



PLANNING COMMISSION MEETING

January 24, 2018

Meeting Action Summary

January 24, 2018 – 6:30 p.m.

Commissioners present: Carpenter, Culver, Paden, Sands, Sinclair, Struckhoff, Weaver, Willey

Staff present: McCullough, Stogsdill, Crick, Day, Ewert, Larkin, Pepper, Weik

GENERAL BUSINESS

PLANNING COMMISSION ACTION SUMMARY MINUTES

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of November 15, 2017.

Motioned by Commissioner Sands, seconded by Commissioner Paden, to approve the November 15, 2017 Planning Commission action summary minutes.

Unanimously approved 8-0.

COMMITTEE REPORTS

Receive reports from any committees that met over the past month.

Commissioner Culver said the Transportation 2040 Steering Committee met and received a draft plan. He said there was a 30-day public comment period and then it would go back to the various bodies for further discussion. He said the goal was to have it adopted by mid-March.

COMMUNICATIONS

Received Staff Memo regarding Landmark Nomination for Santa Fe Depot.

EX PARTE / ABSTENTIONS / DEFERRAL REQUEST

- Ex parte:
Commissioner Sands said he received emails from Ms. Sara Tetley, Ms. Nancy Smith, Mr. Ryan Weddle, and Ms. Bonnie Kounas regarding Item 3A.

Commissioner Willey said she spoke with Ms. Erin Stroble regarding her concerns about Item 3A.

Commissioner Carpenter said he received a call from Ms. Jane Eldredge regarding Item 3A.

Commissioners Sands and Struckhoff said they also received a call from Ms. Jane Eldredge.

Complete audio & video from this meeting can be found online:

<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

- No Abstentions.

PC Minutes 1/24/18

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION

MISC NO. 4 CERTIFICATE OF SURVEY VARIANCE; 1637 N 400 RD

CSU-18-00006: Consider variance requests from Section 20-804 of the Subdivision Regulations to allow a Certificate of Survey on approximately 40 acres located at 1637 N 400 Road without the submittal of a Build Out Plan and to permit 2 access points on N 400 Road. Submitted by Kasey A Frost and Richard A Frost, property owners of record.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

APPLICANT PRESENTATION

Mr. Richard Frost agreed with the staff report and was present for questioning.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Willey inquired about Lot 3.

Ms. Miller said parcel 3 was the future development area and was the 40% they would have to keep. She said if there was a future division it would be to divide the other parcel with the house and that would require a build out plan.

ACTION TAKEN

Motioned by Commissioner Willey, seconded by Commissioner Carpenter, to approve the variance requests from Section 20-804 of the Subdivision Regulations to allow a Certificate of Survey on approximately 40 acres located at 1637 N 400 Road without the submittal of a Build Out Plan and to permit 2 access points on N 400 Road, subject to the condition that any future land divisions through a Certificate of Survey will require the submittal of a Build Out Plan.

Unanimously approved 8-0.

PC Minutes 1/24/18

ITEM NO. 1 REZONING FROM RSO TO RM15; 4500 OVERLAND DR (SLD)

Z-17-00602: Consider a request to rezone approximately 8.434 acres from RSO (Single-Dwelling Residential-Office) District to RM15 (Multi-Dwelling Residential) District, located at 4500 Overland Dr. Submitted by Barber Emerson LC on behalf of Fox Run KS LLC, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. Matthew Gough, Barber Emerson, said his client's lender required the rezoning submittal. He said the lender wanted the zoning realigned with the use to fix the glitch. He said this action occurred by no fault of the owner and that there was no change of use with the application. He said the site plan was the same and that there shouldn't be any concern that the site was a target for mobile home development. He said it was already constructed for its highest and best use. He also stated that a mobile home park could not be put on the site without a Special Use Permit that would require a public hearing process.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Sinclair said the rezoning sounded like a reasonable request. He said it fit all the factors needed for a rezoning and the applicant indicated that this was not for any other purpose than what was currently there.

Commissioner Sands said the rezoning was pretty straight forward.

ACTION TAKEN

Motioned by Commissioner Sands, seconded by Commissioner Culver, to approve the request to rezone approximately 8.434 acres, located at 4500 Overland Drive, from RSO (Single Dwelling Residential-Office) District to RM15 (Multi-Dwelling Residential) District, based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Unanimously approved 8-0.

