

**MCCALL AREA  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
February 6, 2007  
McCall Golf Course**

**1. CALL TO ORDER AND ROLL CALL**

Chairman Youde called the meeting was called to order at 6:13 p.m. Commissioners Phil Feinberg, Sarah Jessup, Shane Jeffries were present, Kim Apperson was absent.

**2. REVIEW & APPROVAL OF MINUTES**

The January 9, 2006 minutes were held over to the March 6, 2007 meeting.

**3. OLD BUSINESS**

**SUB-06-8, DR-06-36**

*The Timbers Condominiums  
1305 Ponderosa Street*

A request for preliminary plat, final plat and design review approval for the conversion of existing apartments into condominiums. The proposed project has a total of 17 units in 3 buildings. A PUBLIC HEARING.

The parking stalls in front of the three buildings will consist of 18 covered parking spaces and at least one covered parking stall shall be reserved per condominium unit.

The applicant is proposing to keep all existing trees and lawn area. The parking plan shows some additional landscaping.

Staff recommends that the applicant resubmit a revise the landscaping plan to incorporate more suitable species for the site.

As the site is an existing multifamily project and does not have any major drainage issues, the City Engineer did not require a drainage plan.

Staff recommends that the applicant replace the current sign which meets the sign requirements of MCC 3.9.03 and better satisfies the McCall Design Guidelines.

Per MCC 9.2.086, the conversion by subdivision of existing units into condominiums shall not be subjected to 9.3.10 the Parks requirement. Staff recommends that the Planning & Zoning Commission approve SUB-06-8 with conditions of approval. The findings and conclusions are attached.

Staff recommends that the Planning & Zoning Commission approve DR-06-36. See attached letter from John Larson dated January 25, 2007 with findings and conditions.

City Council must approve the Final Plat.

Michael Hormaechea with Alpine Village Company, told the Commission that the three-building apartment complex is being converted into condominiums that will

be used as 17 units of off site affordable housing for the Alpine Village Project. Mr. Hormaechea said that they intend to keep the same colors and soften it up with landscaping and covered parking.

Mr. Hormaechea said that they he is working with Michael David from the Housing Authority and that they will convert the ownership to the Valley Adams Regional Housing Authority as the Alpine Village development is built in phases. The condominiums would continue to be rented by the developer until they are transferred to VARHA.

Chairman Youde opened the public hearing.

John Littlehud, 1303 Ponderosa, asked Mr. Hormaechea to see the covered parking plan. He said he would like to discuss the fence dividing the property with the new owners.

Michael David, VARHA, said he feels the location of the property is ideal for community housing. He said the flexibility to go with either ownership or rental will provide them to not have any displacement and the phasing will allow them to be able to give plenty of notice to the current renters.

Pat Hill, 227 Rio Vista feels this project is much more suitable for families other than a hotel environment. He feels that this also accomplishes full time housing as opposed to second homeownership.

Steve Millemann addressed the Commission to discuss any concerns from the Commission.

Hearing no further comments Chairman Youde closed the public hearing.

Chairman Youde made a motion to approve SUB-06-8 preliminary and final plat with the conditions in the findings and conclusions; Commissioner Jessup seconded the motion, the motion carried.

Chairman Youde made a motion to approve DR-06-36 with the two conditions from John Larson and an additional condition that they come back with a color palette. Commissioner Jeffries seconded the motion, the motion carried.

**SUB-06-5, PUD-06-1, ZON-06-3, SR-06-20, DR-06-14**

*Cross Bar Condominiums*

*Corner of Rio Vista Boulevard & Boydstun Street*

This is a land use application for a rezone; preliminary subdivision plat; planned unit development (general development plan); scenic route and design review to construct a mixed use condominium development comprised of 8 buildings. Each building will contain 8 units of which 6 will be dedicated for residential purpose and two will be used for retail purpose. Overall, the intent is to construct 64 mixed use condominium units on a 4.49 acre (195,196 square feet) parcel of land, 48 of these units will be residential and 16 will be commercial (office). A PUBLIC HEARING.

Located in the Comprehensive Plan designed "West Valley" area of McCall at the corner of Rio Vista Boulevard and Boydstun Street.

Michelle Groenevelt said Staff received one public comment that is in the packet.

Dion Zimmerman, representing Cross Bar addressed the Commission and said since the last presentation they have talked to some adjacent homeowners and feels they have addressed their concerns.

