

BOONE COUNTY PLANNING & ZONING COMMISSION
BOONE COUNTY GOVERNMENT CENTER, COMMISSION CHAMBERS
801 E. WALNUT, COLUMBIA, MISSOURI
(573) 886-4330

Minutes

7:00 P.M.

Thursday, June 17, 2010

I. Chairperson Harris called the meeting to order at 7:00 p.m., with a quorum present.

II. Roll Call:

a. Members Present:

Boyd Harris, Chairperson	Centralia Township
Carl Freiling, Vice-Chairperson	Cedar Township
Paul Prevo	Rocky Fork Township
Mike Morrison	Columbia Township, Acting-Secretary
Gregory Martin	Katy Township
Larry Oetting	Three Creeks Township
Brian Dollar	Bourbon Township
Eric Kurzejeski	Missouri Township
Kevin Murphy	Perche Township
Derin Campbell	Public Works

b. Members Absent:

Paul Zullo	Rock Bridge Township
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c. Staff Present:

Stan Shawver, Director	Uriah Mach, Planner
Thad Yonke, Senior Planner	Paula Evans, Staff

III. Approval of Minutes:

Minutes from the May 20, 2010 meeting were approved by acclamation.

IV. Chairperson Statement

Chairperson Harris read the following procedural statement:

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 a two conditional use permits, a rezoning request for a planned commercial development and one subdivision plat.

In general, the Planning and Zoning Commission tries to follow Robert's Rules of Order, however, it is authorized by the Missouri state statutes 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 public hearing. After the applicant's presentation, the floor will be opened for a public hearing to allow anyone wishing to speak in support of the request. We ask that any presentation made to the commission be to the point.

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. We ask that you please 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.

There may be individuals that neither support nor oppose a particular request. Those individuals are welcome to address the commission at any time during the public hearing portion of the request.

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. Also, we ask that you please turn off your cell phones.

Any materials that are presented to the commission, such as photographs, written statements or other materials will become a part of the record for these proceedings. In that regard, if you would like to recover original material, please see the staff during regular business hours after they have had an opportunity to make a copy of your submission.

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 the 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, June 29th. 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, June 29th will begin at 7:00 p.m. and will convene in this same room.

V. Conditional Use Permits

1. Request by Joseph A. Caputo for an animal training facility and kennel on 15 acres located at 1651 E. Calvin Dr., Hartsburg.

Planner, Uriah Mach gave the following staff report:

The subject property is located approximately 2 ½ miles to the west of Ashland on Calvin Drive. The property is 15 acres in size and zoned A-2 (Agriculture), and is surrounded by A-2 zoning. This is all original 1973 zoning. Currently, there is a single-family dwelling, a barn, and outbuildings present on the property.

The applicant is requesting a conditional use permit for an animal (canine) training, boarding, and grooming facility. He has substantial experience in training canines for law enforcement and emergency service tasks with the New York Police Department and wishes to make that training experience available to agencies in central Missouri. The requested conditional use permit for an animal (canine) training, boarding, and grooming facility is the proper action to be able to train canines in the county in compliance with the Boone County Zoning Ordinance.

This property is within the Ashland R-1 School District. Electric service is provided by Boone Electric Co-operative. Water service is provided by Consolidated Public Water District #1. The master plan designates this area as being suitable for agriculture and rural residential land uses. The property scored 38 points on the point rating system. Staff notified 9 property owners concerning 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, 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.

Canine training/boarding facilities have the potential to be injurious to the use and enjoyment of other properties in the immediate vicinity. That potential harm can be mitigated by conditions limiting the number of canines being trained and/or boarded and the presence of screening. Public testimony may be indicative as to whether this criterion is met.

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

Canine training/boarding facilities have the potential to impair property values of existing properties in the neighborhood. That impairment can be mitigated by limiting the number of canines being trained and/or boarded on the site. Public testimony may be indicative as to whether this criterion is met.

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

All necessary facilities are available. The application can meet this criterion.

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

The existing design of this lot and the adjacent lots, combined with the limited availability of utility services necessary to serve the maximum density allowed by the zoning, have a greater impact on the normal and orderly development of the surrounding property than this conditional use permit. The application can meet this criterion.

- f. The establishment of the 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 property has direct access onto Calvin Drive, a county-maintained public road. The proposed conditional use is not one that will generate more traffic than the current permitted uses on this property. The application can meet this criterion.

- 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-2 zoning district.

Zoning Analysis: Animal training and boarding operations are potentially intrusive on nearby property owners. The current kennel locations, identified on the photos enclosed with the conditional use permit application, have a substantial barn/stable building between the kennels and the nearest adjacent dwelling. That structure may serve as a visible screen to the adjacent properties to the west. A future kennel location, identified in the attached photos as a paddock, may be adapted to provide six additional kennels. The paddock is located to the north of the current kennel structures and is approximately 500-600 feet from the two nearest dwellings on nearby properties. These existing conditions may serve to mitigate any undesired off-site impacts.

