

BOONE COUNTY PLANNING & ZONING COMMISSION

BOONE COUNTY GOVERNMENT CENTER

801 E. WALNUT ST., COLUMBIA, MO.

Thursday, December 21, 2006

Chairperson Smith called the meeting to order at 7:00 p.m., with a quorum present. Roll Call was taken by Commissioner Harris.

Present:	Pat Smith, Chairperson	Perche Township
	Russell Duker, Vice Chairperson	Missouri Township
	Boyd Harris, Secretary	Centralia Township
	Carl Freiling	Cedar Township
	Mike Morgan	Bourbon Township
	John Schloot	Rocky Fork Township
	David Mink	Public Works

Absent:	Larry Oetting	Three Creeks Township
	Michael Morrison	Columbia Township
	Paul Zullo	Rock Bridge Township
	Vacant Seat	Katy Township

Also present:	Stan Shawver, Director	Thad Yonke, Staff
	Uriah Mach, Staff	Paula Evans, Staff
	Bill Florea, Staff	

The minutes of the November 16, 2006 meeting were approved with no corrections. Approved by acclamation.

Chairperson Smith read the procedural statement which stated that the Boone County Planning and Zoning Commission is an advisory Commission to the County Commission. The Commission is made up of individuals representing each township of the County and the County Engineer.

The Planning and Zoning Commission makes recommendations to the County Commission on matters dealing with land use. Tonight's agenda includes one conditional use permit, renewal of a review plan for a planned development and four subdivision plats.

In general, the Planning and Zoning Commission tries to follow Robert's Rules of Order, however, it is authorized by the Missouri State Statues to follow its own by-laws. The by-laws provide that all members of the Commission, including the Chairperson, enjoy full privileges of the floor. The Chairperson may debate, vote upon or even make any motion.

The following procedure will be followed:

The agenda item will be announced, followed by a report from the Planning Department staff. At that time, the applicant or the applicant's representative may make a presentation to the Commission. The

Commission may request additional information at that time, or later following the hearing. After the applicant's presentation, the floor will be opened for anyone wishing to speak in support of the request. We ask that any presentation made to the Commission be to the point.

Please give your name and mailing address when you address the Commission. We also request that you sign the sheet on the table after you testify.

Next, the floor will be given over to those who may be opposed to the request. Direct all comments or questions to the Commission and please restrict your comments to the matter under discussion. Please be considerate of everyone here. The agenda tonight may not be lengthy, and while we wish to extend an opportunity to everyone who wishes to speak, we ask that you not be repetitious with your remarks. We also recognize that some issues can be quite emotional. In that regard we ask that you refrain from applause, cheers, or other signs of support or displeasure. Please afford those with a different point of view than yours the same respect and consideration you would like yourself.

After those opposed to the request have had a chance to speak, the applicant will have an opportunity to respond to the concerns of those opposed to the request. Next the staff will be given an opportunity for any additional comments, as appropriate. The public hearing will then be closed and no further comments will be permitted from the audience or the applicant unless requested by the commission. The Commission will then discuss the matter and may ask questions of anyone present during discussion. Finally, a motion will be made to either recommend the approval or denial of the request to the County Commission. Please note that the Boone County Zoning regulations and subdivision regulations are considered to be a part of the record of these proceedings.

All recommendations for approval are forwarded to the County Commission. They will conduct another public hearing on Tuesday, January 2, 2007. Interested parties will again have the opportunity to comment on the requests at that time. The County Commission generally follows the recommendations of the Planning and Zoning Commission; however, they are not obligated to uphold any recommendation. Requests that are denied will not proceed to the County Commission unless the applicant files an appeal form within 3 working days. Please contact the Planning Office to see if a request that has been denied has filed an appeal as there will be no further public notification due to the short time between the hearing tonight and the County Commission Hearing. The County Commission hearing scheduled for Tuesday, January 2, 2007 will begin at 7:00 p.m. and will convene in this same room.

Chairperson Smith asked if there were any questions about how the meeting will be conducted.

CONDITIONAL USE PERMITS

1. Request by Fritzco Partnership LP on behalf of Verizon Wireless for a transmission facility, including a 187' tower, on 72 acres, located at 70 N. Hwy UU, Columbia.

