Grant
Mr. Douglas R. Beach, City Attorney
Ms. Mary Brown, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Molly Butler-Dunham, Planner I
Ms. Annissa McCaskill, Planner I
Ms. Angela McCormick, Planner I
Ms. Kathy Lone, Executive Secretary/Planning Assistant
Ms. Carrie Baldock, Administrative Secretary

ABSENT

Ms. Rachel Nolen
Mr. Jerry Right

II. INVOCATION: Commissioner Broemmer

III. PLEDGE OF ALLEGIANCE: All

Chairman Grant recognized the attendance of Councilmember Larry Grosser (Ward II) and Council Liaison Mary Brown (Ward IV).

IV. PUBLIC HEARINGS:

Commissioner Eifler read the first portion of the "Opening Comments."

- A. **P.Z. 4-1999 City of Chesterfield**: a proposal to amend Sections 1003.020 Definitions; 1003.030 Establishment of districts; zoning map; 1003.040 Interpretation and extension of district boundaries; 1003.101 "FP" Floodplain District Regulations; 1003.105 "NU" Non-Urban District Regulations; 1003.108 "E-2" Residence District; 1003.109 "E-3" Residence District; 1003.110 through 1003.125 governing Urban Residence Districts; 1003.133 through 1003.145 Commercial District regulations; 1003.150 through 1003.155 Industrial District

regulations; 1003.157 "MXD" Mixed Use Development district; 1003.165 Off-street parking and loading requirements - General; 1003.166 Review and approval of development near City or County parks; 1003.167 Miscellaneous Regulations; 1003.168 Sign Regulations - General; 1003.168C Sign Regulations - Permanent Signs; 1003.168D Sign Regulations - Temporary Signs and Attention Getting Devices; 1003.168F Sign Regulations - Nonconforming Signs; 1003.178 Development in Planned Commercial and Planned Industrial Districts; 1003.181 Conditional Use Permit Procedure (CUP); 1003.182 Commercial Service Procedure (CSP); 1003.187 Planned environment unit procedure (PEU); and a proposal to delete section 1003.168A Sign Regulations - Definitions of the City of Chesterfield Zoning Ordinance.

Planner I Molly Butler-Dunham gave a presentation concerning this petition. There are two (2) documents containing proposed changes to the City of Chesterfield Zoning Ordinance. One document contains editorial changes. These changes are primarily clarification of language or elimination of inconsistencies between the current zoning ordinance and the 1997 moratorium revisions. The second document contains content changes that add needed definitions to the Zoning Ordinance, add self-care units as a conditional use in some residential districts, and revise the regulation of home occupations, in addition to other minor changes.

City Attorney Beach stated that there should be a definition and context added for 'assisted living.' He also would like definitions for the different types of plans. Mr. Beach thinks that Editorial Changes, page 6, 1003.040 Interpretation and extension of district boundaries, should be two (2) separate sections. The first sentence is Board of Adjustment and the second sentence is another section.

Chairman Grant stated he would like to see what the State Statute says for the definition of 'Condominium,' in the Content Changes Section. Chairman Grant also questioned Content Changes section, page 1, definition for 'Day Care, Adult' which is actually a use and not a place. He questioned whether the operators of a day care need to be designated. Also the definition stated "an approved community-based facility." He was not sure what approval was being referred to.

Chairman Grant stated that on Content Changes, page 2, (78) "Now Hiring Banner," he would like consideration given to disregarding the wording 'temporary banners' and 'permanent structures' as there could be problems with enforcement. Chairman Grant would like them called 'banners.'

Chairman Grant stated that on Content Changes, page 2, (193) "Tree Stand Delineation," he thinks that the second sentence is more of a directive than a definition. Perhaps this sentence should be elsewhere in the Zoning Ordinance.

Commissioner Macaluso stated that in Editorial Changes, page 6, 1003.040 Interpretation and extension of district boundaries, there is a strike through for "NU" Non-Urban" because the

City wants to get rid of those designations. The next section 1003.105 "NU" Non-Urban District Regulations discusses Non-Urban. Non-Urban is mentioned throughout the document. Commissioner Macaluso questioned if that was because it will have to be changed once there is no longer Non-Urban or should it be changed now.