Staff recommends approval of this request with the following condition:

1. That no more than 17 dogs be in training or boarded at any given time.

Present, representing the request:

Joseph Caputo, 1651 E. Calvin Dr., Hartsburg

Joseph Caputo: I moved here from New York in November 2008. I am a 20 year veteran of the New York City Police Department and served 17 years of canine control in the streets and subways of New York City. I began canine training with the NYPD in 2001 and served as the lead trainer until 2008. I am certified by the New York State Department of Municipal Police as far as a K-9 trainer in use of police patrol, narcotics, explosives, urban search and rescue, and recovery. I have trained approximately 60 K-9 teams for the New York City Police Department, all certified using an outside source, or outside curriculum, where we get to say whether a dog is good enough to go on patrol. I use the certified state curriculum and have outside examiners come in to sign off on my work. I was also the lead K-9 trainer and K-9 handler of the New York Task Force 1, which is the same as Missouri Task Force 1. I trained and certified both teams for that unit, I was an initial responder to the World Trade Center disaster and served

10 months there, initially as rescue and then as recovery. I also served at hurricane Katrina for two weeks on initial rescue mission. I served as FEMA's K-9 subcommittee and represented New York, Massachusetts, Ohio, and Pennsylvania for setting K-9 policy on the federal level for training and deployment in case of man-made or natural disasters on the federal level. I am currently employed with the Central Missouri Humane Society as kennel manager. I assess dogs that come in for adoption I also determine if a dog is adoptable.

My goal as far as Echoing Ridge Farm (the name of the facility) is to provide a valuable service of K-9 training to local and non-local departments that would benefit the public welfare. For example, try to reduce crime through the detection of narcotics and safety at public or political events. With just their presence, my dogs deter crime. They are also capable of locating missing children and Alzheimer's victims. We can locate criminals, lost persons, missing persons that might be a victim of a crime, rescue and recovery of victims that are trapped in a natural disaster.

I am requesting permission to utilize the six pre-existing kennels that are attached to my home. I also request permission to utilize the pre-existing kennels attached to the kennel house and also to install six additional kennels. I would also like permission to board overflow from local vets. I have no desire to do any breeding. My style of training and my commitment to training in a specific animal is most of the time over 500 hours of training in that one specific animal. These are curricular hours that are set forth by New York State which I would like to bring here. I don't feel it would be intrusive to the neighbors. I did provide two open houses in February and did a mass mailing of about 42 people; a few people showed up and I showed them around and told them what I wanted to do. I can provide a valuable service and lower training expenses for the local departments; now they have to go to Cape Girardeau for training and they spend a lot of time down there and it is a huge expense for the hotels and gas. I would hopefully be able to generate revenue for Boone County and also bring outside departments in to the county to generate revenue.

The road in front of the property is a main road so it won't intrude on other properties. The way my property is designed; the whole back half of the property is heavily wooded and extremely hilly. It is prime use for the type of work I want to do because it is isolated.

Commissioner Martin: (to staff) On this conditional use permit, in reading the application there is mention of boarding horses.

Uriah Mach: There is a permitted use to board up to six horses on A-1 or A-2 tracts. The applicant has six stalls but has expressed no interest in the desire to board any more than that which is permitted by right.

Commissioner Freiling: In the open houses were there any concerns from people that showed up?

Joseph Caputo: No. They were curious; apparently the previous owners had kennels set up and I believe they were running some type of minor operation

Open to public hearing.

No one spoke.

Closed to public hearing.

Commissioner Dollar: What breed of dog does the applicant prefer to train?

Joseph Caputo: German Shepherds are the most well rounded dog for our use. We deal with very tight quarters as far as subway trains in rush hour. In all these years I have never had one accidental bite. The German Shepherds are the most well rounded dog that I can bring in to certain states of mind and bring them back in to whatever it was I want them to be and get the task accomplished. We did use Belgian Malinois at times but it depends on the kind of use that I am doing. Am I looking for a dog to just do narcotics work? If so I don't need an aggression animal, I could use a Collie or Labrador but if I want a presence, I want to go with the shepherd. The University of Missouri has brought me on for K-9's trained in explosives.

Commissioner Harris: The dogs are being trained to deal with narcotics with explosives and those sort of materials using some form of synthetic substitute for that; are those materials stored out there?

Joseph Caputo: It depends on what the client wants. Currently I am using pseudo narcotics and pseudo explosives. At certain points of training you don't need to have the real stuff; to have the real stuff you have to have an ATF license which is what I will apply for. As far as the pseudo stuff is concerned; it is under lock and key. Pseudo explosives are like toothpaste, it is a very small amount that is utilized and it is non-explosive.