Planner, Uriah Mach gave the staff report stating the property is approximately 1 mile to the south of the I-70, east of State Route UU, and approximately ½ mile to the west of the city limits of Columbia. The property is zoned A-1 (Agricultural). This property has A-1 (Agricultural) zoning to the north and east and R-S (Residential Single-Family) zoning to the south and west. The zoning of the subject property and the surrounding tracts are all original 1973 zonings.

A description of the lease area sites has been submitted by the applicant as Exhibit F in the application materials. The lease area for the tower is approximately 10,000 square feet out of the 72 acre parent tract. No proposal has been submitted to subdivide the property. Given the proposed tower locations, subdivision would be possible. The parent parcel has two buildings and four grain bins present. A 187' monopole tower and small ground facilities are proposed at this site.

The property is located inside the Columbia C-1 school district and the Boone County Fire Protection District. The Master Plan describes this area as being suitable for agricultural and rural residential land use. Staff notified 6 property owners about this request.

The following criteria are the standards for approval of a conditional use permit, followed by staff analysis of how this application may meet those standards. Staff analysis of the request is based upon the application and public comments received following notification of the surrounding property owners.

(a) The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

If operated in conformance with existing county regulations, the use should comply with this criterion.

(b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

While the zoning to the south and west will allow for a significant number of residential units, the zoning at the site limits the number of residential units. There is a lack of an adequate public road network to those areas to support the densities allowable under the current zoning. There are also significant quantities of federally regulated floodplain to the north, south, and east of this property. This would also limit the residential development of this area. Public testimony may be indicative as to whether this criterion can be met.

(c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

The application meets this criterion as per the zoning ordinance Section 15B section 4, subsection (e). However, this is a purely technical analysis as constructed by the regulations. Public testimony may better reflect any impacts on property values.

(d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access and drainage.

The use has limited needs with respect to utility infrastructure and so the site has adequate facilities to support the proposal.

(e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

This area is zoned A-1, with residential uses limited to 10 acre tracts or larger. Future development of the area will be accomplished through the existing zoning, or will require rezoning to achieve a higher density of development. The nature of the site and its location with respect to road infrastructure will likely have a greater negative impact on the area development than the proposal. However, public testimony may be indicative as to whether this criterion is met.

(f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

The proposed use is a minimal traffic generator and should not hinder traffic or cause congestion on public streets. Missouri Department of Transportation has checked the access at State Route UU and confirmed that it will support the level of activity at the tower site.

(g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit.

The proposal conforms to other applicable regulations of the A-1 zoning district, particularly since no land division is proposed. Public necessity has been discussed by the Federal Telecommunications Act of 1997 to allow for wide dissemination of wireless communication services.

Staff recommends approval of this conditional use permit.

Present: Curtis Holland, Attorney representing Verizon Wireless, 6201 College Blvd, # 500, Overland Park, KS.

Mr. Holland stated this will probably be the last time the Commission sees Mr. Holland for a while. This is the last site in a long project that Verizon has been pursuing here in the County. This application was filed as a substitute for an earlier site that came before the Commission a couple of months ago. There was a recommendation for denial and it involved a rezoning request for a greenhouse. The applicants did not appeal that denial instead they tried to find another site that might be more acceptable. The property is off of Highway UU. Mr. Holland stated he brought an aerial photograph and propagation maps if the Commission would like to see them. Selective Site did a good job in choosing this location; there is no one here to oppose this request. Mr. Holland thanked staff for their cooperation in this long project. Staff has been very helpful.

Open to public hearing.

No one spoke in support of or in opposition to the request.

Closed to public hearing.

Commissioner Harris stated one of the requirements on the conditional use is that it meets a public necessity. Commissioner Harris stated he finds it interesting that all the sites are on I-70 and South Highway 63 and no attention to north Highway 63 corridor. IS there no public necessity to the north?

Mr. Holland stated the applicants are trying to target the majority of the population in the area. In the cities there are sites that cover more of an area of the city where there are more people. Relative to sites that are north of highway 63 the Commission would have to ask Mr. Viles.

Present: Velton Viles, 8500 W. 110th St., Overland Park, KS.

