

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 14, 2006**

The meeting was called to order at 7:04 p.m.

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Ms. Wendy Geckeler
Dr. Lynn O'Connor
Ms. Victoria Sherman
Chairman Maurice L. Hirsch, Jr.

ABSENT

Mr. David Asmus
Ms. Lu Perantoni
Mr. Tom Sandifer

Mayor John Nations
Councilmember Mary Brown, Council Liaison
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Ms. Libbey Simpson, Assistant City Administrator for
Economic & Community Development
Ms. Teresa Price, Director of Planning
Ms. Aimee Nassif, Senior Planner
Ms. Jennifer Yackley, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Geckeler

III. PLEDGE OF ALLEGIANCE – All

Chair Hirsch acknowledged the attendance of Mayor John Nations; Councilmember Mary Brown, Council Liaison; Councilmember Bruce Geiger, Ward II; and City Administrator Mike Herring.

PUBLIC HEARINGS – Commissioner Broemmer read the “Opening Comments” for the Public Hearings.

- A. P.Z. 17-2006 13506 Olive (Spirit Energy):** A request for a change of zoning from a “C2” Commercial District to a “PC” Planned Commercial District for a .31 acre tract of land located at 13506 Olive Blvd at the southwest corner of Olive Blvd and Woods Mill Road (Locator Number 16Q330902). The request contains the following permitted uses:
- (p) Filling station
 - (hh) Restaurants, fast food, with drive-through service
 - (ii) Restaurants, sit down
 - (rr) Stores, shops, markets, service facilities and automatic vending facilities in which goods or services of any kind are offered for sale or hire to the general public on the premises.

Project Planner Jennifer Yackley gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Yackley stated the following:

- The Public Hearing Notices were posted on July 25, 2006.
- Items Currently under Review by the Planning Department:
 - Adherence to Ordinance 1747 with regard to minimum open space requirements (40% required by Ordinance; 11% indicated on Plan)
 - Access and Cross Access with the neighboring property
 - Adherence to the Tree Manual
 - Adherence to the Lighting Ordinance

PETITIONER’S PRESENTATION:

1. Mr. Jay Chambers, Spirit, Energy, 50 South Bemiston, St. Louis, MO stated the following:
 - Spirit Energy owns the property and has a Letter of Intent with Starbucks to lease after it is built to-suit.
 - The site is approximately one-third acre; the size of the proposed building is 1650 square feet.
 - He is aware that open space is an issue. The property previously had only 1% open space with the filling station use. They feel they have increased the open space quite a bit by bringing it up to 11%.
 - The entrances to the site, from both Olive and Woods Mill, have been moved as far to the property’s perimeter as possible. They have easement agreements on both sides, which allow them to cut across part of the Dierberg’s property. The easements also allow them to put the entrances further away from the intersection.
 - They feel two curb cuts are necessary for good traffic flow in and out of the site. One of the two curb cuts on Olive would be closed.

Responding to questions from the Commission, Mr. Chambers stated the following:

- **Regarding cross access with Dierberg's:** They have requested cross access with Dierberg's but have been denied cross access.
- **Regarding the use of "filling station":** He does not have an issue with removing "filling station" as a permitted use.
- **Regarding ingress/egress:** The site would have a right-only entrance and exit from both Woods Mill Road and Olive Boulevard.
- **Regarding the proposed restaurant:** They are requesting inside and outside seating, along with a drive-thru.
- **Regarding access:** The petitioner has not yet had any discussions with MoDOT regarding access.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL:

1. Mr. David Altman, River Bend Subdivision, 30 Ridge Crest Drive, Chesterfield, MO stated the following:
 - He is happy that the property is being developed because it has been an "eyesore" in the area.
 - He has concerns about the already congested traffic at the intersection of Olive and Woods Mill Road noting that it is difficult exiting from Dierberg's. He has concerns that it will be very difficult for vehicles to exit the proposed Starbucks and would encourage cross access with Dierberg's.
 - He has concerns about the traffic flow with respect to the drive-thru.

REBUTTAL:

1. Mr. Chambers stated they would be happy to have cross access with Dierberg's but have been denied at this time.

ISSUES:

1. Landscaping and open space will be reviewed with respect to adherence to the required 40% open space.
2. Pursue cross access with Dierberg's, and review the access/curb cuts on both Olive and Woods Mill Road.
3. Review traffic concerns.
4. Filling station use is to be removed as a permitted use.
5. Provide an internal traffic study that reviews queuing.
6. Make sure MoDOT reviews the queuing location and the internal site.

