

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday June 09, 2015 at 5:30 p.m.
City Hall Boardroom**

1. CALL TO ORDER

Chairman Dean Katerndahl called the meeting to order at 5:35 pm.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman
Keith Cary, Vice Chairman
Walt Lane – left at 7:30 p.m.
Doug Krtek
Bryant Lamer – arrived at 5:50 p.m.
Bob Lock
Pam Scott

Absent with prior notice:

John Delich
Michael Wright

A quorum of the Planning Commission was present.

Staff Present:

Sean Ackerson, Assistant City Administrator / Community Development Director
Alysen Abel, PE, Public Works Director
Emily Crook, Department Assistant

3. GENERAL BUSINESS

A. Approval of Planning & Zoning Meeting Agenda.

Chairman Katerndahl called for any discussion of the proposed agenda
Commissioner Scott moved to approve the agenda, Commissioner Krtek seconded. Motion passed 6-0.

B. Approve the minutes from the May 12, 2015 Planning and Zoning Commission meeting.

Chairman Katerndahl called for any discussion of the minutes. Katerndahl asked for a motion to approve the minutes. **Commissioner Krtek moved to approve the minutes, Commissioner Scott seconded. Motion passed 6-0.**

4. PUBLIC HEARING

Chairman Katerndahl introduced the public hearing items. Prior to starting the public hearing Chairman Katerndahl explained ground rules for public discussion and required conduct during the public hearing.

- A. An application to rezone two parcels containing 43.3 acres, more or less, located east of the southeast corner of the intersection of Brink-Myer Road (north/south alignment) with Brink-Myer Road (east/west alignment) from County "AG" Agricultural District to Parkville "R-3" Single-Family Residential District.** Case PZ15-18; David Barth, Forest Park Development Company of Kansas City, LLC.

Community Development Director Ackerson stated Items 4A and 5A (an application for a preliminary plat of Thousand Oaks West) were related so they would be presented together. The property that is requested for rezoning by Forest Park Development, LLC is owned by Arville Myers. The proposed plan is for the extension of Thousand Oaks with the addition of 34 single-family homes. Ackerson stated that all hearing notice requirements had been met including mailing certified letter, posting signs on site and publishing notice in the paper. He stated that he had received emails from citizens who could not attend the public meeting. He, then, listed their concerns.

Community Development Director Ackerson informed those in attendance that the plans were reviewed to ensure that they reflect the character of the neighborhood and to make sure that they meet the applicable City codes. He referenced exhibits presented to the Planning and Zoning Commission for their consideration. Referencing his staff report, he explained the differences between the existing and proposed residential zoning codes and the potential impacts of approving the development of the property. He stated that the application had been submitted to institutions that provides services to the area.

Ackerson stated that the developer's plans were consistent with the City's adopted Master Plan. He proceeded to describe the plan and, then, concluded that the R-3 residential zoning code for the proposed rezoning agreed most with the City's Master Plan. He described the potential hardships to the neighborhood and the applicant. He stated that the staff recommends approval of the application.

Chairman Katerndahl opened the discussion for questions from the Commissioners. Commissioner Scott asked why the zoning was not changed when Thousand Oaks was annexed into Parkville. Ackerson stated that he was not with the City at the time, so he is not certain of the reasons, but was aware that the City's policy at that time was to retain the County zoning until such time as the owner desired to rezone to a City district, or desired a development or building permit. He believed the policy was in part due to property owner concerns about increased appraisals and assessments, if rezoned.

Chairman Katerndahl asked the Commissioners if they had any more questions and seeing none, he asked for the applicant to come forward. David Barth (6014 N 9 Hwy) represented Forest Park Development, LLC. He explained the intent for their development plan. Arville Myers and his wife approached Forest Park Development,

LLC to sell their property. Forest Park Development, LLC thought that adding to Thousand Oaks sounded like a good idea. The development could be extended out on the bluff overlooking a seven-acre lake. He said that this would not be a typical Thousand Oaks plan; the acreage per house around the lake would be greater than the average house in the subdivision. He feels like the best use of the land would be for residential homes with high-price homes. He wants to preserve the lake.

Vice Chairman Cary stated that from the emails he could tell that some of the residents felt misled about the intent of development for Thousand Oaks. He asked Mr. Barth if he had any comments regarding the concerns of the residents. Mr. Barth said that he could not promise what another developer would do to the land, density would be low, but that he would add high-price homes to high quality land. He did not think that people would have been bothered if the development had happened all at once. He said that they intend to create a new entrance on River Road.