Molly Butler-Dunham stated that "NU" Non-Urban still needs to be left in some places in the Zoning Ordinance and have regulations because it still exists. In the "NU" Non-Urban section, the conditional uses are being removed.

City Attorney Beach stated that the "NU" Non-Urban designation can not be deleted from the Zoning Ordinance until all "NU" Non-Urban zoning is eliminated. Changes are currently being made to curtail further use of Non-Urban.

Commissioner Macaluso stated the need to have other zoning designations along with the "NU," where appropriate.

City Attorney Beach stated that the City has chosen not do a massive rezoning on the Non-Urban.

Commissioner Macaluso gave as an example Editorial Changes, page 23, 1003.137. "C-4" Highway Service Commercial District regulations, 4. (a) where more than one zoning designation is used.

Commissioner Yaffe stated that on Content Changes, page 7, 1003.168D, 7. "Temporary Signs-Development related" questioned what is meant by development related.

Molly Butler-Dunham stated it refers to the time of development and not what is being developed.

Commissioner Yaffe stated that in the same item #8, "Real Estate Signs," it is not uncommon that a property may be both for sale and for lease, simultaneously, and possibly by two different brokers. This could potentially be a problem because both brokers would not share a sign.

City Attorney Beach stated that 'development related' needs to be defined.

Commissioner Eifler questioned Editorial Changes, page 8, 1003.105 "NU" Non-Urban District Regulations, (2), first sentence. Commissioner Eifler asked if detention/retention ponds covered by local public utility facilities or lots smaller than three (3) acres used for detention/retention ponds should be included.

Director of Planning Teresa Price stated that the detention pond is usually on common ground.

City Attorney Beach asked the Planning Department to look at the definition of "independent living" if different than assisted or self-care and to include background in some substantive material, such as parking.

Chairman Grant stated that if there were more questions, they could be submitted to the Planning Department in writing.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS - NEUTRAL: - None

REBUTTAL: - None

Commissioner Eifler read the final portion of the "Opening Comments."

V. APPROVAL OF MEETING MINUTES

A motion to approve the February 8, 1999 Meeting was made by Commissioner Yaffe and seconded by Commissioner Broemmer. The motion passes by a voice vote of 7 to 0.

A motion to hold approval of the February 11, 1999 Special Work Sessions was made by Chairman Grant and seconded by Commissioner Eifler. The motion passes by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

1. Ms. Cytreet Budde, 925 Orrville Wood Road, Chesterfield, MO 63005, in favor of P.Z. 03-1999 Labels Direct;

- Office warehouse will have style, character and excellent workmanship.

2. Mr. Don Budde, 1701 Old Eatherton Road, Glencoe, MO 63038, in favor of P.Z. 03-1999 Labels Direct;

- Purchased property in 1972;
- Leased property to Rombach's and Melvin Fick for the past 27 years;
- Talked to Dick Hrabko, of the Spirit of St. Louis Airport, and he is fine with the use as long as there is not a retention pond on property and is not over a certain length or height;
- The only problem with storm water was from the Flood of 1993. Currently, there is good water run-off;
- Would like to pass this property on to his son;
- Someone needs to take the first step concerning the western part of the Valley in regards to the Valley Master Plan.

Chairman Grant stated that the basic reason the Planning Department was recommending that the Planning Commission vote for denial on this petition was because the proposed use does not comply with the Comprehensive Plan as it exists today.

Mr. Budde stated that the western part of the Valley should be developed like the eastern and middle. The only drawback is that there are not any sewers.

Chairman Grant stated that the Planning Commission and City Council reviewed this area and decided it should be agricultural at this time.

City Attorney Beach stated that the Chesterfield Monarch Levee is a separate entity and does not belong to the City of Chesterfield.

3. Mr. Bill Kirchoff, 17627 Wild Horse Creek Road, Chesterfield, MO 63005, in favor of P.Z. 03-1999 Labels Direct;

- Speaker is aware of the Planning Department's recommendation of denial and realizes why they have to take that position, but stated that this is a contemporary project and an antiquated Comprehensive Plan;
- Speaker suggested holding this petition and asking the Planning Commission's Comprehensive Plan Committee to consider bringing the Comprehensive Plan up to date.

Commissioner Eifler asked the speaker if there were any plans to extend the scope of the Valley Master Plan to include this area.