B. P.Z. 19-2006 Keys to Success (15464 Olive Blvd): A request for rezoning from “C-8” Planned Commercial District to “PC” Planned Commercial District for a 1.25 acre parcel located on the south side of Olive Road, east of Chesterfield Parkway (18S610659)

Proposed Uses:

- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (ll) Sales, servicing, repairing, cleaning, renting, leasing of equipment used by business.
- (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises.

Ms. Aimee Nassif, Senior Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Nassif stated the following:

- In order to add the requested uses, rezoning of the site is required.
- The Public Hearing Notice was posted on the site on July 27, 2006.

PETITIONER’S PRESENTATION:

1. Mr. Mike Doster, Attorney for the Petitioner, 17107 Chesterfield Airport Road, Ste. 300, Chesterfield, MO distributed a brochure to the Commission from Piano Distributors, along with a paper copy of the slide presentation. He stated the following:

- Keys to Success is the owner under contract for the subject property and will be the entity that leases the property to Piano Distributors.
- When reviewing the existing zoning, it was noted that it only includes the use of “furniture store”. The Planning Department has determined that pianos fall under the category of furniture.
- Since the use is so limited, the zoning needs to be changed to allow the sale of other products and services that may be related to pianos and music business in general.
- Some possible future activities for the site could include recitals, lessons, selling sheet music, recorded music, and various accessories, and possibly other musical instruments.
- No changes are being made to the Site Plan; the building will not be changed. The only exterior change will be the signage after submittal of a sign package.

- Some interior changes will be made to provide racks for sheet music and recorded music, along with areas for lessons and recitals.
- The language for the four uses being requested comes from the “Planned Commercial” District list of uses.

Responding to questions from the Commission, Mr. Doster stated the following:

- **Regarding parking for recitals:** It is not anticipated that additional parking will be needed for recitals. The site currently has 42 parking spaces. Ms. Nassif indicated that Staff does not have any concern with the Petitioner meeting parking requirements.
- **Regarding whether the requested uses include recitals:** They see recitals as being an ancillary use of “providing services of any kind”. It was noted that recitals are generally not held during peak retail hours. City Attorney Heggie stated that recitals would qualify under the requested uses – such as under “studios” and “sales of goods and services of any kind”.
- **Regarding the use of “cabinet makers”:** They view this use as the sale of cabinets – not the manufacturing of cabinets.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL:

1. Mr. Jim Zeck, White Plains Neighborhood Association, 3 Pittsfield Court, Chesterfield, MO stated the following:
 - His wife is a Trustee for White Plains and their property backs up to the parking lot of the subject site.
 - They have concerns about the specificity of the general use of the facilities. They have concerns that the proposal may be too generic in the long-term in that it appears that any type of retail-type operation could be allowed on the site. They would like the uses to be more specific.
 - Currently the existing fence is not sight-proof as it has been damaged. Some of the property owners would like the fence extended where bushes at the end of the fence have been trimmed, which opened up a view of the building. The trimmed bushes also allow for a cut-thru and trespassing through homeowners’ yards.
 - He questioned as to who is responsible for maintaining the space between the subject property and the homeowners’ properties. He noted that this area has a number of dead trees and foliage and needs to be maintained.

REBUTTAL:

1. Mr. Doster stated the following:
 - If the dead trees are on the Petitioner’s property, they will be taken care of and new appropriate plantings installed.

- The Petitioner will take care of the damaged fence. They will extend the fence to take care of any gaps created by the recent clean-up of the site.
- Regarding the generality of uses, he noted that the language was taken from the “PC” ordinance. He also feels that the language is too generic and too overlapping with other uses on the list. They tried to narrow the uses as much as possible but they do want to include “retail” for any possible future uses of the site.

Mayor Nations stated that, although this petition may be voted on this evening, City Council may want the concerns raised by Mr. Zeck addressed before it is presented to City Council. Mr. Doster replied that they will meet with the neighborhood Trustees to try to address their concerns.

ISSUES:

Commissioner Bank expressed concern about the uses being requested – such as “leasing, renting”. He questioned whether the City would want a tool rental establishment at this site and pointed out that this is the issue raised by the neighboring property owners. He felt that the uses should be more specific.

It was agreed that the Petitioner would review, and possibly limit, the uses prior to the vote.