Mr. Viles stated it is just the initial direction of the RF engineer to figure out where they want their towers at. They just decided they wanted the coverage along I-70 and south Highway 63 towards Jefferson City. Eventually the applicants will be back and they will be going north and trying to cover some of the holes and gaps.

Mr. Holland stated his guess is they are just trying to decide where to best to spend their dollars. As far as the public necessity we have talked about what they do in terms of providing service to customers and emergency services.

Commissioner Mink made and Commissioner Duker seconded a motion to **approve** the request by Fritzco Partnership LP on behalf of Verizon Wireless for a transmission facility, including a 187' tower, on 72 acres, located at 70 N. Hwy UU, Columbia:

Pat Smith - Yes

Russ Duker – Yes

Carl Freiling – Yes

Mike Morgan – Yes

Boyd Harris – Yes

John Schloot – Yes

David Mink – Yes

Motion to approve the request carries unanimously.

Chairperson Smith informed the applicants that this request would go before the County Commission on January 2, 2007 and the applicants need to be present for the hearing.

REZONING REQUESTS

None.

PLANNED DEVELOPMENTS

1. Request by T-Vine Enterprises, Inc to renew a Review Plan and Preliminary Plat for *Settlers Ridge* Planned Development on 90.59 acres, located at 8000 N. Route B.

Planner, Bill Florea gave the staff report stating the subject property is located north of Columbia on State Highways B and HH. This 117.02 acre parcel is bisected by Route B. A Review Plan and Preliminary Plat were approved for this project in February, 2001. The planned zoning districts included 4.97 acres RS-P, 21.07 acres RM-P and 28.43 acres CG-P. Several tracts were rezoned to straight zoning districts including 47.82 acres of RS and 14.73 acres of RD. One final plat has been approved and one final plat is pending. One final development plan has been approved that established CG-P zoning for two lots at the intersection of Settlers Ridge Drive and Route HH.

There is a five year limit on the lifespan of a preliminary plat. Therefore, the plat that was approved in February 2001 expired in February 2006. The applicant is requesting that the preliminary plat be renewed. The review plan has been redrawn to meet current submittal standards, which were updated in 2004.

A traffic impact analysis was completed in 2000, which identified several offsite road improvements. Those improvements were linked to a development phasing plan so that construction of the improvements would occur concurrently with the phase of the development that created the impact that was being mitigated.

The original plat and review plan were approved with three conditions. One of those conditions required the developer to abide by the development phasing plan that was proposed in the traffic impact study. The developer has submitted a new phasing plan along with a schedule of required offsite improvements.

Review Plans have a 2-year expiration date under the current zoning regulations unless otherwise approved. A condition of approval will be included in the recommendation section of this report to grant a 3-year extension to the review plan due to the size and complexity of this project. If granted the review plan and preliminary plat will both have a five year lifespan.

The development will receive sewer service from the City of Columbia via a sewer main that was constructed for this project. In accordance with the developer's pre-annexation agreement with the City, this plat was approved by the Columbia City Council on December 4, 2006.

Staff recommends approval of this request with the following conditions:

1. A revised review plan and final plan meeting the requirements of the Boone County Zoning Regulations must be submitted prior to any building construction within each planned district.
2. Off-site road improvement shall be built by the developer in accordance with the phasing plan and offsite improvement schedule attached to the Preliminary Plat/Review Plan.
3. The review plan approval shall be extended by 3-years for a total of 5-years from the date of approval.

Present: Jeff McCann, Allstate Consultants, 3312 LeMone Industrial Blvd., Columbia.

Mr. McCann stated this additional phasing plan that is attached; the reason it was put together is because the preliminary plat, review plan that was approved before was based on a figure that was in the traffic study that basically broke the development not just in to four pieces for phases and it wasn't really detailed enough to explain all the scenarios of how this would develop with the size. When the applicants were platting plat 1 and plat 2 questions came up about what offsite road improvements would be required, the applicants started looking in to those things and based on those things they were able to put together this new phasing plan which takes the old phases but further breaks them down in to smaller chunks. The applicants would be able to work with staff when they got ready to come up with a final plat phase that would make it easier to understand what offsite improvement was linked to the areas they were doing.

Open to public hearing.

