

CLAY COUNTY PLANNING AND ZONING COMMISSION MINUTES

May 1, 2018

Regular meeting of the Clay County Planning and Zoning Commission, Commission Hearing Room, 3rd Floor, County Administration Building, One Courthouse Square, Liberty, MO.

Call to Order at 6:30 pm.

Roll Call

Members Present: Tom Decker, David Rhodus, Jim Carlson, Zachary Kramer, Chris Higgins and Terri Griffen

Members Absent:

Staff Present: Kipp Jones, Planning and Zoning Manager
Debbie Viviano, Planner
Angie Stokes, Secretary
Andy Roffman, County Counselor

Mr. Carlson: Calls the May 1, 2018 Planning and Zoning Commission meeting to order, request roll call.

Mr. Jones: Chris Higgins?

Mr. Higgins: Present.

Mr. Jones: David Rhodus?

Mr. Rhodus: Present.

Mr. Jones: Zachary Kramer?

Mr. Kramer: Present.

Mr. Jones: Terri Griffen?

Ms. Griffen: Present.

Mr. Jones: Tom Decker?

Mr. Decker: Present.

Mr. Jones: Chairman Jim Carlson?

Mr. Carlson: Present. Entertains a motion to approve the April 3, 2018 Planning and Zoning Commission minutes.

Mr. Decker: Motions to approve the minutes.

Mr. Rhodus: Seconds the motion.

Mr. Carlson: Calls for a vote.

Mr. Jones: Chris Higgins?

Mr. Higgins: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve.

Mr. Jones: Zachary Kramer?

Mr. Kramer: Approve.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve.

Mr. Jones: Tom Decker?

Mr. Decker: Approve.

Mr. Jones: Chairman Jim Carlson?

Mr. Carlson: Approve.

Final Vote: 6/0/0 Approve April 3, 2018 Minutes

Mr. Carlson: Asks for a motion to move the first case to the end of the agenda.

Mr. Decker: Motions to amend the agenda.
Mr. Rhodus: Seconds the motion.
Mr. Carlson: Calls for a vote.
Mr. Jones: Chris Higgins?
Mr. Higgins: Approve.
Mr. Jones: David Rhodus?
Mr. Rhodus: Approve.
Mr. Jones: Zachary Kramer?
Mr. Kramer: Approve.
Mr. Jones: Terri Griffen?
Ms. Griffen: Approve.
Mr. Jones: Tom Decker?
Mr. Decker: Approve.
Mr. Jones: Chairman Jim Carlson?
Mr. Carlson: Approve.

Final Vote: 6/0/0 Approve; Amend May 1, 2018 Agenda

Mr. Carlson: Asks for the staff report on case May 18-108RZ/P, a request for rezoning from Agricultural (AG) District to Residential Rural (R-1) District with an Agricultural Land Preservation Overlay District (POD) for LOT 2 ONLY and preliminary plat approval for the proposed subdivision of Reardon Farms located at approximately 14601 Mt. Olivet Road, the applicant is Eric Craig, representing Joanne Reardon.

Mr. Jones: Attaches the staff report as part of the official record, summarizes May 18-108RZ/P dated April 18, 2018.

Mr. Carlson: Asked for questions from the Commission.

Mr. Higgins: Asks about this property coming before the Commission in the past.

Mr. Jones: Explained that three other ten acres lots had been divided off the original 170 plus acres, they are platting these two lots and the rest of the parcel was sold and is staying together.

Mr. Carlson: Inquired if the lots met code.

Mr. Jones: Explained one lot is 20 acres so it stays Ag zoned and the smaller lot is rezoned to residential with the Agricultural Land Preservation, both lots meet the minimum road frontage.

Mr. Carlson: Calls the applicant forward, asks if the applicant has any questions about the staff report.

Mr. Craig: Eric Craig, property representative replied that he did not.

Mr. Carlson: Opens for public comments, being none entertains a motion for the rezoning.

Mr. Decker: Motions to approve the rezoning.

Mr. Rhodus: Seconds the motion.

Mr. Carlson: Calls for a vote.

Ms. Jones: Chris Higgins?

Mr. Higgins: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve.