PC Minutes 1/24/18

ITEM NO. 2 PRELIMINARY & FINAL DEVELOPMENT PLAN; 1805 E 19TH ST (KEW)

PDP-17-00663/FDP-17-00661: Consider a revised Preliminary Development Plan & Final Development Plan for the Lawrence Humane Society located at 1805 E 19th St. Submitted by Grob Engineering Services LLC on behalf of Lawrence Humane Society Inc, property owner of record.

STAFF PRESENTATION

Ms. Katherine Weik presented the item.

APPLICANT PRESENTATION

Ms. Kate Meghji, Lawrence Humane Society, said maintaining landscaping would be challenging. She said there was also a challenge to catching animals that get loose with lots of landscaping. She said the Lawrence Humane Society held a public forum and sent notice to all the neighbors. She said the management team of the adjacent trailer park had no concerns. She said the Lawrence Humane Society had never had any complaints from the trailer park. She said the site was not noisy or a disruption to the neighbors. She wanted to keep the project affordable.

Mr. Dean Grob, Grob Engineering Services, thanked staff for their work on the project. He said the reason for the layout was to keep the existing facility open during construction. He said that would allow enough parking in the interim during the period between the old building and new building. He said 49 trees and 242 shrubs was not sustainable for a non-profit organization. He said the open space in the front provided some buffer. He felt a reasonable bufferyard would be Type 1 buffer on the west side and Type 2 buffering for the north and east to reduce the shrub requirement.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Carpenter asked the applicant if his plans took into account the future widening of 19th Street.

Mr. Grob said yes.

Commissioner Carpenter asked if there would be a fence around the entire area.

Mr. Grob said yes, a chain link fence.

Commissioner Sands asked if the chain link fence would only be around the dog runs or the entire site.

Mr. Grob said the chain link fence would surround the entire site, right on the property line.

Commissioner Sands asked what the Code definition of a shrub was. He asked if ornamental grass could be considered a shrub.

Ms. Weik said she was not sure but that could be an alternative option.

Complete audio & video from this meeting can be found online:

<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

Mr. McCullough said a shrub was a deciduous, broadleaf, or evergreen plant with a minimum planted height of 24 inches above grade. Deciduous and broadleaf shrubs shall be a minimum container size of 2 gallons. Evergreens shall be a minimum 5 gallon container size or balled and burlapped. He said the applicant wasn't seeking alternative compliance but rather for the standard to be waived. He said the applicant offered to meet a Type 2 bufferyard around the north and east sides. He said the Code standards for screening increased for districts. He said Type 2 buffer on the north and east and Type 1 buffer on the west should be considered an acceptable alternative compliance. He said it would reduce the shrubs by half.

Commissioner Willey asked if the outdoor dog enclosures would house dogs for 24 hours.

Mr. Grob said no, dogs would only be in the outside enclosures during the day and always supervised by staff. He said there would be no outside kennels.

Commissioner Carpenter said there were plenty of native plants that could be used for screening.

Mr. Grob said a berm of 3-6' could replace some shrubs.

Commissioner Culver asked Mr. Grob if he would be okay with Type 2 bufferyard on the north and east and Type 1 on the west.

Mr. Grob said he would prefer the alternative compliance he requested but he was trying to find middle ground. He stated the site had never received complaints from neighbors.

Commissioner Willey said she was comfortable with Type 2 bufferyard on the east and Type 1 bufferyard on the west.

Commissioner Sands echoed what Commissioner Willey said. He felt native grass would be acceptable on the site.

ACTION TAKEN

Motioned by Commissioner Sands, seconded by Commissioner Culver, to approve the Preliminary Development Plan (PDP-17-00663) and Final Development Plan (FDP-17-00661) for the Lawrence Humane Society based upon the findings of fact presented in the body of the staff report and subject to the following conditions and subject to City Commission approval of the Preliminary Development Plan:

1. Provision of a signed Site Plan Performance Agreement prior to the recording of the Final Development Plan with the Register of Deeds Office.
2. Revise the Final Development Plan with the correct required landscaping for a Type 2 Bufferyard along the north and east property lines and a Type 1 Bufferyard along the west property line and revise general notes regarding alternative compliance accordingly.
3. Provide a note indicating type of erosion and sediment control applied upon the completion of the final grading of the detention basin.
4. Revise the parking table to show the parking calculations that include the east and west access drives.
5. Adjust the note in the Landscaping Schedule regarding interior parking landscaping to reflect 63 spaces and the area to be landscaped at 2520 SF as shown on the plan.
6. Submittal of mylar and recording fees.