Vice Chairman Cary asked if the new homes would be less expensive than the current homes. Mr. Barth stated that no, the new homes were expected to cost more, speculating on value, and would certainly be no less than the price for a current home. Community Development Director Ackerson interjected that the cost projection is for interest only and should not be a factor in the Commission's consideration. It is not an obligation and the City cannot enforce the projection.

Vice Chairman Cary asked if it would be a problem to redesign the new entrance. Mr. Barth stated that an entrance to Brink-Myers road was difficult due to the grades.. He described changes that he believed would be required which would be less desirable than the proposed connections to the exiting cul-de-sacs. It would likely have to connect all the way through which he did not believe was desired. .

Discussion ensued about the intent of the plat. Community Development Director Ackerson stated that the issues of rezoning and platting are different and enquired if they wanted to discuss the details of the preliminary plat. Chairman Katerndahl restated that agenda item 4A is about the application to rezone.

Commissioner Scott asked what the ramifications would be if the residents did not want the R-3 rezoning. Community Development Director Ackerson stated that the applicant was requesting the property be rezoned for single-family development. He said that the City's R-1 zoning code is the closest to Thousand Oaks' current AG zoning code, but that there is not a significant difference between the City's R-1 and R-3 zoning codes. The staff recommends the R-3 zoning code.

Chairman Katerndahl asked the Commissioners if they had any more questions and seeing none, he opened the public hearing for comments from the audience and asked for anyone from the public to come forward.

Tom Kirker (10795 NW 66th Terrace) had several concerns regarding rezoning, sewage, and traffic. In regards to rezoning Community Development Director Ackerson informed him that the current County zoning is a hardship since the property cannot be developed in any manner without rezoning to a City district. He was told that any changes in price for sewer service would be made through the Platte County

Regional Sewer Department and, because of the size of the project, it would not be likely for a traffic study to be performed.

Arville Myers (14801 NW 68th Street) stated that he owns the property and that it has been as family-owned property for a long time. He had said that he and his wife did not originally intend to sell the property but with the continued development in the area wanted to relocate. He and his wife decided to sell to Forest Park Development, LLC. He wants the land to be rezoned so he can make improvements to his property like others have been allowed in the area. His current hardship is, with the way his property is zoned, he does not have the legal right to develop his land. He views the potential development as an extension of Thousand Oaks. Mr. Myers stated that he contacted Forest Park Development, LLC. He was not approached by Mr. Barth.

Chairman Katerndahl asked the public if they had any more questions and seeing none, he asked the Commissioners if they had any more questions for Community Development Director Ackerson. Seeing none, Chairman Katerndahl called for a motion.

Commissioner Scott moved to approve the rezoning of the subject property [from County “AG” Agricultural District to Parkville “R-3” Single-Family Residential District]. Commissioner Lock seconded.

Chairman Katerndahl called for a roll call vote.

**Chairman Katerndahl – aye
Vice Chairman Cary – aye
Commissioner Lane – aye
Commissioner Krtek – aye
Commissioner Lamer – aye
Commissioner Lock – aye
Commissioner Scott – aye**

Motion passed 7-0.

Director Ackerson stated that the item would be taken to the Board of Alderman on Tuesday, June 16, 2015 for final action.

5. REGULAR BUSINESS

The Planning and Zoning Commission agreed that it was in the public’s best interest to take the agenda out of order as those who were in attendance for Item 4A are also in attendance for Item 5A.

A. An application for a preliminary plat of Thousand Oaks West, 34 single-family units on 43.29 acres. Case PZ15-14; David Barth, Forest Park Development Company of Kansas City, LLC.

Community Development Director Ackerson showed a copy of the preliminary plat. He described the documents that have been collected. The preliminary plat at hand is intended to be developed in multiple phases (Phase 20- residential homes, Phase 21-

lake). The proposal meets all standards for the R-3 residential code. It was stated that Public Works Director Alysén Abel concluded that the streets meet City standards but that additional engineering is required.

Community Development Director Ackerson referenced the included copies of the Thousand Oaks 10th and 11th plats. He explained the culs-de-sac on both of the plats. He stated that the Master Plan calls for the extension and connection of proposed and current developments. It was noted that the developer was concerned about the potential traffic patterns. He does not want the roads being used for more than residential access.