Mr. Kirchoff stated that, to his knowledge, there currently were not any plans. The Comprehensive Plan was recently updated for the eastern part of the Valley based on output from the Master Plan Committee but the City needs to instruct the Committee to act upon the western part of the Valley.

Chairman Grant asked Mr. Kirchoff if there were plans to have the Valley Master Plan Committee make recommendations to the Planning Commission before any other changes to the Comprehensive Plan were contemplated.

Mr. Kirchoff has no knowledge of that. He also stated that it would take approximately two (2) years for the Valley Master Plan to take in the western part. He thought that the Comprehensive Plan Committee of the Planning Commission could act on this more quickly.

Director of Planning Teresa Price stated that the City Council has appropriated funds for a new Comprehensive Plan. The process will begin this year. Proposals for a consultant have not been sent out for bids yet and the proposal will be for the entire City. Ms. Price stated that the Comprehensive Plan would be completed next year.

City Attorney Beach stated that if the petitioner withdraws, they may come back at any time. If

the petitioner is denied by the City Council, they can not come back for a year if they are seeking the same use on the property.

Commissioner Yaffe stated that perhaps the Planning Commission could hold the petition and give the petitioner two (2) weeks to decide what he wants to do.

Chairman Grant stated that Mr. Budde could speak to the Planning Staff before the petition comes up for a vote.

4. Mr. Paul Ground, 14611 Manchester Road, Chesterfield, MO 63011, in favor of P.C. 18-98 AT&T Wireless PCS, Inc. c/o Quinn, Ground, Banton, L.L.C. (St. Thomas Church);

- Speaker is making himself available for any questions concerning the above petition.

5. Mr. T. H. (Ted) Allison, 2126 Chesterfield Place, Chesterfield, MO 63017; speaking in opposition of P.Z. 01-1999 and P.Z. 02-1999 – Sunrise Assisted Living;

- Speaker is opposed to the Department of Public Works' position to have an 8-foot right of way along Old Clarkson Road because the tree buffer would be eliminated. Speaker encourages removing this request before the petition is approved.
- Speaker is concerned that the widened shoulder will just become a parking area.

Chairman Grant stated that the City will do all that is necessary to preserve trees but some things are important for safety, traffic needs, etc. and, if streets would need to be widened, that would override preserving trees.

Commissioner Eifler stated that the petitioner followed the speaker's suggestion in regards to terracing the retaining walls and including landscaping.

City Attorney Beach stated that having the 8-foot wide section dedicated to the City means that the future owners of the land are not able to do anything with that strip of land because it belongs to the City.

Councilmember Brown read an e-mail from Mr. Mike Geisel, Director of Public Works, stating that there are currently no plans for improvements but there currently is inadequate right-of-way and the City needs the dedication to minimize any future liability to the City. The City is just protecting themselves. They are asking for the additional right-of-way to bring it up to their minimum width; they are not proposing any road improvements. They are asking the developer to give the City cash for the value of the improvements. Any improvements would be a decision of the City Council. The Department of Public Works recommends not approving at this time. The assessment will be held in an interest-bearing account until such time as any improvements, even if just an overlay, are required.

VII. NEW BUSINESS

- A. **P.Z. 03-1999 Labels Direct**; a request for a change in zoning from "NU" Non-Urban District to "PI" Planned Industrial District for a 3.485 acre tract of land located on Eatherton Road. (Locator Number: 18W14-0011);

Proposed Uses:

- Business service establishment;
- Mail-order sale warehouses;
- manufacturing, fabrication, assembly, processing or packaging of any commodity *except: facilities producing or processing explosives or flammable gases or liquids, facilities for animal slaughtering, meat packing, or rendering, sulfur plants, rubber reclamation plants, or cement plants, and steel mills, foundries or smelters*;
- office or office buildings;
- printing and duplicating services; indoor sale of motor vehicles to be offered for sale or hire to the general public on the premises;
- warehousing, storage or wholesaling of manufactured commodities.

Director of Planning Teresa Price stated that the petitioner has requested that the petition be held until the new Comprehensive Plan is completed. Both withdrawing and holding options were explained to the petitioner.