Mr. Jones: Zachary Kramer?

Mr. Kramer: Approve.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve.

Mr. Jones: Tom Decker?

Mr. Decker: Approve.

Mr. Jones: Chairman Jim Carlson?

Mr. Carlson: Approve.

**Final Vote: 6/0/0 Approve; May18-108RZ/P; Reardon Farms–Rezoning
With zero (0) Conditions**

Mr. Carlson: Entertains a motion for the preliminary plat of Reardon Farms.

Mr. Decker: Motions to approve the Preliminary Plat with conditions.

Mr. Rhodus: Seconds the motion.

Mr. Carlson: Calls for a vote.

Mr. Jones: Chris Higgins?

Mr. Higgins: Approve with conditions.

Mr. Jones: David Rhodus.

Mr. Rhodus: Approve with conditions.

Mr. Jones: Zachary Kramer?

Mr. Kramer: Approve with conditions.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve with conditions.

Mr. Jones: Tom Decker?

Mr. Decker: Approve with conditions.

Mr. Jones: Chairman Jim Carlson?

Mr. Carlson: Approve with conditions.

**Final Vote: 6/0/0 Approve; May 18-108RZ/P; Reardon Farms–Preliminary Plat
With four (4) Conditions**

Mr. Carlson: Asks for the staff report on case May 18-109F, a request for final plat approval for the proposed subdivision of Reardon Farms located at approximately 14601 Mt. Olivet Road, the applicant is Eric Craig, representing Joanne Reardon.

Mr. Jones: Attaches the staff report as part of the official record, summarizes May 18-109F dated April 18, 2018.

Mr. Carlson: Asks for questions from the Commission, being none asked for questions from applicant, being none opens for public comment, being none entertains a motion for the final plat of Reardon Farms.

Mr. Decker: Motion to approve the final plat with conditions.

Mr. Rhodus: Seconds the motion.

Mr. Carlson: Calls for a vote.

Mr. Jones: Chris Higgins?

Mr. Higgins: Approve with conditions.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Jones: Zachary Kramer?

Mr. Kramer: Approve with conditions.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve with conditions.

Mr. Jones: Tom Decker?

Mr. Decker: Approve with conditions.

Mr. Jones: Chairman Jim Carlson?

Mr. Carlson: Approve with conditions.

**Final Vote: 6/0/0 Approve; May 18-109F; Reardon Farms– Final Plat
With four (4) Conditions**

Mr. Carlson: Asks for the staff report on case May 18-110P, a request for preliminary plat approval for the proposed subdivision of 007 Place located at approximately 9520 N Highway, the applicants are Richard L. and Linda M. Deflon.

Mr. Jones: Attaches the staff report as part of the official record, summarizes May 18-110P dated April 20, 2018.

Mr. Carlson: Asks for questions from the Commission, being none calls the applicant forward to ask questions.

Ms. Deflon: Linda Deflon property owner, no questions.

Mr. Carlson: Opens to public comments, being none entertains a motion to approve the preliminary plat of 007 Place.

Mr. Decker: Motion to approve the preliminary plat with conditions.

Mr. Rhodus: Seconds the motion.

Mr. Carlson: Calls for a vote.

Mr. Jones: Chris Higgins?

Mr. Higgins: Approve with conditions.

Mr. Jones: David Rhodus.

Mr. Rhodus: Approve with conditions.

Mr. Jones: Zachary Kramer?

Mr. Kramer: Approve with conditions.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve with conditions.

Mr. Jones: Tom Decker?

Mr. Decker: Approve with conditions.

Mr. Jones: Chairman Jim Carlson?

Mr. Carlson: Approve with conditions.

**Final Vote: 6/0/0 Approve; May 18-110P; 007 Place– Preliminary Plat
With three (3) Conditions**

Mr. Carlson: Asks for a staff report for case May 18-111F a request for a final plat approval for the proposed subdivision of 007 Place located at approximately 9520 N Highway the applicant is Richard L. and Linda M. Deflon.

Mr. Jones: Attaches the staff report as part of the official record, summarizes May 18-111F dated April 20, 2018. Explains that staff would like a condition added in Exhibit A for a 60 foot wide shared ingress/egress easement agreement that needs to be recorded at the time of the recording of the final plat and MoDot copied on this agreement.