Complete audio & video from this meeting can be found online:

<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

Unanimously approved 8-0.

PC Minutes 1/24/18

ITEM NO. 3A COMPREHENSIVE PLAN AMENDMENT TO H2020 (JSC)

CPA-17-00596: Consider a Comprehensive Plan Amendment to Horizon 2020, Map 3-2 in Chapter 3, related to multi-family housing development at 2300 Crestline Dr. Submitted by Landplan Engineering PA.

STAFF PRESENTATION

Mr. Jeff Crick presented the item.

APPLICANT PRESENTATION

Mr. Brad Finkeldei, Stevens & Brand, said infill development was important and should be encouraged. He stated infill development was very difficult. He said Gilbane Development started the project 7 months ago and wanted to receive input from the community. He said the discussion tonight was RM versus RSO. He said both were 15 units per acre and both generate traffic.

Mr. Christian Ceria, Gilbane Development Company, showed pictures of previous development Gilbane had designed. He said he was eager to provide student housing near campus. He said he talked to as many key stakeholders as possible. He said he was not requesting public subsidy. He said he was asking for transitional medium density. He said the project would provide infrastructure improvements to the intersection. He said the property had been vacant for 35 years. He said the property owner cleaned up the site. He said he offered \$650,000 to the daycare and also discussed moving the daycare. He said he also tried a charitable contribution to the daycare to make improvements. He provided examples of similar infill and density. He said the design was still in flux. He showed the University of Kansas (KU) master plan on the overhead. He said the development would be immediately adjacent to KU. He said traffic, infrastructure, and drainage improvements would be part of the project. He also stated there would be a 40' buffer.

PUBLIC HEARING

Ms. Jane Eldredge, Barber Emerson, suggested they look at the Kansas State Statute that authorizes the Planning Commission to adopt a Comprehensive Plan based on a number of studies. She said the studies were usually based around area plans, neighborhood plans, and sector plans. She said the request was only based on one applicants desire to build an apartment building. She said the purpose of Horizon 2020 was as a policy guide and vision for the community, not an individual property owner. She said nothing in the Comprehensive Plan isolated medium density. She said if the request was granted it would be granted in terms of medium and high density. She felt it was a substantial change that was unprecedented, unnecessary, and unwarranted. She said the Comprehensive Plan talks about the neighborhood concept. She said RSO zoning would accommodate low and medium intensity offices and it was compatible with low and medium density residential. She stated RM15-PD zoning would allow for 21.6 units per acre which would be high density and the height would allow for upwards of a four story apartment building. She asked Planning Commission not to approve Comprehensive Plan Amendment. She said the use needed to be compatible with the surrounding neighborhood.

Mr. Travis Harrod said the Comprehensive Plan did not preserve the neighborhood and would disrupt the neighborhood. He discussed the diverse nature of the residents in the neighborhood. He stated the Comprehensive Plan would allow a tall apartment complex and increase the density of the area.

Complete audio & video from this meeting can be found online:

<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

Mr. Paul Mirecki discussed the historical significance of Joel Grover's Stone Barn built in 1858 located in the Springwood Heights neighborhood. He did not want the historical site to be overshadowed by a large development project.

Mr. Dan Heptig showed a picture of homes on Stone Barn Terrace and Freedom Hill that would have backyards looking at the new development. He said property owners in the neighborhood maintain their homes and are invested in the neighborhood. He felt the development would damage the character of Springwood Heights.

Ms. Suzanne Mills provided history and summary of Candletree Condominiums. She said the dollars spent to build the neighborhood stayed in the community by local developers. She felt Candletree already provided the transition from single-family homes and current office zoning. She asked Planning Commission to consider how amending the Comprehensive Plan would truly benefit the neighborhood.