The Commission advised Mr. Zimmerman to meet with the McCall Parks and Recreation Advisory Committee to come up with a tree and amenities plan for the more than one acre of land that has to be dedicated as parks space.

Clayn Snoderegger, developer of Cross Bar met with the City Arborist and felt she was pleased to see what they were able to do. He said they were advised to obtain a tree permit before removing the large trees in the right of way.

Monica Trapp, City Arborist, addressed the Commission to answer questions regarding the trees on this property.

Chairman Youde opened the public hearing.

Larry Schiedler 201 Rio Vista is in favor of this project; however he has a few concerns regarding zoning. He would like to make sure that with the common road they fully develop the road and put a sound barrier fence along the south side.

Pat Hill, 227 Rio Vista Blvd said there needs to be some type of attractive landscape buffer and create some type of sound proof wall. Mr. Hill also would like to see the City rezone adjacent property to the east to R16 for continuity and consistency with the comprehensive plan for the area that calls for denser projects.

Henry Clausser 190 Rio Vista lives across the street from the project. He asked which version of the project the Commission is considering. It was clarified that the Commission is considering the August 28, 2006 plan.

Hearing no further testimony, Chairman Youde closed the public hearing.

Clayn Snoderegger advised the Commission that they do not have a problem building a sound barrier.

Michelle Groenevelt said they will be making a formal presentation to the Park Advisory Committee. Commissioner Feinberg said he feels the Commission should have a say in what they are proposing.

Chairman Youde made a motion to consider postponing formal motions on SUB-06-5, PUD-06-1, ZON-06-3, SR-06-20 and DR-06-14 until the March 6, 2007 due to the lack of information about the development; Commissioner Feinberg seconded the motion; the motion carried. This will allow the developer time to meet with the Parks & Recreation committee as well as the neighbors and come to back before the Commission with more solid information.

### **Continuation of Ordinance 828**

The City of McCall is proposing the establishment of an interim moratorium to be known as Ordinance 833 for purpose of providing for the continuance of ordinance number 828, which established a moratorium to provide that there is an immediate need for community housing and to provide for a moratorium on all residential subdivision and residential building permit applications within the City of McCall with certain exceptions and exemptions.

Mr. Hasson advised the Commission that this interim moratorium action is continued because the McCall City Council finds that an imminent peril to the public health, safety and welfare exists caused by the inability to provide a reasonable supply of community housing made necessary by new residential growth. If the City of McCall proceeds forth with the initiation of this interim moratorium it would take effect on or before March 29, 2007 and continue for a period of 182 days.

Mr. Hasson advised Staff is going to recommend a one year continuation instead of 182 days.

Chairman Youde moved to pass continuation; Commissioner Jeffries seconded the motion, the motion passed.

### **SUB-05-4 Final Plat Minor Amendment**

#### *Greystone Village Phase 3*

The applicant is requesting the approval of minor amendments to the Greystone No. 3 plat. The amendments include: removal of plat note No. 5 ("Restrictive covenants will be in effect for this subdivision"; revision of plat note No. 6 ("Lot 6 Block 3 is a non-buildable lot to be owned and maintained by the City of McCall, or its assigns, and shall be used for landscaping, pedestrian access, emergency access or other uses as determined")., and inclusion of a recorded stormwater easement on Lot 6, Block 3. NOT A PUBLIC HEARING.

Carol Coyle, City of McCall addressed the Commission asking for the Commission's approval of the final plat amendments.

Chairman Youde made a motion to direct Ms. Coyle to work with Staff and the City Manager to resolve outstanding matters; Commissioner Jessup seconded the motion; motion carried.

## **4. CONSENT AGENDA**

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning & Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a Commission Member specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following items:

**ROS-07-1***226 Industrial Loop*

A request was submitted on January 18, 2007 for a record of survey to create 3 lots from a 1.187 acre parcel on Deinhard Lane in the Industrial zone. (See the attached survey for more details.)

The record of survey shows a 30' wide access over Lot 10 of the McCall Industrial Park. NOT A PUBLIC HEARING.

The application is eligible for a Record of Survey. The resultant lots comply with the provisions of Section 3.5.03, Industrial Zone General Development, for the Industrial zone.

Staff recommends approval of ROS-07-1 with the following condition:

1. Access to the properties shall be off a 30 foot wide easement over Lot 10 of the McCall Industrial Park or of Industrial Loop for Lot 12. There shall not be any access points off of Deinhard Lane.

Chairman Youde made a motion to approve ROS-07-1 with staff's condition; Commissioner Jeffries seconded the motion; motion carried.