Mr. Carlson: Entertains a motion to add condition four to the staff report.

Mr. Higgins: Makes a motion to add the additional condition for the shared driveway agreement.

Mr. Rhodus: Seconds the motion.

Mr. Carlson: Calls for a vote.

Mr. Jones: Chris Higgins?

Mr. Higgins: Approve.

Mr. Jones: David Rhodus.

Mr. Rhodus: Approve.

Mr. Jones: Zachary Kramer?

Mr. Kramer: Approve.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve.

Mr. Jones: Tom Decker?

Mr. Decker: Approve.

Mr. Jones: Chairman Jim Carlson?

Mr. Carlson: Approve.

Final Vote: 6/0/0 Approve; Add a Condition for a Shared Driveway Agreement

Mr. Carlson: Asks the applicant if she had any questions, being none opened up for public comments, being none entertained a motion for the final plat of 007 Place.

Ms. Decker: Makes a motion to approve the final plat with conditions attached in Exhibit A and the condition added.

Mr. Rhodus: Seconds the motion.

Mr. Carlson: Calls for a vote.
Mr. Jones: Chris Higgins?
Mr. Higgins: Approve with conditions.
Mr. Jones: David Rhodus?
Mr. Rhodus: Approve with conditions.
Mr. Jones: Zachary Kramer?
Mr. Kramer: Approve with conditions.
Mr. Jones: Terri Griffen?
Ms. Griffen: Approve with conditions.
Mr. Jones: Tom Decker?
Mr. Decker: Approve with conditions.
Mr. Jones: Chairman Jim Carlson?
Mr. Carlson: Approve with conditions.

**Final Vote: 6/0/0 Approve; May 18-112F; 007 Place– Final Plat
With four (4) Conditions**

Mr. Carlson: Asks for a staff report on case May18-112RZ/P a request for a rezoning from Agricultural (AG) District to Residential Rural (R-1) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) and preliminary plat approval for the proposed subdivision of Neth Musgrove Acres located at approximately 13802 Plattsburg Road, the applicant is Cynthia Shaver, representing Margaret Neth and Brett K. Musgrove.

Ms. Viviano: Attaches the staff report as part of the official record, summarizes May 18-112RZ/P dated April 13, 2018.

Mr. Carlson: Asks if the Commission has any questions, inquires why the outside review on the staff report that the Natural Resources Conservation found that the property to be in fair condition?

Ms. Viviano: Replied with that was the rating for the pond on the property.

Mr. Carlson: Wanted clarification that it doesn't affect the application.

Mr. Jones: Clarified the existing property line and the applicants are just moving the property line away from the driveway and the house.

Mr. Carlson: Calls the applicant forward asks if they had any questions of the staff report.

Ms. Shaver: Cynthia Shaver representative of the property owners had no questions.

Mr. Carlson: Asks if the Commission had any questions for the applicant.

Mr. Higgins: Asks if that was an above ground powerline on the property, and if there were plans to bury that in the ground.

Ms. Shaver: No plans for that.

Mr. Higgins: Advised that an easement should be added if they planned on burying those lines.

Mr. Carlson: No more questions, opens for public comments being none entertains a motion for the rezoning of Neth Musgrove Acres.

Mr. Decker: Motions to approve the rezoning.

Mr. Rhodus: Seconds the motion.

Mr. Carlson: Calls for a vote.

Ms. Jones: Chris Higgins?

Mr. Higgins: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve.

Mr. Jones: Zachary Kramer?

Mr. Kramer: Approve.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve.

Mr. Jones: Tom Decker?

Mr. Decker: Approve.

Mr. Jones: Chairman Jim Carlson?

Mr. Carlson: Approve.