Mr. Tom Mulinazzi said he reviewed the traffic impact study and had concerns about the trip generations. He said the numbers would never be split 50/50 inbound and 50/50 outbound. He said the existing frontage road served the church and Clinton Place apartments and that changing the zoning would result in a more serious traffic problem.

Mr. Alex Cate showed a picture of backed up traffic on Crestline. He said the development would exacerbate the existing traffic issues. He said pedestrians would further slow traffic. He said he conducted his own walking study and found that it would take 30 minutes to walk to Target.

Ms. Christine Cate expressed concern about the increased traffic and pedestrian traffic. She said that additional east/west traffic would only make congested traffic worse. She stated emergency services would be impacted and added traffic would impact their ability to reach the emergency. She was opposed to the change in the Comprehensive Plan.

Mr. John Broholm expressed concern about drainage and cautioned that additional studies were needed.

Mr. John Shelton showed a Google Earth aerial picture of the site showing the trees. He expressed concern about the loss of trees, habitat for nature, and increased runoff. He showed a picture of the clear cutting that the property owner had recently done. He said the development was anything but transitional. He said there was no pressing public need to change the Comprehensive Plan for this site.

Mr. Mike Shultz expressed concern about skyglow (light pollution) from the project and headlights from cars coming and going at night. He felt the basketball court, outdoor parties, and loud music could be disruptive. He said transitional would be duplex, not an apartment complex.

Mr. William Pesek, President of Hills West Homes Neighborhood Association, expressed concern about the change to the Comprehensive Plan. He said the neighborhood was a mix of one and two story units surrounded by large open common grounds and many mature trees. He said the appeal of the neighborhood was the quite surroundings and sense of community. He said the change in the Comprehensive Plan would allow high density development for a transient population. He requested Planning Commission deny the Comprehensive Plan Amendment.

Mr. Mike Amyx, President of Springwood Heights Neighborhood Association, said the current zoning of RSO was transitional for their neighborhood. He said the purpose of the Comprehensive Plan Amendment was to bring Horizon 2020 into alignment with the proposed development. He said Planning Commission was not obligated to amend the Comprehensive Plan for a single development. He said Horizon 2020 was a good document and was a tool to help evaluate proposals. He asked Planning Commission to deny the amendment.

Mr. Kenneth Prost asked that the Comprehensive Plan not be amended. He expressed concern about the safety for the children at the daycare. He did not feel tax revenue at the risk of children was worth it.

Ms. Shannon Oury, Lawrence Douglas County Housing Authority, said the Housing Authority owned Clinton Place apartments and she was concerned about increased traffic.

Mr. Jim Rumsey, First Presbyterian Church, felt the development would harm the surrounding community. He said Gilbane Development stated that a minister of the church had written a letter agreeing with the change in zoning. He said he knew of no such letter and that the church was opposed to it. He expressed concern for additional traffic. He questioned whether staff had really taken a look at the impacts the development would cause.

Mr. Jim Weaver said he knew the property would be developed at some point but he took comfort in the current zoning of residential office. He expressed concern about drainage. He urged Planning Commission not to support the change to Horizon 2020.

Ms. Teresa Prost, Lawrence Child Development Center, opposed the project. She expressed concern about a large multi-story development surrounding her childcare center. She was concerned about the health and safety of the children. She asked Planning Commission to look at the long-term consequences of the impact to the community.

Ms. Courtney Shipley, Lawrence Association of Neighborhoods, opposed the Comprehensive Plan Amendment. She said the current zoning and land use designation was an appropriate buffer. She did not feel the criteria established for a Text Amendment had been satisfied. She said infill development seemed difficult when developers suggest inappropriate things for the site.

Ms. Elizabeth Pesek said the neighborhood felt suburban and that a large development was not a valid transition to the neighborhood. She asked Planning Commission to vote no to the Comprehensive Plan Amendment.

Ms. Erin Stroble said the neighborhood was a close knit community. She stated students were hard on property that wasn't theirs. She asked Planning Commission to deny the Comprehensive Plan Amendment.

Mr. Alex Landazuri spoke in opposition. He expressed concern about traffic and increased density.