- C. P.Z. 22-2006 Beckmann Properties (LPA Procedure):** A request for a Landmark and Preservation Area (LPA) Procedure in the proposed “PI” Planned Industrial District for a 1.95 acre tract of land located at 16625 Chesterfield Airport Road and 16635 Chesterfield Airport. (Locator Number 17T310379)

Ms. Aimee Nassif, Senior Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Nassif stated the following:

- Public Hearing Notices were posted on July 26, 2006.
- The Beckmann property is currently located on what was previously known as Old Olive Street Road, now known as Chesterfield Airport Road, which is one of the oldest roads in the region.
- The site is located in close proximity to other LPAs and historic areas.
- The original 21 acres comprising the Beckmann property was subdivided and sold in the 1890’s. Within the enclosure of the subdivision, 18 historic structures have been known to exist dating in creation from the 1880s to 1920s.
- The City has two historic designations:
 - The “historic district” puts the historic notification on the site and the building itself.
 - The “Landmark Preservation Area” recognizes the land itself as being historically significant, but not necessarily the building. The building could be torn down and rebuilt. Any rebuilding/use would

have to recognize the historic character of the site and be complementary to its surroundings.

- The Department is in receipt of comments from Lauren Strutmann, representing the LPA, approving the LPA procedure for this project.

Responding to questions from the Commission, Ms. Nassif stated the following:

- **Regarding whether the preservation area is accessible by pedestrian walkways:** The area across the street from the Beckmann property has funds escrowed for sidewalks. No sidewalks are currently on the Beckmann site. The Attachment A does require that sidewalks be provided when a Site Plan or Site Development Plan for the subject site is proposed. Chair Hirsch stated that as the City pathways are developed connecting the pathways along the Parkway to future pathways along the Levee, they will go past this preservation area. Commissioner Broemmer felt that if this area is being promoted as an historic area, pathways and lighting should be addressed complementing the area.

PETITIONER'S PRESENTATION:

1. Ms. Clarice Wheeler, 3109 Summit View Place, Wildwood, MO stated she was available for any questions.

SPEAKERS IN FAVOR:

1. Mr. Bruce Beckmann, 2012 Emerald Crest Court, Chesterfield, MO stated the following:
 - He has owned the subject property since the 1960s.
 - He gave a history of the property noting that it included a farmer's elevator on the rear of the site adjoining the railroad track where grain was loaded into cars. The site also included a scale where over-the-road trucks would weigh their grain before dumping it into the elevator. One building on the site included an area underneath the structure, which was lined with cork and used as a storage area for ice mined from the river. The ice was then sold at Chesterfield Elevator for the ice boxes.
 - The elevator was knocked down and used as fill dirt to build a warehouse for Beckmann Turf and Irrigation, which operated for 27 years.
 - There currently is not any significant historical value in the existing buildings.
 - He supports the City's efforts in enhancing the area as an historical area.
 - He feels Ms. Wheeler's development and use of the property will be favorably received.
 - He expressed a concern for the long-term best value of the property for his family. He stated that if, for some reason, the development plans for the historical area don't culminate in a legitimate period of time, that some reservations be made so this property can seek its highest and best value. Chair Hirsch pointed out that the City does not have any specific plans for this area at this time.

Mayor Nations stated that the City has reviewed the area for long-term plans. Wild Horse Creek Road will be reconstructed between Baxter and the Parkway with construction starting later this year and lasting about 18 months. At this time, there are no specific plans for connecting the pathways along the Parkway with the pathways along the Levee. At this time, the plans are just conceptual.

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES: None

Commissioner Broemmer read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING MINUTES

Commissioner Sherman made a motion to approve the minutes of the July 24, 2006 Planning Commission Meeting with the following correction on page 1.

Acting Chair Sandifer acknowledged the attendance of Councilmember Mary Brown, Council Liaison; Councilmember Jane Durrell, Ward I; Councilmember Connie Fults, Ward IV; City Administrator Mike Herring; and Boy Scout ~~Dillon~~ **Dylan** Adams.

The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 5 to 0.** (Chair Hirsch abstained from voting as he was not in attendance at the July 24th meeting.)

VI. PUBLIC COMMENT

RE: P.Z. 15-2006 Wild Horse Creek Road Office (Larry Mintz)

Petitioner:

1. Mr. Marty Henson, 2317 Ossenfort Road, Glencoe, MO 63038 stated he would be addressing the remaining issues for this project:
 - **Regarding Tree Removal:** They propose moving the driveway to the east in order to save the nicest trees lining the existing driveway. If the existing driveway is widened, it would destroy the trees on either the west or east side. The proposed relocation of the drive would result in the loss of nine trees; however, these trees are old and decaying.