**Final Vote: 6/0/0 Approve; May18-112RZ/P; Neth Musgrove Acres–Rezoning
With zero (0) Conditions**

- Mr. Carlson:** Entertains a motion for the preliminary plat for Neth Musgrove Acres.
Mr. Decker: Motions to approve the preliminary plat with the conditions in Exhibit A.
Mr. Rhodus: Seconds the motion.
Mr. Carlson: Calls for a vote.
Mr. Jones: Chris Higgins?
Mr. Higgins: Approve with conditions.
Mr. Jones: David Rhodus?
Mr. Rhodus: Approve with conditions.
Mr. Jones: Zachary Kramer?
Mr. Kramer: Approve with conditions.
Mr. Jones: Terri Griffen?
Ms. Griffen: Approve with conditions.
Mr. Jones: Tom Decker?
Mr. Decker: Approve with conditions.
Mr. Jones: Chairman Jim Carlson?
Mr. Carlson: Approve with conditions.

**Final Vote: 6/0/0 Approve; May 18-112RZ/P; Neth Musgrove Acres– Preliminary Plat
With two (2) Conditions**

- Mr. Carlson:** Asks for a staff report and case May 18-113F, a request for a final plat approval for the proposed subdivision of Neth Musgrove Acres located at approximately 13802 Plattsburg Road, the applicant is Cynthia Shaver, representing Margaret Neth and Brett K. Musgrove.
Ms. Viviano: Attaches the staff report as part of the official record, summarizes May 18-113F dated April 19, 2018.
Mr. Carlson: Asked if the Commission and the applicant if they had any questions, being none opened for public comment, being none entertained a motion for the final plat of Neth Musgrove Acres.
Mr. Decker: Motion to approve the final plat with condition.
Mr. Rhodus: Seconds the motion.
Mr. Carlson: Calls for a vote.
Mr. Jones: Chris Higgins?
Mr. Higgins: Approve with conditions.
Mr. Jones: David Rhodus?
Mr. Rhodus: Approve with conditions.
Mr. Jones: Zachary Kramer?
Mr. Kramer: Approve with conditions.
Mr. Jones: Terri Griffen?
Ms. Griffen: Approve with conditions.
Mr. Jones: Tom Decker?
Mr. Decker: Approve with conditions.
Mr. Jones: Chairman Jim Carlson?
Mr. Carlson: Approve with conditions.

**Final Vote: 6/0/0 Approve; May 18-113F; Neth Musgrove Acres– Final Plat
With two (2) Conditions**

- Mr. Carlson:** Asks for a staff report on case May 18-114A a public hearing for approval of revisions to the 2011 Clay County Land Development Code (LDC), an ordinance encompassing the zoning and subdivision of land in unincorporated Clay County the applicant is Clay County.

Mr. Jones: Attaches the staff report as part of the official record, summarizes May 18-114A dated April 11, 2018. Would like to hear public comments tonight and continue this case to next month's meeting if there are any additional comments from the public.

Mr. Carlson: Inquired if the Commission had any questions.

Mr. Decker: Asked about a time limit for these types of signs.

Mr. Jones: Responded nonconforming signs can stay until the owner makes changes to the sign.

Mr. Decker: Confirms the timing of the sign is based on the condition of the sign.

Mr. Carlson: Opens for public comment, being none continues this case to next month's meeting.

**May 18-114A; 2011 Clay County Land Development Code (LDC)– Signs
Continued to June 5th, 2018 meeting**

Mr. Carlson: Asks for a staff report on case April 18-107RZ a request for rezoning from Agricultural (AG) District to Residential Services District Multi-Family (R-SDM) with a Planned Unit Development (PUD) overlay approval of Prairie Field a proposed subdivision located at approximately the northeast corner of Plattsburg Road and NE 112th Street, the applicant is Steve Warger, P.E. Renaissance Infrastructure Consulting, representing Meridian Properties, LLC. This case was continued from the April Planning and Zoning Commission meeting.

Mr. Jones: Attaches the staff report as part of the official record, summarizes April 18-107RZ dated March 21, 2018 and Memo dated April 25, 2018.

Mr. Carlson: Inquired if Liberty gave any indication they would help the applicant in the road improvements.

Mr. Jones: Responded he had not gotten that from them so far, but expected more comments from Liberty if the concept plan is approved.

Mr. Carlson: Asked if the Commission got ahead by asking for the traffic study, we should ask for general information.