Chairman Grant requested that the petition be held until the next meeting and have the petitioner notify the Planning Commission in writing of their decision.

City Attorney Beach stated that if the petition is held for over a year, he has a problem with bringing this petition back on the agenda without any warning. There should be additional public discussion or notification.

Commissioner Eifler made a motion to **hold** this petition until the next meeting. The motion was seconded by Commissioner Layton and passes by a **voice vote of 7 to 0**.

- B. **P.Z. 1-99 Sunrise Assisted Living**; A request for a change in zoning from "NU" Non-Urban District to "R-6" Residence District for a 3.21 acre tract of land located at the southeast corner of Leiman Drive and Clarkson Road. (Locator Number: 19S 11 0611)
- Proposed uses:
- Nursing homes and group homes for the elderly.

AND

- C. **P.Z. 2-99 Sunrise Assisted Living**; A request for a conditional use permit in the "R-6" Residence district for a 3.21 acre tract of land located at the southeast corner of Leiman Drive and Clarkson Road. (Locator Number: 19S 11 0611)

Proposed uses:

- Nursing homes and group homes for the elderly.

Planner I Molly Butler-Dunham gave an overview of the project. Ms. Butler-Dunham stated that the Planning Department requests a single approval of these two (2) petitions.

Commissioner Layton stated that in Attachment A, page 5, 9. Architectural Review (c): The Architectural Review Board wanted a more durable material, primarily either a brick or masonry used on the exterior rather than vinyl siding. This was not a requirement that the building be composed **substantially** of brick or other masonry; only that brick or masonry be used in the revised site plan approval and elevation drawing.

Commissioner Broemmer commented that at the previous meeting he stated that he wanted to see more brick or masonry on the lower portion of the building.

Chairman Grant stated that this is more of a site plan issue than a zoning issue and, if approved, site development plans will again come before the Planning Commission.

Commissioner Sherman stated that in Attachment A, page 6, 10. Miscellaneous (d), she asked why a sidewalk was not required on Leiman Drive.

Planner I Molly Butler-Dunham stated that this was a Public Works issue.

Commissioner Sherman stated that, since Chesterfield wants to be a pedestrian-friendly community, this would be an ideal place for a sidewalk for the residents.

Commissioner Macaluso stated that in Attachment A, page 8, General Development Conditions, V. B. that, "No construction parking shall be permitted on the right of way of Clarkson Road or Old Clarkson Road." On page 5 of the approved minutes from the February 8, 1999 meeting, it stated that "construction parking on Leiman Drive and not on Old Clarkson Road needs to be addressed." Commissioner Macaluso asked if this had been addressed.

Ms. Butler-Dunham stated that it had not been addressed.

Commissioner Macaluso stated that it should be addressed.

Commissioner Yaffe stated that it was discussed where the construction traffic would park but there is nothing addressed in regards to ingress and egress during the peak traffic hours.

Ms. Butler-Dunham stated that the Department of Public Works felt that limiting the times would be unnecessary because only small equipment would be used on the site and, if there were problems accessing the site during peak hours, then they would adjust their own hours.

Commissioner Yaffe stated that was not good enough for him as there will be major problems in

the morning.

Councilmember Brown stated that she did not see the buffer as a condition in the Ordinance. She asked if it should be added as an amendment that the buffered area must be retained with the trees along Old Clarkson Road.

Ms. Butler-Dunham stated that, on the Building Height Comparison Chart, the finished floor elevations are above sea level.

Commissioner Yaffe asked for clarification in Attachment A, page 3, 5 (a). Road Improvements, concerning the traffic flow and the median.

Ms. Butler-Dunham stated the median would begin 75 feet south of the center line of Leiman Drive. The entrance would not be any more than 140 feet from the south property line and 75 feet north.

Councilmember Brown feels that the purpose for the median is that the Department of Public Works would like to see more landscaped medians along Clarkson Road where there is no egress and ingress. The landscaped median is more for an aesthetic value. This would also prevent motorists from coming down the hill in the center lane.

Commissioner Yaffe questioned whether the plan should be more detailed since just the median is mentioned. The median indicates that there will be no left turn in going south and no left turn out of the property going south unless there is a cut in the median.

Ms. Butler-Dunham stated the Department of Public Works has recommended that the access drive be moved farther to the south than is shown on the plan.