- **Regarding the Landscape Buffer:** They have not proposed planting new trees along the west side out to the front of the site because there is a septic disposal field in this area. This is the only area on the site that is not completely covered with shade. There is no public sewer available at the site; MSD has inspected the septic disposal field and has approved it for use. If public sewer becomes available, they will connect to it and share the expense of the connection.
- **Regarding the Pool Area:** Removing the pool would present a financial issue for the Petitioner. Removal would entail using heavy equipment to remove the pool, fence, and the concrete patio around the pool; hauling the material away; and bringing in fill to restore the site.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Boone's Crossing NE (NE Interchange CVBB & CVPB III) Site Development Plan:** Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 6.172 acre parcel zoned "PC" Planned Commercial District located at the Northeast Quadrant of Boones Crossing and Highway 40 Interchange.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Site Development Plan, Lighting Plan, Architectural Elevations, and Landscape Plan with the allowance of possibly substituting the proposed grasses with "Prairie Dropseed Grass", as approved by Staff. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 6 to 0.**

- B. **Boone's Crossing NE Record Plat:** Record Plat for a 6.172 acre parcel zoned "PC" Planned Commercial District located at the Northeast Quadrant of Boones Crossing and Highway 40 Interchange.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Record Plat. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 6 to 0.**

- C. **Justus Pointe Minor Subdivision Plat:** Minor Subdivision of a 3.3 acre parcel zoned "R-6" P.E.U. Residence District located at the northwest corner of Justus Post Rd. and Milbridge Dr.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Minor Subdivision Plat. The motion was seconded by Commissioner Sherman and **passed by a voice vote of 6 to 0.**

- D. **The Resubdivision of Lot 2C for the Subdivision of Lot 2 of the Herman Stemme Office Park Partial Amended Site Development Concept Plan**: Partial Amended Site Development Concept Plan for a 7.727 acre parcel zoned "C-8" Planned Commercial District located at the Northwest Quadrant of Swingley Ridge and Chesterfield Parkway East.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Partial Amended Site Development Concept Plan. The motion was seconded by Commissioner Banks and **passed by a voice vote of 6 to 0.**

- E. **The Resubdivision of Lot 2C for the Subdivision of Lot 2 of the Herman Stemme Office Park Minor Subdivision Plat**: Record Plat for a 7.727 acre parcel zoned "C8" Planned Commercial District located at the Northwest Quadrant of Swingley Ridge and Chesterfield Parkway East.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Record Plat. The motion was seconded by Commissioner Banks and **passed by a voice vote of 6 to 0.**

- F. **Villas at Westmeade (Baxter Crossing, Lot 5) Partial Amended Site Development Concept Plan and Amended Site Development Section Plan**: Partial Amended Site Development Concept Plan and Amended Site Development Section Plan for an 11.795 acre parcel zoned "R-2/R-5/ R-8" Planned Environmental Unit (PEU). The site is located south of Baxter Road, north of Wilson Road.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Partial Amended Site Development Concept Plan and Amended Site Development Section Plan. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 6 to 0.**

- G. Villas at Westmeade (Baxter Crossing, Lot 5) Record Plat:** Record Plat for an 11.795 acre parcel zoned “R-2/R-5/R-8” Planned Environmental Unit (PEU). The site is located south of Baxter Road, north of Wilson Road.

Commissioner O’Connor, representing the Site Plan Committee, made a motion to approve the Record Plat. The motion was seconded by Commissioner Geckeler and **passed** by a voice vote of 6 to 0.

- H. Incarnate Word Catholic Church Amended Site Development Plan:** An Amended Site Development Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for a 9.9 acre lot of land located just east of the intersection of Highway 141 and Highway 340 at 13416 Olive Boulevard.

Commissioner O’Connor, representing the Site Plan Committee, made a motion to approve the Amended Site Development Plan, Architectural Elevations, Landscape Plan, and Lighting Plan. The motion was seconded by Commissioner Broemmer and **passed** by a voice vote of 6 to 0.

VIII. OLD BUSINESS

- A. P.Z. 15-2006 Wild Horse Creek Road Office (Larry Mintz):** A request for a change of zoning from “NU” Non-Urban to “PC” Planned Commercial District for a 1.47 acre tract of land located north of Wild Horse Creek Road and west of Long Road. (18V610074, 18V610085). Proposed use: Office.