Ms. Cynthia Eubanks thanked staff and Planning Commission for their time. She said she was a former Planning Commissioner who worked on the development of Horizon 2020. She felt single family neighborhoods should be protected. She asked Planning Commission to deny the Comprehensive Plan Amendment. She felt the plan should lead the development, not the other way around.

Complete audio & video from this meeting can be found online:

<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

Ms. Shirley Barrand expressed concern about increased traffic.

Ms. Diane Kay expressed concern about increased traffic surrounding a daycare.

APPLICANT CLOSING COMMENTS

Mr. Ciera thanked the public for their comments and said he was continuing to work on issues with staff. He said students were part of the community. He stated the traffic impact study was in compliance with the City Traffic Engineer. He said there would be onsite management. He said there were 30 businesses along Iowa that were in support of the development and that the community at large had a say too. He had a petition signed from students and businesses in favor. He said he did a photometric study early since neighbors requested it. He stated the historical barn that was mentioned was 1/2 a mile away. He asked Planning Commission to vote for the benefit of the entire community, not just the surrounding neighborhood. He said he would work with staff and neighbors to mitigate issues. He stated the property was next to the University of Kansas and would be developed. He said the parking would be enough and met the requirement. He stated the development would help drainage. He said he had a copy of the 1984 letter from the First Presbyterian pastor stating he was in favor of the rezoning. He asked Planning Commission to vote in favor of the Comprehensive Plan Amendment.

COMMISSION DISCUSSION

Commissioner Sands asked about the conditions put in place that necessitated the rezoning and Preliminary Development Plan to be deferred.

Mr. McCullough said the Code issue had to do with open space standards. He said the site plan was designed under the premise that 20% of the open space had to be protected on the site. He said the design included some of the sensitive land and other non-sensitive land. He said the Code requires when there are sensitive lands that are at least 20% of the site area then all of the sensitive land has to be protected. He said that condition was significant to the design proposed.

Commissioner Sands said the sensitive land was not what Planning Commission was considering with the Comprehensive Plan Amendment. He asked how much of the site was sensitive land.

Mr. McCullough said over 20% of the site was sensitive land, about 35%. He said the Comprehensive Plan Amendment did not have to be married to other applications. He said the existing designation was viable for the area and the proposed amendment was viable for the area. He said the challenge was that they know what the development plan was. He said if the designation was approved then any future plan submitted would need to meet the Comprehensive Plan. He said the current development plan submitted did not meet those policies so there would need to be significant changes.

Commissioner Carpenter asked how the clearcut area effected the sensitive land.

Mr. McCullough said it presented a challenge. He said the Code states the sensitive land needs to be replaced one for one.

Commissioner Carpenter said this was a narrow focused decision. He said Planning Commission was being asked to change the Code to suite one rezoning request. He read part of the introduction statement from Horizon 2020; "It is a policy plan, stating the community's desires for directing land

Complete audio & video from this meeting can be found online:

<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

use decisions through the identified goals and policies.” He asked for an example where the Comprehensive Plan was amended for one project.

Mr. McCullough said a development project was usually how amendments came about. He gave the examples of Menards, the pending K-10 Crossing project, and Mercato. He said they had to pass the muster of the Comprehensive Plan policies. He said the process had to be flexible enough to take on other good development patterns that the development community brought forward. He said that was why there was a process to amend the plan.

Commissioner Carpenter said the examples Mr. McCullough gave were all in area/nodal plans. He said they had not had that type of public input on this one. He did not see how this was the same as any of the others.

Mr. McCullough said the area did not have a neighborhood plan but it did have a Comprehensive Plan map designating it for office. He said in the sense that it was a development driven proposal it was similar to the other projects. He said they don’t have the luxury of having a sector plan or neighborhood plan for this project.

Commissioner Willey said she struggled with this. She said there was a pretty high bar to change the Comprehensive Plan. She did not feel the Comprehensive Plan needed to be changed and already met the needs of the neighborhood. She said the height and density did not fit the neighborhood but it could be redesigned to fit. She said the 20% tree cover was not guaranteed if the site remained RSO zoning.

Commissioner Culver felt RSO zoning would be a better transition to the neighborhood. He expressed concern about the traffic for existing services in the area.