**DR-07-4***Waffles-n-More*

This design review application focuses on signage review as it is applied to a new restaurant, doing business as Waffles N More. The business is locating at 1007 West Lake Street in the City's Community Commercial Zone. NOT A PUBLIC HEARING.

The restaurant signage is subject to design review because it is associated with a commercial development; involves signage placement and is located in the City's Scenic Route Zone and these factors considered, independently or collectively, trigger design review as noted in MCC 3.16.02. The sign is also subject to the commercial zone sign standards found at MCC 3.9.03 (C) because of its location in a commercial zone.

Mr. Hasson said there are two issues that need to be addressed. The first issue is the signage of the building and the Second, the City has adopted a retail business formula applied to restaurants. MCC 3.8.18 states that retail formula businesses are limited to 10 percent of the total like businesses in McCall or its area of impact.

Commissioner Feinberg said that the Commission needs to put a number in place to clarify a formula business.

John Tatsey, owner, representing Waffles-n-More said they are not a franchise, they are privately owned. Mr. Tatsey said that there have been other Waffles-n-More restaurants but they are out of business. He said he and his wife currently own a Waffles-n-More in Lewiston.

Chairman Youde asked several questions to clarify whether or not this is a franchise.

Commissioner Feinberg said that sign reviews should be a case by case rule. Commissioner Jessup said that she has been driving by the site every day for the last few weeks and that the sign does not overwhelm the building.

Commissioner Feinberg made a motion to approve DR-07-4; Commissioner Jeffries seconded; motion carried.

Chairman Youde said that the Commission needs to hold a public hearing during the April meeting to clarify a number to determine a "franchise" or formula business.

**DR-07-5**

*122 E. Lake Street*

*Floor 4 You*

A request for design review approval for a retail store called *Floor 4 You* in the Community Commercial zone. The store will sell flooring materials such as carpet, tile and wood flooring. The applicant is proposing to use an existing sign from the store formally located in Donnelly (see attached pictures.)

The store will be located in an existing building just to the west of Paul's grocery store and is located on the Lake Street scenic route. There is approximately 75 feet of street frontage. NOT A PUBLIC HEARING.

Staff recommends that the Planning and Zoning Commission approve DR-07-5 with the following conditions:

1. The applicant shall sign an affidavit stating that the business is not part of a formula retail franchise.
2. The applicant shall dedicate a 10 foot easement along the entire length of the Lake Street frontage for a pedestrian trail or sidewalk.
3. The applicant shall receive ITD approval for the sign and access points on Highway 55.
4. The applicant shall install the wooden sign but not the larger backlit sign because the backlit sign does not match the residential character of the area. Any future or additional signage related to the business should be approved by the Commission but shall be subjected to the design review fees.
5. The applicant shall provide parking to the rear of the building and use the front parking area as overflow parking.
6. The applicant shall plant and maintain flowers in the existing planters and shall add additional planters to beautify the property.

Phil Feinberg representing the owners of the building which are different than the applicants addressed the Commission. He said that the business is 35 feet from the highway. He said there is some safety issues regarding parking in the back of the store. An easement could be addressed with the owners when sidewalks are ready to be put in.

Chairman Youde made a motion to approve DR-07-5 with staff conditions; Commissioner Jeffries seconded; motion approved.

**5. PRE-APPLICATION MEETINGS**

Per MCC 3.15.02, the applicant will present to the administrator and commission, in a scheduled meeting, but a nonpublic hearing, a preliminary development plan for review and discussion. All materials to be reviewed and discussed shall be provided, or be available, to commission members at a regular scheduled meeting of the commission.

**PRE-APPLICATION (DR)**

*506 & 508 Lenora Street*

Carol Coyle representing the City of McCall: A pre-application meeting to discuss a community housing project on the two non-conforming lots in either the form of 2 town-homes with a shared wall or 2 single family homes. The property is more particularly described as: McCall's First Addition Lots 5 & 6 Block 13.

Carol Coyle representing the City of McCall said she would like some feedback from the Commission as to what they would like to see to regarding the Community Housing project. She said they have two developers that are interested in developing these properties.

The Commission offered Ms. Coyle some different options for addressing this matter but nothing specific.

**PRE-APPLICATION (SR, DR)**

*213 W. Lake Street*

Richard W. Ennis: A pre-application meeting to discuss the construction of a single family house located on the West Lake Street scenic route and in the Shoreline overlay zone. The property is more particularly described as: McCall Acreage Tax # 13 in Govt Lot 5 of Section 8, T. 18N, R3E also known as Lot 12 Block J Survey.