Community Development Director Ackerson outlined the phases of the Thousand Oaks Development. He stated that the plat showed proposed parkland. Platte County wants a trail connection from Tiffany Springs to Platte Landing Park. The trail would be located west of the property and the rest of the Thousand Oaks. Public sidewalks along Brink-Myers Road are not shown but are required by code. Ackerson stated that a trail connecting west could connect to the future Platte County trail and could be accepted in lieu of sidewalk. Addressing the sidewalk requirement was recommended as a condition.

Community Development Director Ackerson stated that the proposed plan meets projections and goals and objectives of the Master Plan. He concluded that the staff recommended approval subject to conditions listed in the staff report, summarizing those conditions for the Commission. The staff report did not take into consideration any additional public comments or testimony that would be received during the meeting.

Commissioner Scott asked about the 10th Plat cul-de-sac. She thought that it looked like the original intention was to extend the road at a later time. Community Development Director Ackerson stated that the applicant believes that it was the original intent, but that it is not specifically stated on the plan. Extending the cul-de-sac and right-of-way to the abutting property line was required by the County. Although the street is in the County, there is nothing under the City's subdivision regulations that is against extension of the cul-de-sac.

Chairman Katerndahl clarified that the 10th and 11th plats are in the County.

Commissioner Scott asked if the intent to extend the road was in accordance with the original plan. Community Development Director Ackerson said that he could not speak to the original intent.

Commissioner Scott asked if the original drawing was submitted. Chairman Katerndahl called on Mr. Barth to answer the question. Mr. Barth spoke to Myers' improvements and original plans. He confirmed that yes, it was the original intent for the property for the cul-de-sac to be extended, if the Myers property became available.

Commissioner Scott asked if the proposed Thousand Oaks west plans were part of the original Thousand Oaks development plans. Were the property owners aware of the plans for extension? If not, Commissioner Scott stated, the property owners have a legitimate concern. Mr. Barth replied that he could not speak on behalf of the realtors

who sold the properties to the current residents and what they believed. He felt like he has submitted a quality design and that it is in-line with city codes.

Commissioner Scott asked Mr. Barth what he would say to the property owners who were told that the cul-de-sac would not be extended. Mr. Barth stated that he did not tell the current residents that the plan would never change

Commissioner Lane clarified that, if the property owner had gone to the assessor's office, he would have seen the plat as it currently is and as it was when he bought the property.

Chairman Katerndahl asked why there was not an access road off of Brink-Myer Road. Mr. Barth informed him that the topography was not conducive to an access road at that location.

Chairman Katerndahl was concerned that this was not a good plan on the part of the City of Parkville. Community Development Director Ackerson replied that the use and size of culs-de-sac in Parkville into consideration in relation to other culs-de-sac in the area. From a design standpoint, road connections are most logical so there are not so many dead-end streets.

Commissioner Lamer asked why the road in question is not being connected to Brink-Myer Road. Community Development Director Ackerson replied that he did not believe it would not minimize the residents' concerns, since an equal number of impacts would result from providing alternative access. Road connections from Brink-Myers Road connecting through the neighborhood would be most logical.

Commissioner Scott asked if future owners would be happy with a less direct route to their homes. Mr. Barth responded that the lake view would be enough to buy the new homes. He felt like the homes would be bought before construction is even completed.

Commissioner Scott asked if there should be a more direct route. Thousand Oaks is confusing enough. Mr. Barth stated that there are already two entrances from Brink-Myer Road. A third major access is being designed to connect to River Road. That is why River Road is the ideal choice.

Commissioner Scott asked how many homes there will be once the development is completed. Mr. Barth stated that there are 750 homes currently in the development with 40, at least, in the new development. An access road off of River Road would reduce traffic on Brink-Myer.

Chairman Katerndahl asked why the project was done in phases. The residents are now caught off-guard. Mr. Barth stated that different parts of the development were bought at different times.

Commissioner Lamer asked where the access road would be located. Mr. Barth replied that it would be located on the back side of Thousand Oaks by the sewer pump. That location would be the best to reduce traffic.