No one spoke in favor of or in opposition to the request.

Closed to public hearing.

Commissioner Mink made and Commissioner Schloot seconded a motion to **approve** the request by T-Vine Enterprises, Inc to renew a Review Plan for **Settlers Ridge** Planned Development on 90.59 acres, located at 8000 N. Route B **with the following conditions:**

1. A revised review plan and final plan meeting the requirements of the Boone County Zoning Regulations must be submitted prior to any building construction within each planned district.
2. Off-site road improvement shall be built by the developer in accordance with the phasing plan and offsite improvement schedule attached to the Preliminary Plat/Review Plan.
3. The review plan approval shall be extended by 3-years for a total of 5-years from the date of approval.

Pat Smith - Yes	Russ Duker – Yes
Carl Freiling – Yes	Mike Morgan – Yes
Boyd Harris – Yes	John Schloot – Yes
David Mink – Yes	

Motion to approve the request carries unanimously.

Commissioner Mink made and Commissioner Schloot seconded a motion to **approve** the request by T-Vine Enterprises, Inc. to renew the Preliminary Plat for **Settlers Ridge** Planned Development on 90.59 acres, located at 8000 N. Route B:

Pat Smith - Yes	Russ Duker – Yes
Carl Freiling – Yes	Mike Morgan – Yes
Boyd Harris – Yes	John Schloot – Yes
David Mink – Yes	

Motion to approve the request carries unanimously.

Chairperson Smith informed the applicants that these requests would go before the County Commission on January 2, 2007 and the applicants need to be present for the hearing.

* * * * *

PLAT REVIEWS

1. The View 2 Plat 1. S33-T49N-R13W. R-S. Douglas and Elizabeth Kammeyer, owners. J. Daniel Brush, surveyor.

The following staff report was entered in to the record:

This property is located at the northeastern end of Stadium Boulevard where Stadium turns into State Route E. It has the city limits of Columbia directly to the east, across Stadium/State Route E. This plat creates one 4.09 acre lot out of a 34.76 parent parcel. There is an additional 2.86 acre lot being platted as The View 2 Plat 2. This lot is zoned R-S (Residential-Single Family), with R-S zoning to the north, south, and west, with city zoning to the east.

This lot has direct access to Stadium/State Route E. It will be served by a private drive easement that crosses the parent parcel to the south, but could conceivably be served directly onto Stadium/State Route E. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service is provided by Columbia Water and Light through a 6" line on the eastern side of Stadium/State Route E. Fire protection will be provided by Boone County Fire Protection District and the City of Columbia Fire Department when this property is annexed.

On-site wastewater systems will not be permitted on this property. Access will need to be constructed to the City of Columbia's centralized sewer system prior to the recording of the plat. The applicant has submitted a request to waive the requirement to provide a wastewater cost-benefit analysis.

The property scored 86 points on the rating system.

Staff recommends approval of the plat with the following condition:

1. That recording of the plat be permitted only when access to the City of Columbia's centralized sewer system has been constructed to the property and accepted by the city.

No one present to represent the plat.

Commissioner Mink made and Commissioner Morgan seconded a motion to approve The View 2 Plat 1 with the following condition:

1. That recording of the plat be permitted only when access to the City of Columbia's centralized sewer system has been constructed to the property and accepted by the city.

Pat Smith - Yes	Russ Duker - Yes
Carl Freiling - Yes	Mike Morgan - Yes
Boyd Harris - Yes	John Schloot - Yes
David Mink - Yes	

Motion to approve request carries unanimously.

* * * * *

2. Maple Grove. S4-T46N-R12W. A-2. Clifton and Linda Nahler, owners. Steven R. Procootr, surveyor.

The following staff report was entered in to the record:

This property is located to the southwest of the intersection of Biggs Road and State Route DD, approximately 2 miles to the west of the City of Ashland. This plat creates two lots, at 6.67 acres and 6.60 acres, respectively. The property is zoned A-2 (Agriculture), and has A-2 zoning to the west, with A-1 (Agriculture) zoning to the north, south, and east. The subject tract's A-2 zoning was created in 2005, the A-2 to the west was created in 2002, and the A-1 zoning is original 1973 zoning.