The applicant was not present to comment. The applicant will need to reapply in order to be placed on the agenda.

**PRE-APPLICATION (ZON, SUB, DR)**

*TBD Louisa Street (between Wooley & Fir Street)*

Andy Laidlaw from McCall Design representing Advanced Properties: A pre-application meeting to discuss a proposed rezone from R-8 to R-16 and a subdivision for a 7 unit condominium project on approximately .46 acres. The property is more particularly described as: Lots 18-23, McCall's First Addition. Andy Laidlaw representing Advanced Properties said the property is heavily forested. What they are proposing is to abandon the lot lines and build seven condominium units. He said they are proposing to park underneath. They would dedicate an additional 16 feet.

Chairman Youde said that he does not feel confident with an R16 zone before the Comp Plan is in place as he considered this request a spot zone.

Commissioner Feinberg feels that this is a very creative way to design the land.

Commissioner Jeffries said that this should be looked at on a case by case basis and feels that the Comp Plan will not necessarily cure all.

**PRE-APPLICATION (CUP)**

*1306 Warren Wagon Road*

Joseph Hill: A pre-application meeting to discuss a proposed 2,600 sq. ft. guesthouse in the R-4 zone. The property is more particularly described as: Recorder's Plat Gov't Lot 1, Section 8, T. 18N., R. 3E, Lot 2, Block 3.

The applicant was not present to comment. The applicant will need to reapply in order to be placed on the agenda.

**5. NEW BUSINESS**

**CUP-07-1, SR-07-1, DR-07-1**

*McCall-Donnelly School*

*111 S. Samson Trail*

A request for a conditional use permit, scenic route, design review approval for the construction of a new elementary school on the property adjacent to the existing Payette Lakes Middle School. The initial phase includes a facility of 60,000 sq. ft. with a planned future classroom addition of 10,000 sq. ft.

Conditional use permit (CUP) 07-01; Scenic Review (SR) 07-01 and Design Review (DR) 07-01. A school is allowed in an R- 4 zone with a conditional use permit. The school fronts on Samson Trail, which is designated as a scenic trail and thus the application is subject to the City's scenic review process. A school is also subject to the City's design review process.

Note: The school district will need to seek some type of zoning relief if it intends to increase the height of parking luminaries to 22.5 feet, which is 5.5 feet beyond the height limitation for such outdoor lighting devices as noted in MCC 3.14.052. Additionally, there is a need to modify the school district's on-site 30-foot maintenance agreement with the City.

Access to the property will be available by way of two entrances on Samson Trail: a full-access entryway located approximately 337 feet north of the south school property line and a bus entrance only located roughly 650 feet north of the south property line. Staff is recommending that the existing entryway at Samson Trail and Deinhart Lane will be closed off except for emergency vehicle access only.

The conditional use permit must also be approved by City Council.

Bill Hamlin addressed the Commission and concurred with most of Staff's recommendations. Mr. Hamlin suggested a 15 year term instead of a 5 year term

The Commission and City Staff had concerns about traffic, tree loss at the site, pedestrian pathways and the length of time the district could have a valid conditional use permit for a future expansion.

Chairman Youde opened the public hearing.

Mr. Butler said he has supported the project all along however he is concerned with the natural water flow and how the school is going to handle it so that he



doesn't have lakefront property. He also said he would like to see as many trees kept as possible for a sound barrier.

Commissioner Jeffries pointed out that the trees on the site represented a considerable fire risk and that thinning needed to be done on the property. The Commission agreed that there would be no net loss of trees over 12 inches in diameter.

Tuck Miller 657 Koski, was also concerned with the drainage of the site and pathways. He feels that this will create a significant problem in the springtime for homeowners to the east of the project. Mr. Miller also said the City should build pathways to connect the city's neighborhood with its schools.

There was a lot of discussion regarding the water table in the Woodlands.

Nancy Butler said that in June most of the water is gone from their yard but there is over a foot of mud in her driveway.

Hearing no further testimony Chairman Youde closed the public hearing.

Bill Hamlin said they are going to construct the bike path along the north side. He said they are working with the City on a grant. Carol Coyle has been working very diligently on this grant.

Mr. Hamlin said they have been working with the engineers regarding drainage.