Senior Planner Aimee Nassif stated that the Public Hearing was held on July 11, 2006. Ms. Nassif addressed the following Open Issues:

- **Comments from Missouri Department of Transportation, MSD, and Monarch Levee District:** Staff has now received comments from these agencies.
- **Request for the Variance to the Tree Manual:** This is still under review by the Department of Planning.
- **Cross Access/Shared Access:** Upon review, the Commission determined this issue closed.
- **Pool Area:** Mr. Henson stated that they are open to possibly converting the pool into some type of water feature – possibly adding a fountain and water garden.

The Commission kept the following issues open:

1. Possible removal of the pool or conversion to a water feature.
2. Review the appropriateness of the pool or water feature in connection with the proposed use.
3. Department to review whether language should be included in the Attachment A that would require removal of the pool at such time in the future when, and if, the buildings are razed for a new development.

B. P.Z. 18-2006 & P.Z. 22-2006 Beckmann Properties (16625 & 16635 Chesterfield Airport Road): A request for an amendment to City of Chesterfield Ordinance 1556 to allow for additional permitted uses and a Landmark and Preservation Area (LPA) Procedure for a 1.95 acre tract of land zoned "PI" Planned Industrial District located at 16625 Chesterfield Airport Road and 16635 Chesterfield Airport. (Locator Number 17T310379)

Proposed Uses:

- (j.) Business, professional, and technical training schools.
- (iii.) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, excluding indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

Senior Planner Aimee Nassif stated that the Public Hearing for **P.Z. 18-2006** was held on July 24, 2006. The uses being requested to be added to the Attachment A are:

- Stores, shops, markets for goods and services related to floral or interior design.
- Business, professional, and tech schools.

No issues were raised at the Public Hearing for the Ordinance Amendment request.

P.Z. 22-2006 would designate the site as a Landmark and Preservation Area.

For clarification purposes, Ms. Nassif pointed out that the Preliminary Plan that was provided to the Department by the Petitioner does not accurately depict the existing structure setbacks in the existing ordinance written several years ago. It is the Plan that the Petitioner wanted the Commission to have and is the Plan that was provided several years ago for the other rezoning request. Since there are no exterior changes being proposed at this time, the Department did not want to hold the project up by requiring a new Plan.

Commissioner Banks made a motion to approve P.Z. 18-2006 Beckmann Properties (16625 & 16635 Chesterfield Airport Road). The motion was seconded by Commissioner Geckeler.

Upon roll call, the vote was as follows:

**Aye: Commissioner Broemmer, Commissioner Banks,
Commissioner Geckeler, Commissioner O'Connor,
Commissioner Sherman, Chairman Hirsch**

Nay: None

The motion passed by a vote of 6 to 0.

Commissioner Broemmer made a motion to approve P.Z. 22-2006 Beckmann Properties (16625 & 16635 Chesterfield Airport Road). The motion was seconded by Commissioner Sherman.

Upon roll call, the vote was as follows:

**Aye: Commissioner Geckeler, Commissioner O'Connor,
Commissioner Sherman, Commissioner Banks,
Commissioner Broemmer, Chairman Hirsch**

Nay: None

The motion passed by a vote of 6 to 0.

C. P.Z. 19-2006 Keys to Success (15464 Olive Blvd): A request for rezoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 1.25 acre parcel located on the south side of Olive Road, east of Chesterfield Parkway (18S610659)

Proposed Uses:

- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (ll) Sales, servicing, repairing, cleaning, renting, leasing of equipment used by business.
- (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

- (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises.

The Public Hearing was held earlier in the meeting. The Petitioner proposes amending Section I.C of the Attachment A as follows:

C. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:
 - a. Furniture store;
 - b. Associated work and storage areas required by a business, firm, or service to carry on business operations.
 - c. ~~Sales, servicing, repairing, cleaning, renting, leasing, of equipment used by business.~~
 - d. Service facilities, studios, or work areas for antique salespersons, artist, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, ~~including cabinet makers,~~ and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
 - e. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, are being offered for sale or hire to the general public on the premises.

Commissioner Banks made a motion to approve P.Z. 19-2006 Keys to Success (15464 Olive Blvd) as amended above. The motion was seconded by Commissioner O'Connor.

Upon roll call, the vote was as follows:

**Aye: Commissioner O'Connor, Commissioner Sherman,
Commissioner Banks, Commissioner Broemmer,
Commissioner Geckeler, Chairman Hirsch**

Nay: None

The motion passed by a vote of 6 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

The Ordinance Review Committee and the Architectural Review Committee will be scheduled in the near future.

XI. ADJOURNMENT

The meeting adjourned at 8:31 p.m.

David Banks, Secretary