Both lots have direct access onto State Route DD, and Lot 1 also has access onto Biggs Road. MoDOT inspection of the property indicates that Lot 1 should use the Biggs Road access, and that there is an approvable location on Lot 2 to State Route DD. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

State Route DD has a 6" line running along the western side, and Biggs Road has a 4" line along the north side. These lots can be served from either of these water lines. An existing fire hydrant on the north side of Biggs road and a proposed hydrant on Lot 2 will fulfill the fire protection requirements of the subdivision regulations. This lot is located in the Southern Boone County Fire Protection District service area.

On-site systems will be providing wastewater disposal. The applicant has submitted a request to waive the requirement to provide a wastewater cost-benefit analysis.

The property scored 51 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers with the following condition:

1. That the plat will not be recorded until the new fire hydrant is installed on Lot 2.

No one present to represent the plat.

Commissioner Mink made and Commissioner Morgan seconded a motion to approve Maple Grove with wavier requests and the following condition:

1. That the plat will not be recorded until the new fire hydrant is installed on Lot 2.

Pat Smith - Yes	Russ Duker – Yes
Carl Freiling – Yes	Mike Morgan – Yes
Boyd Harris – Yes	John Schloot – Yes
David Mink – Yes	

Motion to approve request carries unanimously.

* * * * *

3. Smithview Hills, preliminary plat. S-24-T49N-R13W. R-M. Mila Properties, LLC, owner. Ronald G. Lueck, surveyor.

Planner, Bill Florea gave the staff report stating the property is located north of Columbia at the end of Harold Court. It is bordered by Spencer Hills Subdivision on the north and east and by Clearview

Subdivision on the south and west. The property is zoned R-M but a note on the plat indicates that it will be developed as single family residential.

Lots 1-6 are proposed to have frontage on and direct access to Clearview Drive. There is a strip of land, identified as Tract 2, that was deeded to the County, by quit claim deed, in July 2005. Road frontage for lots 5 and 6 is dependant upon Tract 2 being vacated by the County. The applicant has submitted a petition for that vacation. Additional title information is necessary prior to processing the vacation request.

Lots 7-18 will have frontage on and access to a road to be constructed by the developer. Right of way for East Autumn Court, platted as part of Clearview Plat 7, connects the property to Autumn Court. The developer proposes to petition for vacation of East Autumn Court. If that vacation is successful the interior street for this subdivision may be redrawn slightly to eliminate the portion east of the Harold Court intersection.

Water service is provided by the City of Columbia. A water main extension will be required and fire hydrants will be installed at locations meeting the approval of the Boone County Fire District and the City of Columbia.

Boone County Regional Sewer District will provide sewer service for the development. A draft wastewater treatment agreement between the applicant and the sewer district has been submitted. A final executed agreement will be necessary prior to submittal of any final plat for the property.

The property scored 76 points on the rating system.

Staff recommends approval of the plat subject to the following condition:

1. A copy of an executed sewer service agreement between the developer and the sewer district, providing treatment for each lot within the plat, shall be submitted prior to the submission of any final plat.

Present: Ron Lueck, Marshall Engineering, 300 St. James St., Columbia.

Mr. Lueck stated the only comment he has on this is the use of the term "vacated" in the second paragraph of the staff report. If the County vacates that little triangular strip; the applicants were looking at having it quit claimed over to Smith Rentals then they in turn will dedicate most of it back.

Mr. Florea stated whether it is vacated or quit claimed is an issue that can be worked out.

Mr. Lueck stated it needs to be turned over to Smith Rentals so they can in turn develop it and convey it off in a lot diversion.

Commissioner Mink stated a few years ago there was much said about not having a second access to this whole area. Now we are platting more lots and still no second access.

Mr. Florea stated he believes there is a second access.

Mr. Yonke stated it doesn't go all the way across highway 763 which is what staff had hoped but there is a city development that connects in to a southern stub in to Clearview that the County Commission said was adequate to meet their objection to a second way out.

Commissioner Mink asked about the Hackberry connection.

Mr. Yonke stated it is still on the plan and it still has to happen at some point but it does not prevent further platting.