Chairman Youde made a motion to approve CUP-07-1 with the 12 conclusions necessary for a conditional use permit; 8 being withdrawn, 27 being 12" or more; Commissioner Feinberg seconded the motion; the motion carried.

Chairman Youde made a motion to approve SR-07-1, with staff findings and conclusions; Commissioner Jessup seconded the motion; the motion carried.

Chairman Youde made a motion to approve DR-07-1 with staff recommendations and finding; Commissioner Jessup seconded the motion; the motion carried.

#### **DR-06-47**

##### *1324 Hearthstone Court*

A request for design review approval to a pool, operations center, mechanical room, storage area, bathroom and changing area for pool patrons.

The proposed project is located in Spring Mountain Ranch PUD which has an internal design review process. Since the internal design review is performed by McCall Design and Planning, the architect for this project is from that firm and there is a conflict of interest. Therefore, the project is going through the City design review process. A PUBLIC HEARING.

Since the submission of the application, the architect has submitted additional information regarding the project materials.

The main siding material will be vertical board and bat, and will switch to a horizontal 1x6 in the gable ends. All of the posts and knee braces will be heavy timber with a natural stain. The post bases will have a stone veneer around them, and will be a Montana field stone.

The colors haven't been decided on, but they will be similar to the surrounding Hearthstone buildings.

The exterior lighting will all comply with MCC Chapter 14, Outdoor Lighting.

Per MCC 3.16.02, design review is required for private clubhouses and recreational facilities.

Staff recommends that the Planning and Zoning Commission approve DR-06-47 with the following conditions:

1. The applicant shall obtain a final approval letter from the City Engineer before a building permit is issued.
2. The applicant shall obtain a final approval letter and fulfill any conditions from the City Architect before a building permit is issued.
3. All outdoor lighting shall meet the requirements of the MCC Title 3, Chapter 14, Outdoor Lighting.
4. The applicant shall submit a written construction plan per MCC 9.6.08 for City staff's approval prior to applying for a building permit.

A building permit shall be obtained once all conditions of approval of the design review application are met.

Matt Anthony representing Hearthstone addressed the Commission. He read aloud some of the comments from the neighborhood meeting.

Chairman Youde opened the public hearing

Dan Anderson 1416 Birdie Drive addressed the Commission and had questions for Mr. Anthony regarding the sound barrier and tree lines.

Doug Russell 1316 Birdie Drive said their needs to be a catch basic and plant trees for screenage.

Ray Vertrees reiterated what Mr. Anderson and Mr. Russell said.

Chairman Youde closed the public hearing.

Michelle said the noise issue needs to be addressed, along with the other concerns from the neighbors.

Commissioner Feinberg advised the applicant that they will be ready to make a decision at the next meeting in March when the applicant comes back with a sufficient fencing plan, etc.

Chairman Youde continued the decision until the March 6, 2007 meeting; Commissioner Feinberg seconded; the motion passed.

**CUP-06-24**

*956 Flynn Lane*

A request for conditional use permit to allow an accessory dwelling unit on a .448 lot per MCC 3.3.02. The property is located in the R-4 zone.

On October 7, 2003 Matthew Deren split a parcel of land located in the Balshae Subdivision in the City of McCall into 2 parcels of land through the City's record of survey process. The record of survey (ROS) was recorded with Valley County on January 6, 2004.

The record of survey created two parcels each approximately 143'x 136' in size (.448 acre). The land divisions that were created through the ROS exceed the minimum frontage (75') and square footage (10,000 square feet) requirements of the R-4 zone.

In 2006 Mr. Deren sold the interior lot, which fronts on Flynn Lane to Mr. and Mrs. Ryan as evidenced by a warranty deed recorded with Valley County dated May 11th 2006.

According to the site plan submitted, the subject property has two dwellings on it that meet the setback, height and space separation requirements of the R-4 zone.

One dwelling is considered the primary residence and the other is considered the accessory dwelling unit. The accessory dwelling unit has a kitchen in it which necessitates the Ryan's acquiring a conditional use permit in order to occupy the dwelling.

The Ryan's would like to rent out the accessory unit and therefore must meet the accessory unit conditions found in the McCall's 3.8.11. Among the conditions found in that section of City code is the need to obtain a business licenses and to pay a local option tax (LOT) for the short term rental opportunity.

A PUBLIC HEARING.

Staff recommends approval of CUP-06-24 with conditions.  
City Council must approve the CUP.

Commissioner Jeffries moved to approve CUP-06-24 with staff conclusions; seconded by Commissioner Jessup; motion carried.