Commissioner Harris: So there won't really be the circumstance of having the real stuff on the property.

Joseph Caputo: In the future, if I wanted to have the real stuff it would be licensed by the ATF; it would have to be inspected to be sure that it is stored properly.

Commissioner Harris: So there would be enough federal oversight that it wouldn't concern the Planning Department?

Uriah Mach: Correct.

Commissioner Murphy: I have read the applicants qualifications and recommendations; I believe the applicant is qualified and it is a good service for our public safety personnel.

Commissioner Prevo made and Commissioner Dollar seconded a motion to **approve the request by Joseph A. Caputo for an animal training facility and kennel on 15 acres located at 1651 E. Calvin Dr., Hartsburg with the following condition:**

1. That no more than 17 dogs be in training or boarded at any given time.

Boyd Harris – Yes

Carl Freiling – Yes

Gregory Martin – Yes

Michael Morrison – Yes

Brian Dollar – Yes

Larry Oetting – Yes

Paul Prevo – Yes

Eric Kurzejeski – Yes

Kevin Murphy – Yes

Derin Campbell – Yes

Motion to approve the request carries unanimously.

Chairperson Harris informed the applicant that this request would go before the County Commission on June 29, 2010 and the applicant needs to be present for the hearing.



2. Request by 2801 S Olivet LLC to expand a previously approved Riding School and Equine Boarding Facility on 100.98 acres located at 2801 S. Olivet Rd., Columbia.

Planner, Uriah Mach gave the following staff report:

The subject property is located two miles east of the City of Columbia, and ½ mile south of State Highway WW, to the northwest of the intersection of Olivet Road and New Haven Road. It is 100 acres in size and is currently zoned A-1(Agriculture), and is surrounded by A-1 zoning. All of this is original 1973 zoning. This property received a conditional use permit in 2002 for an Animal Training and Boarding Facility. Since that time, a boarding stable and two run-in sheds have been constructed as part of that use. An outdoor riding area is also in use on this property. The applicants are requesting a revision to their original permit to allow them to construct a 130'x 200' indoor riding arena and a 36'x 48' barn for use in this conditional use.

The property is in the Columbia Public School District, is served by Public Water Service District #9, Boone Electric, and the Boone County Fire Protection District. The property scored 47 points on the rating system.

The criteria for approval of a conditional use permit are as follows:

- a. The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, or general welfare.
- 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.
- c. The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.
- d. All necessary facilities will be available, including, but not limited to, utilities, roads, road access, and drainage.
- e. The establishment of the conditional use permit will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district.
- f. The establishment of the 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.
- 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.

In 2002, staff found that this request was able to meet the criteria with the following two conditions:

1. The driveway and required parking area be dust free with a minimum of a chip seal surface. The required parking area will be determined by the area of the stables. Dust free surface to be completed within six months of opening to the public.
2. Animal waste to be disposed of in an appropriate manner.

Since the initial approval, staff has had no complaints and is aware of no issues with the operation of the current conditional use permit.

While the proposed indoor riding arena is substantial in size, the property is 100 acres in size and the site for this structure is approximately 750 feet from Olivet Road. Additionally, the applicants own 50 acres to the north, and the adjacent 53 acres to the south and southeast. This allows for substantial buffering from adjacent properties. Any off-site impacts should be effectively mitigated by this.

Staff recommends approval of this request with the following conditions:

1. Any lighting installed on-site is focused inward and downward.
2. The driveway and required parking area be dust free with a minimum of a chip seal surface.
3. Animal waste is to be disposed of in an appropriate manner.

Present, representing the request:

Terri Wright, 2590 S. Winding Trail, Columbia.

Terri Wright: With all the rain and snow over the last three years I've decided I am missing too much time riding as are my boarders. It is time to have an indoor arena. I do not intend to take on any more boarders; I am not expanding the business in that way so there is really not going to be any changes. It is a big building but it is tucked back and you really have to be looking for it to see it from the road.

Commissioner Harris: Does the applicant live on the property?

Terri Wright: Not yet. We do own two homes on the property that are rented out.

Open to public hearing.

No one spoke.

Closed to public hearing.

Commissioner Harris: Right now the applicants are getting things in order, no construction has started?

Terri Wright: Correct.

Commissioner Harris: How many horses does the applicant have on the property?

Terri Wright: There are seventeen horses; seven are the applicants.

Commissioner Harris: Is that a maximum of how many are usually there?

Terri Wright: It has gone up to as many as 25.

Commissioner Harris: (to staff) Has everything been in compliance since 2002?

Uriah Mach: Staff has not received any complaints. Staff received three phone calls regarding this request after the notices were sent out. Of the three calls only one of the callers was aware there was a stable operation already on the site. The other two indicated they drive past it every day and they don't even see it. There is no question that the building will be very large but staff doesn't believe it will be any more visible.