Mr. Jones: Responds it is hard to approve a concept plan if you don't have a certain amount of detailed information but if the County changes the density level then we don't need to have the developer do this at this point. We are looking at if this type development fits within this portion of the county. You should consider those five rezoning criteria, the extra PUD criteria and then we will get to the detailed plans later.

Mr. Carlson: Asked if the Commission had any questions, being none asked the applicant for comments.

Mr. Warger: Steve Warger a P.E. with Renaissance Infrastructure Consulting representative of the applicant, talked about the traffic study submitted. Talked about the water district, about the development and how it would affect 120th Street residence. They are aware of the issues and the change in psi the development will make. Talks about the internet and extending the fiber to this location and others around the development.

Mr. Sanders: Bob Sanders property owner, talks about the land's topography, location of property, what people look for in building, how this could help the economy of Clay County and surrounding districts.

Mr. Carlson: Asks for more comments from applicant or proponents, being none asks for questions from the Commission to the applicant.

Mr. Decker: Asks Mr. Warger about the last condition under Exhibit A from the Clay County Highway Department, more in it then the results from the traffic study, asked if he was in agreement with the staff's report and the conditions that they are setting forth.

Mr. Warger: Stated they do agree with all of those.

Mr. Decker: Stated the concerns about the sight distances, the condition of the intersection of NE 112th Street and Plattsburg Road and it appears the developer is in full agreement.

Mr. Warger: Stated what is in the traffic study and it does not state in there anything about intersection of NE 112th Street and Plattsburg but it does state improvements be made to 112th Street.

Mr. Carlson: Inquired if Mr. Warger was in agreement with all the conditions from the Highway Department on behalf of the developer.

Mr. Warger: Stated yes.

Mr. Carlson: Asked for more questions from the Commission, being none opened up public comment.

Mr. Jones: Added that the public can come to the County Commission meeting with their concerns also.

Ms. Rube: Jeanette Rube; stated she has reached out the water department and fire department about her concerns and what needs to be done to make sure the area receives enough water and the safety of the residence's in the area.

Mr. Ewert: Gary Ewert; stated he would like to have the Commission look at another neighborhood and compare their street parking to what it would be like in this develop in the townhome area.

Ms. Porter: Katie Porter; Question about the concept plan if it is part of this approval.

Mr. Jones: Explains the concept plan will be part of the rezoning vote. It is a rezoning with a concept plan but the concept plan does not become final until they submit the final plan, the next step will include the final plat with a final plan including all the details, all the conditions will be with the next step of the process.

Ms. Porter: Stated she thought it was important to look at the concept plan.

Mr. Jones: Further explains the concept plan is the developing idea that it cannot grow from that plan but can shrink in density and types of structure.

Ms. Porter: Stated the code on PUDs and she does not like the plan as submitted and would like the Commission to consider it before voting.

Mr. Jones: Stated the concept plan is the first step not the final step of saying this fits in this area of the County.

Ms. Porter: Submitted two Exhibits for the Commission, Exhibit D, which shows the density of other subdivisions close to the subject property. Addressed some issues she has with the traffic report that was submitted. Submitted Exhibit E on comment from Craig Porter of the condition of Plattsburg Road.

Mr. Johnson: Jeff Johnson; would like to see lots in the proposed subdivision be comparable to other subdivisions around it. Does not think it meets the 2008 Comprehensive Plan objective three that higher density should be directed to incorporated areas and should be connected to public services.

Ms. Rube: Talked about the density rate of the area, this is the first case to come before the Board with this type of density.

Mr. Jones: Talks about what the Planning and Zoning staff look at when considering density rates in the Urban Services Tier where the proposed subdivision is located. Stated this is about half the density rate that is allowed in the Urban Services Tier, but it is higher than any subdivision in the County, but that it meets the 2008 Comprehensive Plan.

Ms. Rube: Stated that the surrounding properties are larger lots and lower density and the higher density would not fit in this area.

Mr. Jones: Responds this is a higher density then what is typically seen in the County but looking at several criteria when considering density rate and this case does fit in the Urban Services Tier and meets the 2008 Comprehensive Plan.

Ms. Rube: Stated she believed the density rate needed to be lowered in the Comprehensive Plan for the County.