**CUP-06-23, DR-06-48**

*1306 & 1308 Roosevelt Avenue*

A request for a conditional use permit and design review approval to construct a mixed use building with commercial on the ground floor and a residence above. The property is located in the Central Business District.

The lot is located between the Roosevelt entrance to 'Greystone on Payette' and the old Elkhorn Taxidermy shop. The lot is currently vacant although it was used by the builder of Greystone for storage of building materials over the winter.

The building will be a gallery space with 17' high ceilings that may be leased and the owners of the property plan to live in the residence above the commercial space.

Staff recommends that the Planning & Zoning Commission approve CUP-06-23 with conditions of approval. The findings and conclusions are attached.

Staff recommends that the Planning & Zoning Commission approve DR-06-36. See attached letter from John Larson dated January 25, 2007.

City Council must approve the conditional use permit.

Mike Maciaszek, applicant, addressed the Commission to answer any questions the Commission had.

Chairman Youde recused himself.

Commissioner Feinberg opened the public hearing. Hearing no comments, Commissioner Feinberg closed the public hearing.

Commissioner Jeffries made a motion to approve CUP-06-23; Commissioner Jessup seconded the motion; the motion carried.

Commissioner Jeffries made a motion to approve DR-06-48; Commissioner Jessup seconded; the motion carried.

**DR-06-49**

*317 N. 3<sup>rd</sup> Street*

Robert Collins: A request for design review approval to construct a 7,500 sq. ft. auto body shop with attached equipment room. The property is located in the Community Commercial zone and more particularly described as:

A parcel of land situated in Lots 2 and 3, Block 1 Geelan Subdivision Addition to the City of McCall, Valley County, Idaho. A PUBLIC HEARING.

Mr. Collins initially met with Roger Millar who advised him that he would need a Design review. Mr. Millar did not address the Conditional Use requirement as there may have been some questions as to the Collins Land Use as presented requiring the business operation to have a CUP.

Rob Collins, 219 N. 3<sup>rd</sup> Street, addressed the Commission with sketches of his proposal. He said this is the same design that was approved last year with the exception of the siding.

The Commission and Mr. Collins said that he only received one comment and that was from Mr. Strobe. He said that he does not know how Mr. Strobe was allowed to build a house with the entrance to his property being how it is.

Chairman Youde opened the public hearing.

A gentleman from Paradise Burgers on behalf of the owner said that the owner said he did not get a notice and was curious to know what is going on.

There was a general discussion about the conditions.

Chairman Youde made a motion to approve DR-06-49 with the conditions listed with the addition that non-resolvable issues be returned to this body. Commissioner Jeffries seconded; the motion passed.

**6. OTHER**

**Update of Tree Ordinance**

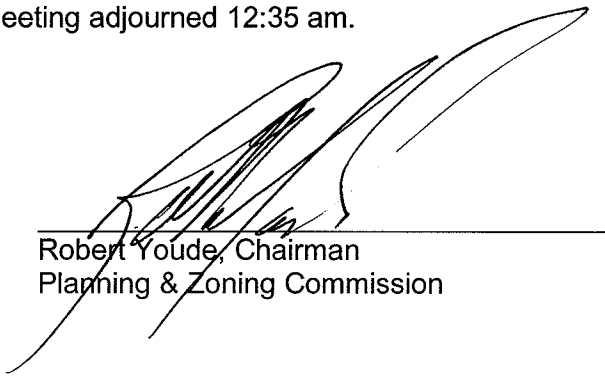
John Littlehud with the Tree Committee and Monica Trapp with Parks & Recreation and Tree Committee addressed the Commission. Mr. Littlehud said he would like some feedback from the Commission with some ideas on what they would like to incorporate in the Ordinance.

**River Ranch Update**

Brian O'Morrow fulfilled his obligation by presenting the Commission with an update on River Ranch.

**7. ADJOURNMENT**

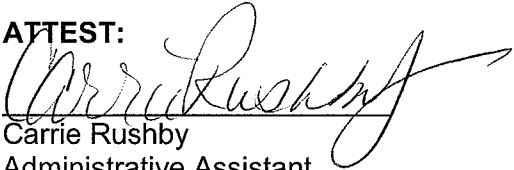
Hearing no further business the meeting adjourned 12:35 am.



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Robert Youde, Chairman  
Planning & Zoning Commission

**ATTEST:**



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Carrie Rushby  
Administrative Assistant