Commissioner Scott commented that when she looked at the potential access road to Brink-Myer, she realized that it would become a through-street. Becoming a through-

street would increase traffic. Community Development Director Ackerson agreed. He said that, by looking at the plan, it was clear that an access at Brink-Myer would provide little advantage to Thousand Oaks. Making it a through-street outweighs any advantages.

Commissioner Scott asked about the residents on the cul-de-sac. Getting rid of the cul-de-sac decreases the property value for the residents who paid premium prices. Mr. Barth stated that he is trying to do everything he can to maintain the current appearance of the road. He feels like this is the best solution for designing in Thousand Oaks.

Chairman Katerndahl asked the Commissioners if they had any more questions.

Commissioner Krtek asked if there was any intention to develop beyond the 34 houses in Phase 20. Mr. Barth replied that there was not.

Commissioner Krtek asked about the area around Phase 21. Mr. Barth said that, at this point in time, there are no further plans, but Mr. Barth and Mr. Myers had discussed building a home for Mr. Myers' son. So, yes, future development is possible from the west side of the lake.

Chairman Katerndahl asked the Commissioners if they had any more questions and seeing none, he opened the public hearing and asked for anyone from the public to come forward.

Tom Kirker (10795 NW 66th Terrace) asked if a 404 permit was required to which Public Works Director Abel stated that a permit was not required. He also asked whose responsibility it was to maintain the lake. Public Works Director Abel replied that the owners would be responsible for the lake and for the upkeep of the dam.

Ryan Vogel (NW 66th Terrace) had a question about the proposed extension of 66th Terrace. He said that it was never indicated that 66th Terrace would go through by design. He paid a premium and he is concerned about the proposed development. He does not have anything in writing, but he was told by the realtor that the developers did not have future plans to extend the road.

Jeff Kinsey (NW 66th Terrace) addressed the cul-de-sac. He purchased property on 66th Terrace to be at the end of a cul-de-sac that would not be extended. His children play at the end of the street. If the cul-de-sac were extended, he would not be able to see his children play. At the time of purchase, Mr. Kinsey was told by John Barth that Forest Park Development, LLC did not own the land beyond the cul-de-sac. The land belonged to Arville Myers, so the property was not even available for development. He said that Mr. John Barth reasonably concluded that the cul-de-sac would never extend beyond its current position.

Clay Watkins (14700 NW 66th Terrace) agreed with Mr. Kinsey. He stated that he was sold his lot by Mr. John Barth. His lot was the last lot built and it was built based on the word of Mr. John Barth that the area would not be developed. If the application is approved and development is allowed to begin, he loses his premium. He said that he

would have assumed that the extension of Meyers Circle was just to gain access to the Farm.

Jeff Wessinger (6680 NW Meyers Circle) suggested that Thousand Oaks West have its own separate access to make it exclusive.

Ray Young (6735 NW Meyers Circle) suggested finishing off the cul-de-sac then separating the rest of the pending development.

Bruce Laughlin (9400 Liberty Drive – Havens Construction) said that this was a great opportunity to continue development. The property values will rise.

Jason Robbins (201 NW 72nd Street – Aylett Survey) is the designer. He said that in an earlier design he had 8-10 more lots. He does not believe that access can be provided from Brink-Myer without destroying the lot with mass grading and removal of trees. The two connection points at Meyers Circle and 66th Terrace were required by subdivision regulations to extend the property.

Gabe Houston (194150 Humphreys Road – Aspen Homes) thinks that the developer really considers the plans, character of the neighborhood, and potential impacts.

Tom Kirker (10795 NW 66th Terrace) said that he takes care of the common open space next to him. He stated that the Home Owner's Association does not allow renters, but renting is allowed next to him.

Commissioner Krtek asked Mr. Kirker if the development had been turned over to the HOA. Mr. Kirker replied that he did not know.

Commissioner Katerndahl asked if anyone else had any more comments or concerns.

Commissioner Scott said that she was concerned about the property owners. Their property value will go up, but that does not matter if the amenity goes away. She asked Mr. Barth if there was a way that he could address that. Mr. Barth said that he wants to take all of that into consideration. Nothing is perfect when additions are made. This is the only plan that he thinks will work and only an additional eight or nine lots will be added [referencing the extension of 66th Terrace]. He continued by saying that it was never his intent to mislead. He would not have told someone that there would never be future development.

Commissioner Scott asked if there is a way to replace what the current homeowners are losing. The residents bought the property for the cul-de-sac. Mr. Barth said that he would be more than willing to work with the residents. He is available to hear suggestions.