Mr. Carlson: Asks for more comments from the public, being none closes the public comment, asks if the Commission has more questions.

Mr. Kramer: States his concerns about the traffic and would like to add a condition to address putting a north bound and south bound lanes on Plattsburg Road and have left turn lanes at NE 112th and each lane should include a 100 foot of storage and at least 150 of taper and include all of the east side of Plattsburg Road between NE 112th Street and the north property line should have street improvements with curbs and storms.

Mr. Carlson: Restated proposing a condition to the Exhibits E and we accept that as part of the plan asks for comments on this.

Mr. Higgins: States he would like to hear what Terri Griffen from the Highway Department has to say.

Ms. Griffen: Speaking for the Highway Department since there are not any definite plans submitted with this portion of the process that at this point we can say looking at the traffic study it is too early to say what we need to do; then stated that they need to look at the traffic study, the County standards for

roads and make sure all of those are incorporated into the final plans but at this point it is premature to start putting this much specific detail in on what is required for the streets.

Mr. Kramer: Inquired if any additional traffic studies will be done or is it only the applicants study the County will be looking at.

Ms. Griffen: Stated they will be looking at the traffic study that has already been done and our on call County Engineer will also be reviewing those plans and giving us recommendations on whether or not if the study had been done correctly, adequate and if they agree with those conclusions of that study.

Mr. Kramer: Stated no additional traffic study just a review of this one.

Mr. Jones: Stated Terri was correct the County on call Engineer will review the study provided by the developer which is standard procedure. Stated that tonight the Commission needs to look at if this density and these types of structures fit within this tier of the County and the PUD criteria.

Mr. Kramer: Stated he believes this project fits the density for the County and for the tier it is in but wants to make sure the infrastructure that can handle the load and a road is part of that.

Mr. Jones: Stated that condition could be added.

Mr. Kramer: Stated if the density is approved tonight just wants to make sure the condition for the roads can be added later or will be looked at and community feedback on what they want as far as the high school traffic that is a concern and that a lot of people have.

Ms. Griffen: Stated the requirements that the County Highway Department has already placed, condition C finishes with ditching and other improvements to meet Clay county Highway Department Standards and those standards will include whether or not there needs to be turn lanes, widening, ditching or curbs needs to be done be in Highway Department Standards and that will be part of our consideration before the Highway Departments approve the final plan.

Mr. Kramer: Inquired when a traffic circle can go in.

Mr. Griffen: Stated that is a traffic engineer question.

Mr. Kramer: Inquired how is it interpreted, like here, where larger lot subdivisions are put in the Urban Density Tier then you have the density proposed that fits in the area doesn't match what is there.

Mr. Rhodus: Stated that is going to happen.

Mr. Higgins: Stated it could happen the other way around also.

Mr. Decker: Stated that the Commission is looking at a preliminary concept and how binding it is and requirements the developer must meet and that this is the first step.

Ms. Griffen: Stated looking at Exhibit C and the density of the area Private Gardens is much greater than the lots in the area around it, Prairie Fields is a denser concept but right now Private Gardens wouldn't fit if going by the area around it.

Mr. Carlson: Entertains a motion for the rezoning of Prairie Field PUD.

Mr. Decker: Motions to approve the rezoning with the attached conditions.

Mr. Rhodus: Seconds the motion.

Mr. Carlson: Calls for a vote.

Mr. Jones: Chris Higgins?

Mr. Higgins: Approve with conditions.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Jones: Zachary Kramer?

Mr. Kramer: Approve with conditions.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve with conditions.

Mr. Jones: Tom Decker?

Mr. Decker: Approve with conditions.

Mr. Jones: Chairman Jim Carlson?

Mr. Carlson: Approve with conditions.

**Final Vote: 6/0/0 Approve; April 18-107RZ; Prairie Field PUD– Rezoning
With eighteen (18) Conditions**

Mr. Jones: Stated the cases from last month passed and there will be a meeting next month.

Mr. Carlson: Entertains a motion to adjourn the meeting.

Mr. Decker: Moves to adjourn.

Mr. Carlson: Adjourns the meeting.

Meeting Adjourned

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Recording Secretary