Mr. McCullough corrected Commissioner Willey’s statement that sensitive land would not apply to RSO zoning. He said sensitive land would apply to zoning districts RSO and RM.

Commissioner Carpenter felt the amendment change could open the possibility for even higher density and set a precedent. He did not feel this met the criteria for amending the plan.

Commissioner Sands said the plan did not meet all the criteria for changing the Comprehensive Plan. He asked if there were any court cases that set precedent for the criteria to change the Comprehensive Plan.

Mr. Larkin said there was no case law and what was in the plan governed what was applied. He said there was no case law like there was with the Golden Factors.

Commissioner Willey said she would vote in opposition of the Comprehensive Plan Amendment.

Commissioner Sinclair said what was proposed could work but he was hung up on the factors listed in Horizon 2020. He said 20 years ago the community decided what their vision was. He felt they ought to be striving for infill but there was a high bar to meet to change the Comprehensive Plan. He said he would probably vote in opposition of the Comprehensive Plan Amendment although he did not have a problem with the development.

Commissioner Paden said the development was compatible because it was adjacent from walking and transportation options. She said it was in an area that could become more walkable and adjacent to the university. She said the project was incompatible due to the daycare surrounded by parking lots, single family with little buffer, scale, required an amendment to the Comprehensive Plan.

Commissioner Weaver said he was leaning toward voting in opposition of the Comprehensive Plan Amendment. He felt the existing zoning was a better transition.

Commissioner Struckhoff said the project had merit with its proximity to the university and transportation and providing infill development. He felt the existing designation was appropriate. He did not feel there was a compelling reason to change the Comprehensive Plan. He said he would vote to deny the Comprehensive Plan Amendment.

Commissioner Sands thanked the public for their input. He felt zoning RM12 or RM15 on this section of land provided a transition but existing road structure did not support that. He said lower density with infill could potentially work.

ACTION TAKEN

Motioned by Commissioner Carpenter, seconded by Commissioner Willey, to deny the Comprehensive Plan Amendment, CPA-17-00596, to Horizon 2020, Map 3-2 in Chapter 3, related to multi-family housing development at 2300 Crestline Dr.

Motion carried 8-0.

PC Minutes 1/24/18

ITEM NO. 3B REZONING FROM RSO TO RM15-PD; 2300 CRESTLINE DR (BJP)

Z-17-00597: Consider a request to rezone approximately 9.124 acres from RSO (Single-Dwelling Residential – Office) District to RM15-PD (Multi-Dwelling Residential with Planned Development Overlay) District, located at 2300 Crestline Dr. Submitted by Landplan Engineering PA, on behalf of Iowa Street Associates, property owner of record.

ITEM NO. 3C PRELIMINARY DEVELOPMENT PLAN; 2300 CRESTLINE DR (BJP)

PDP-17-00598: Consider a Preliminary Development Plan for a multi-family housing development located at 2300 Crestline Dr. Submitted by Landplan Engineering PA on behalf of Iowa Street Associates, property owner of record.

Items 3B and 3C were deferred prior to the meeting.

PC Minutes 1/24/18

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 EVALUATE IMPACT OF TEXT AMENDMENT ON LANDFILLING ACTIVITIES

Receive staff memo evaluating the impact of Text Amendment, TA-16-00510, on landfilling activities permitted prior to the adoption of the amendment.

Planning Commission received the memo.

MISC NO. 2 APPOINT PLANNING COMMISSIONER TO H2020 STEERING COMMITTEE

Appoint Planning Commissioner to the Horizon 2020 Steering Committee to continue work on the updated comprehensive plan.

Motioned by Commissioner Struckhoff, seconded by Commissioner Culver, to appoint Commissioner Willey to the Horizon 2020 Steering Committee.

Motion carried 7-0-1, with Commissioner Willey abstaining.

MISC NO. 3 APPROVE AMENDMENTS TO PLANNING COMMISSION BY-LAWS

Receive and approve Planning Commission By-Law amendments.

Mr. McCullough recommended deferring a month to allow for all Commissioners to be present at the meeting.

Motioned by Commissioner Sands, seconded by Commissioner Struckhoff, to defer the Planning Commission By-Laws.

Motion carried 8-0.

PUBLIC COMMENT

No general public comment received.

ADJOURN 11:00pm