Chairman Katerndahl asked if there were any questions for Community Development Director Ackerson.

Commissioner Lamer asked why the Planning and Zoning Commission is hearing a plan that concerns County roads. Community Development Director Ackerson stated that the plan deals with property within city limits. Part of Thousand Oaks is in the City. The plan would connect through the County to the City. Ackerson gave examples of other similar plats in Thousand Oaks.

Commissioner Lamer asked why the Planning and Zoning Commission was considering a plan that connects City lots with County roads. Has the county approved the plan? Community Development Director Ackerson stated that the Commission was considering the plan because it is in the City. Ackerson said the City is to make road connections where possible, emphasizing connections between phases and abutting developments. The County has not approved the plan. The passing of the final plat depends upon the County's approval of that portion of the road in their jurisdiction.

Commissioner Lamer asked, with that in mind, why the staff did not recommend making a connection at Brink-Myer Road. Community Development Director Ackerson replied that the reason was that it would become a primary access street to the detriment of the other residents. Discussion ensued about the impacts.

Vice Chairman Cary asked if there was a disadvantage to an increase in traffic to which Community Development Director Ackerson said that there was.

Vice Chairman Cary said that he was for the individual decision, but that he supports the City Policy. He thinks that the development will be great even though he is concerned that the residents will be affected.

Commissioner Lamer asked Community Development Director Ackerson if there were any other phases that would provide additional access to Brink-Myers Road. Community Development Director Ackerson replied that there were no plans that called for or provided additional access to Brink-Myers Road.

Chairman Katerndahl asked if anyone else had any more questions. Seeing none, Chairman Katerndahl called for a motion.

Discussion ensued.

Chairman Katerndahl called for a motion.

Commissioner Lock moved to approve the application for a preliminary plat of Thousand Oaks West subject to staff conditions and consideration of an amenity to offset the loss of the cul-de-sac. Commissioner Lamer seconded. A roll call vote was taken.

**Chairman Katerndahl – aye
Vice Chairman Cary – aye
Commissioner Krtek – aye
Commissioner Lamer – aye
Commissioner Lock – aye**

Commissioner Scott – aye

Motion passed 6-0.

Chairman Katerndahl stated that the item was approved and would not be taken to the Board of Alderman. Instead only the zoning would be considered by the Board.

Chairman Katerndahl suspended the meeting for a short break – 8:30 p.m.

Chairman Katerndahl called the meeting back to order – 8:39 p.m.

4. PUBLIC HEARING

Regular order of agenda resumed.

- B. An application to rezone two parcels containing 75.08 acres, more or less, located approximately ¼ mile south of 45-Highway immediately west of and abutting I-435, from County “AG” Agricultural District to City “R-1” Single-Family Residential District. Case PZ15-17; Stephen and Karla Hall, owners.**

Chairman Katerndahl introduced the application.

Community Development Director Ackerson described the property and summarized the application and staff findings. the property was previously projected for use as a business park. Staff is recommending approval with the condition that it is recognized that the property to the north is projected and zoned for a business park which may not be compatible with further residential development.

Chairman Katerndahl asked the Commissioners if they had any questions for Community Development Director Ackerson. Commissioner Krtek inquired about the proposed R-1 zoning versus other single-family zoning. Ackerson explained that the City does not have an “AG” zoning district and the R-1 district is the City’s closest equivalent.

Chairman Katerndahl called for the applicant to come forward. Stephen Hall (14385 67th Street) went to the podium.

Commissioner Scott asked what the intent was for the land. Mr. Hall replied that he would build a single-family home and maybe harvest timber.

Commissioner Scott asked why the Planning and Zoning Commission would not approve the application. Community Development Director Ackerson replied that the application would only not be approved if the Commission saw it to be in conflict with the City’s Master Plan. It was originally allotted for a business park. Legal counsel suggested that an agreement be signed that shows that the land owners acknowledge that they live next to a business park. Discussion followed regarding what would happen if the property were subdivided further.

Chairman Katerndahl asked if anyone else had any more questions. Seeing none, Chairman Katerndahl called for a motion.

Commissioner Krtek moved to approve the application [to rezone from County “AG” Agricultural District to City “R-1” Single-Family Residential District] subject to staff recommendations, including the recommended acknowledgement. Commissioner Lamer seconded. Motion passed 6-0.