Commissioner Schloot made and Commissioner Harris seconded a motion to approve the preliminary plat of Snithview Hills Plat 1 with the following condition:

1. A copy of an executed sewer service agreement between the developer and the sewer district, providing treatment for each lot within the plat, shall be submitted prior to the submission of any final plat.

Pat Smith - Yes	Russ Duker – Yes
Carl Freiling – Yes	Mike Morgan – Yes
Boyd Harris – Yes	John Schloot – Yes
David Mink – Yes	

Motion to approve request carries unanimously.

* * * * *

4. Trade Winds Park Plat 1. S12-T48N-R12W. M_L. I-70 LLC, owner. David T. Butcher, surveyor.

The following staff report was entered in to the record:

This final plat is proposed to contain 4 lots and two roadways. The development is located on the south side of I-70 Drive SE between the outer road and Richland Road approximately 1400 feet west of the Route Z interchange on I-70. The site is approximately 1 mile northeast of the municipal limits of the City of Columbia. The area being subdivided contains 29.06-acres out of the entire 138.97-acres that will ultimately comprise the entire development. The property contained in this proposal is zoned M-L (light-industrial). Property to the north across I-70 is zoned A-2 (agriculture). Property adjoining to the east is zoned M-L. Property to the immediate south of this phase is also zoned M-L and property south across Richland Road is zoned A-1 (agriculture). Property adjoining to the west is zoned R-S (residential single family) with a little R-M (residential moderate density). All these zonings are the original 1973 zonings with the exception of the R-M. The property is currently vacant except for a Billboard structure near the northeast corner of the site. The Billboard is within the 50 feet building line along state roads required by the subdivision regulations and within the utility easement. A variance was obtained from the Board of Adjustment case #2005-010 to allow the Billboard to remain temporarily. The Billboard will have to be removed eventually. Both proposed roadways stub to allow future extensions and end in temporary cul-de-sacs until the roads can be extended into adjoining properties. Sewage treatment will be provided by a central BCRSD facility with possibly some temporary on-site systems accompanied by installation of dry sewer mains. Staff would discourage any allowance of temporary on-site systems as this allows the proper order of the development to change and in most cases creates a pressure to allow buildings to be built and occupied ahead of the actual required infrastructure. The site is in Public Water District #9. Fire hydrants and watermain extensions are required. The site is in the Columbia School

District. One of the accesses to this property is from a MoDot controlled road so the new county road connection will have to be worked out with MoDot. The site is in the Boone County Fire Protection District and Boone Electric Service areas. There are still some outstanding issues with respect to the drainage and access to lots that have been created from the very large lots of the preliminary plat being proposed for further subdivision without a revised preliminary plat. Staff believes these issues can be resolved by conditions 3 & 4. This plat has 74 points on the point rating scale.

Staff recommends approval subject to the following 4 conditions:

1. That all central sewer infrastructure be installed with the plats, and that while on-site temporary systems should not be allowed, any on-site temporary systems must be eliminated as soon as capacity at the central system can be obtained.
2. That all off-site easements be presented to and acceptable to the County Public Works department prior to the recording of the final plat.
3. That an amended preliminary plat acceptable to the Director of Planning be provided that addresses the creation of the smaller lots than those shown on the approved preliminary.
4. That the access and drainage issues related to the final plat be worked out to the satisfaction of the Planning Director and Director of Public Works.

No one present to represent the plat.

Commissioner Freiling made and Commissioner Morrison seconded a motion to approve Trade Winds Park Plat with the following conditons:

1. That all central sewer infrastructure be installed with the plats, and that while on-site temporary systems should not be allowed, any on-site temporary systems must be eliminated as soon as capacity at the central system can be obtained.
2. That all off-site easements be presented to and acceptable to the County Public Works department prior to the recording of the final plat.
3. That an amended preliminary plat acceptable to the Director of Planning be provided that addresses the creation of the smaller lots than those shown on the approved preliminary.
4. That the access and drainage issues related to the final plat be worked out to the satisfaction of the Planning Director and Director of Public Works.

Pat Smith - Yes
Carl Freiling – Yes
Boyd Harris – Yes
David Mink – Yes

Russ Duker – Yes
Mike Morgan – Yes
John Schloot – Yes

Motion to approve request carries unanimously.

* * * * *