Chairman Grant understands it as a median that is to the north of the entrance and does not prohibit any traffic movements in or out of the development.

Chairman Grant stated that if there was a concern on having the median where it is, then propose an amendment to remove it.

Commissioner Sherman feels that the traffic movement may be affected when a motorist slows down to get into the left-hand turn lane.

Commissioner Yaffe is concerned about left turns onto Clarkson Road.

Chairman Grant asked the Planning Commission if they would like to suspend the rules and ask the petitioner's attorney to address any of the issues.

There was a consensus to proceed with discussion.

Commissioner Eifler made a motion to **approve P.Z. 1-1999 Sunrise Assisted Living** (Amend zoning from "NU" to "R-6"). The motion was seconded by Commissioner Layton and **passes by a vote of 6 to 1**. Commissioner Macaluso voted against this motion.

Commissioner Layton made a motion to approve P.Z. 2-1999 Sunrise Assisted Living (Conditional Use Permit) with the exception of Attachment A, page 5, 9. Architectural Review (c) that wording be amended to say, "Exterior materials shall include significant amounts of brick or other masonry." The motion was seconded by Commissioner Eifler.

Commissioner Yaffe made an amendment to the motion to add a condition to prohibit left turns out of the development onto southbound Clarkson Road from 7AM to 9AM and from 4PM to 6PM. Commissioner Broemmer seconded the motion.

Commissioner Sherman felt that if left turns were prohibited, there would be more traffic on Old Clarkson Road and Leiman Drive.

Chairman Grant stated that he was against this motion because traffic generated from this development is no more substantial than other developments and they do not have restricted turn movements.

Commissioner Eifler and Commission Sherman wanted clarification that the motion was for restricted left turns going out of the development and not into the facility.

The amendment to the motion to **prohibit** left turns out of the development **fails by a vote of 6 to 1**. Commissioner Yaffe voted for approval of the amendment.

Commissioner Sherman made a motion for an amendment **to add to Attachment A, page 6, 10. Miscellaneous (d):** "Construct a 5-foot wide sidewalk along Clarkson Road (Rte. 340) and Leiman Drive in accordance with the Missouri Department of Transportation standards." The motion was seconded by Commissioner Broemmer and **passes by a vote of 7 to 0**.

Chairman Grant acknowledged the arrival of Mayor Nancy Greenwood. The Planning Commission sang Happy Birthday to the Mayor.

Commissioner Macaluso made a motion for an amendment that the construction traffic will not be allowed to park on Leiman Drive, Old Clarkson Road and Clarkson Road (add Leiman Drive to Attachment A, page 8, V. General Development Conditions - B). The motion was seconded by Commissioner Yaffe.

Ms. Butler-Dunham stated that parking on non-surfaced areas is prohibited.

City Attorney Beach stated that he understands that rock is generally put on the site for parking so that the roadways do not become hazardous with mud.

The motion for an amendment **to add** that no parking be allowed on Leiman Drive **passes by a vote of 5-0-2.** Commissioner Broemmer and Commissioner Sherman abstained.

Commissioner Yaffe made a motion for an amendment that, as part of the Landscape Plan, the existing buffer of trees along Old Clarkson Road be preserved. The motion was seconded by Commissioner Sherman.

Director of Planning Teresa Price stated that there will be ditch improvements for drainage made and some of the scrub brush will have to be removed.

Commissioner Yaffe amended his amendment to include allowing the removal of scrub brush for ditch improvements. The motion was seconded by Commissioner Sherman.

Chairman Grant stated that he does not think that the requirement of the right-of-way dedication is a conflict with requiring the developer to retain the buffer. If the City, at a future time, exercises its right to take down the trees, the City can, even though we do not think it is going to happen.

City Attorney Beach stated that buffers are required to be kept in their condition but if a utility needs to be improved, there would be a minimum amount of clearing for the ditch to be preserved because it is needed for the purposes of the utilities. The motion is telling the developer that he must leave the trees – that he can not remove them.

Commissioner Eifler stated that the intent of the motion is incumbent on the developer and not the City.