5. REGULAR BUSINESS

Deviated from order of agenda with the Planning and Zoning Commission’s approval.

A. An application for modification of a structure at 303 Main Street in the “OTD” Old Town District. Case PZ15-20; Joe Willhoite, owner

Chairman Katerndahl asked Community Development Director Ackerson to describe the Old Town District. Community Development Director Ackerson assented.

Chairman Katerndahl introduced the application.

Community Development Director Ackerson stated that the applicant, Joe Willhoite, wants to take the structure back to its historic character with a few exceptions. He wants to modify the interior to make the facilities more usable. This means that he intends to expand the north side of the structure with an enclosed patio and to the west with a new entry. The staff’s perspective is that it is an under-utilized property. The proposed application would improve the property. The approval would be subject to conditions.

Chairman Katerndahl asked the applicant to come forward. Joe Willhoite (303 Main Street) thinks that the property was developed around 1899. He would like to make improvements to the interior of the first level and put a deck off to the side of the property to add space. He, also, intends to match the exterior to the character of the neighborhood.

Vice Chairman Cary asked what the material he was proposing to use. Mr. Willhoite said that it will be driven by cost, but that he wants to get the best material possible. He would like to add a courtyard with a stone wall wrap-around to provide a place for pedestrian access. He thought that this would make the street better and improve the path to the door.

Commissioner Lamer asked what material would be used for the stone wall to which Mr. Willhoite responded that limestone would be the ideal choice. He does not know the original color of the structure, but he wants to match what material would have been used around the turn of the 20th century.

Chairman Katerndahl asked when he would be starting the project. Mr. Willhoite said that he plans on starting in the summer. He is waiting for approval of the application then he will apply for a permit.

Commissioner Krtek asked for what the building would be used. Mr. Willhoite said that he would temporarily use it as a residence with his office then convert it to an office.

Chairman Katerndahl asked if there were any more questions.

Community Development Director Ackerson said that some of the details may change. He suggested that the Commission give staff the authority to approve minor changes with major changes to be approved by the Commission.

Chairman Katerndahl called for a motion.

Commissioner Scott moved to approve the application for modification of a structure at 303 Main Street subject to major changes being approved by the Commission. Commissioner Krtek seconded. Motion passed 6-0.

4. PUBLIC HEARING

Resumed order of agenda.

- C. An application to amend Parkville Municipal Code Section 442.050, *Design Guidelines*, to amend subsection 2 to clarify the regulation of architectural styles, design features, building materials and to add a new subsection 13 to clarify regulation of paint colors in in the “OTD” Old Town District. Case PZ15-19. City of Parkville Community Development Department.**

Chairman Katerndahl asked Community Development Director Ackerson to explain the application. Community Development Director Ackerson said that the regulation of color was a controversial guideline. He explained that the Community Development Department proposed the amendment to clarify the intent and better regulate the changes. Instead of the color of a building matching the buildings in the surrounding area, it is proposed that the colors be compatible while still remaining true to the character of the building. Paint color does not destroy character with a few exceptions. Only traditionally painted materials should be painted and the inclusion of patterns for the purpose of attracting attention is not acceptable. The amendment also amended the regulation of other modifications to the building and how they would be evaluated. This is a compromise between the current code and the building owner’s complete autonomy.

Commissioner Lamer moved to approve the application to amend Parkville Municipal Code Section 442.050, *Design Guidelines*. Commissioner Scott seconded. Motion passed 6-0.

6. **UNFINISHED BUSINESS**

7. **OTHER BUSINESS**

A. **Upcoming meetings & dates of importance:**

Chairman Katerndahl acknowledged the following upcoming meetings:

- Board of Aldermen Meetings: Tuesday, June 16, 2015 and Tuesday, July 7, 2015 at 7:00 pm
- The Tuesday, July 14, 2015 meeting has been canceled. If applications are received for that meeting, an alternative date will be scheduled.

8. **ADJOURNMENT**

Seeing no other discussion, Chairman Katerndahl called for a motion to adjourn.

Commissioner Scott moved to adjourn. Vice Chairman Cary seconded. Motion to adjourn passed 6-0. Meeting adjourned at 9:19 p.m.

Submitted by:

Emily Crook
Community Development Department Assistant

06/16/15
Date