The amendment to the motion **to preserve the buffer** but allowing some scrub brush to be removed **passes by a vote of 7 to 0.**

The Planning Commission voted on the original amendment to P.Z. 2-1999 Sunrise Assisted Living (CUP) which was:

Commissioner Layton made a motion **to approve P.Z. 2-1999 Sunrise Assisted Living (Conditional Use Permit)** with the exception of Attachment A, page 5, 9. Architectural Review (c) that wording be amended to say “exterior materials shall include significant amounts of brick or other masonry.” The motion was seconded by Commissioner Eifler **and passes by a vote of 7 to 0.**

The following amendments were approved:

1. An amendment to add in Attachment A, page 6, 10. (d) Miscellaneous: “Construct a 5 foot wide sidewalk along Clarkson Road (Rte. 340) **and Leiman Drive** in accordance with the Missouri Department of Transportation standards.

2. An amendment that the construction traffic will not be allowed to park on Leiman Drive, Old Clarkson Road and Clarkson Road (add Leiman Drive to Attachment A, page 8, V. General Development Conditions - B).
3. An amendment that, as part of the Landscape Plan, the existing buffer of trees along Old Clarkson Road be preserved but allowing the removal of scrub brush for ditch improvements.

City Attorney Beach stated that he and Planning Director Teresa Price have been working on a solution to be sure that this property is used for assisted living only. P.Z. 1-1999 and P.Z. 2-1999 were approved separately but Mr. Beach is requesting that the two petitions be combined and sent to the City Council for approval as one petition for a rezoning to the "R-6" Residential District with the Conditional Use Permit (CUP). Combining the two would ensure that the rezoning is not two ordinances but is contained in one ordinance.

Chairman Grant made a motion to **combine** P.Z. 1-999 Sunrise Assisted Living and P.Z. 2-1999 Sunrise Assisted Living into one ordinance which provides for the rezoning of this tract to the "R-6" designation with the Conditional Use Permit (CUP) including the passed amendments. The motion was seconded by Commissioner Layton and passes by a vote of 7 to 0.

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. P.C. 18-98 AT&T Wireless PCS, Inc. c/o Quinn, Ground, Banton, L.L.C. (St. Thomas Church) an "LLR (CUP) Large Lot Residential District Conditional Use Permit Site Development Plan, Landscape Plan, Elevations and Materials for Fencing; South Side of Wild Horse Creek Road, 3,800 feet west of the intersection of Wildhorse Parkway.

Commissioner Layton, on behalf of the Site Plan Committee, recommends **approval** of P.C. 18-98 AT&T Wireless PCS, Inc. c/o Quinn, Ground, Banton, L.L.C. (St. Thomas Church). The motion was seconded by Chairman Grant and passes by a voice vote of 7 to 0.

- B. P.Z. 31 & 32-96 Eagle Crest Estates; Planned Environment Unit in the "R-1" One Acre Residence District and "FPR-1" Flood Plain "R-1" One Acre Residence District Site Development Plan and Landscape Plan; south side of Wild Horse Creek Road, west of the intersection of Wilson and Wild Horse Creek Roads.

Commissioner Layton, on behalf of the Site Plan Committee, recommends **approval** of P.Z. 31 & 32-96 Eagle Crest Estates subject to four (4) conditions as specified in the Planning Department recommendations. The motion was seconded by Chairman Grant and passes by a voice vote of 7 to 0.

IX. COMMITTEE REPORTS:

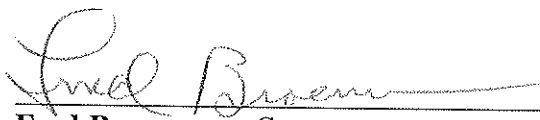
- A. Ordinance Review Committee - No report**
- B. Architectural Review Committee – No report**
- C. Site Plan/Landscape Committee – No report**
- D. Comprehensive Plan Committee –**

A Comprehensive Plan Committee meeting is scheduled for Monday, March 8, 1999 at 5:30 PM in the Council Conference Room. The Committee members are: Commissioner Broemmer, Commissioner Eifler, Commissioner Layton, Commissioner Sherman, Commissioner Yaffe and Chairman Grant.

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

A motion to adjourn was made by Commissioner Layton and seconded by Chairman Grant. The motion passes by a voice vote of 7 to 0.

The meeting adjourned at 8:58 p.m.



Fred Broemmer, Secretary