Commissioner Harris: Does the applicant have any problems with the staff conditions?

Terri Wright: No. It will be even more beneficial because the new arena will go over the outdoor arena so those lights are going to come down anyway. There will be less lighting.

Commissioner Martin made and Commissioner Kurzejeski seconded a motion to **approve** the request by 2801 S Olivet LLC to expand a previously approved Riding School and Equine Boarding Facility on 100.98 acres located at 2801 S. Olivet Rd., Columbia **with the following conditions:**

1. Any lighting installed on-site is focused inward and downward.
2. The driveway and required parking area be dust free with a minimum of a chip seal surface.
3. Animal waste is to be disposed of in an appropriate manner.

Boyd Harris – Yes

Carl Freiling – Yes

Gregory Martin – Yes

Michael Morrison – Yes

Brian Dollar – Yes

Larry Oetting – Yes

Paul Prevo – Yes

Eric Kurzejeski – Yes

Kevin Murphy – Yes

Derin Campbell – Yes

Motion to approve the request carries unanimously.

Chairperson Harris informed the applicant that this request would go before the County Commission on June 29, 2010 and the applicant needs to be present for the hearing.

VI. Rezoning Requests

1. Request by Forbes Realty LLC to rezone from R-S (Single Family Residential) to C-GP (Planned Commercial) and to approve a review plan on .44 acres, more or less, located at 5095 S. Providence Rd., Columbia.

Planner, Uriah Mach gave the following staff report:

The subject property is located at to the northwest of the intersection of Providence Road and Old Plank Road. It is approximately 0.44 acres in size and is currently zoned R-S (Residential Single-Family). It has R-S zoning to the west, south, and east, with R-M(Residential Moderate Density) zoning to the north. All of the zonings are original 1973 zonings. The property to the south received a conditional use permit for a day care in 1987. The subject property has been operating as a veterinary hospital prior to county zoning being adopted in 1973. The applicants are seeking this rezoning to bring the previously non-conforming use into compliance with the zoning ordinance for purposes of expanding the existing veterinary hospital.

The Master Plan designates this property as suitable for residential land use. The Master Plan also identifies a “sufficiency of resources” test for determining whether there are sufficient resources available for the needs of the proposal.

The resources necessary to serve the proposed development can be broken down into 3 general categories; utilities, transportation, and public safety services.

Utilities: This property is served by Consolidated Public Water Service District #1 6” line, Boone Electric Cooperative, and the Boone County Regional Sewer District.

Transportation: This property has access onto Chris Drive to the west, via a common drive on the south side of the property. As a part of phase 2, there is a proposed single-lane drive that extends to the northern property line. It is designed for a possible connection to the access road on the west side of Providence, across the property to the north.

Public Safety: The property is approximately ¾ of a mile from the Boone County Fire Protection District Station on Route K.

Zoning Analysis: This plan’s permitted uses can be met by the existing resources. The proposed two-phase expansion of the veterinary clinic is limited by the existing conditions, and the plan makes the best use of those conditions. The primary structure on the property also limits the identified permitted uses to a degree that allows them to function at this location with the surrounding uses.

The property scored 76 points on the rating system.

Staff recommends approval of the rezoning and the review plan.

Present representing the request:

Jay Gebhardt, A Civil Group, 1123 Wilkes Blvd, Columbia

Jay Gebhardt: This building was built around 1972 before zoning took effect. This has been a veterinary clinic since it was built in 1972. What the applicants would like to do is put an 832 square foot addition to the rear of the structure to allow them to enhance their business. That has triggered this rezoning because it has been “grandfathered” for all these years. Now that they want to put the small addition on the rear they are bringing the zoning up to what it should be. The plan shows the addition to the rear. Right now there four dog runs that has been there for many years; we will maintain those four and relocate them and add three more. The plan also shows some phasing; phase one is the 832 square foot addition. In a planned development we urged the applicants to think about what they might want in the future so we developed what we believe to be phase two which is two more additions to the building and a different drive and additional parking. The applicants have met all the requirements of the water and fire departments and

have gone through the new county stormwater ordinance. The first phase doesn't trigger the stormwater requirements but the second phase will.

Open to public hearing.

No one spoke.

Closed to public hearing.

Commissioner Kurzejeski made and Commissioner Martin seconded a motion to **approve** the request by Forbes Realty LLC to rezone from R-S to C-GP at 5095 S. Providence Rd., Columbia.

Boyd Harris – Yes	Carl Freiling – Yes
Gregory Martin – Yes	Michael Morrison – Yes
Brian Dollar – Yes	Larry Oetting – Yes
Paul Prevo – Yes	Eric Kurzejeski – Yes
Kevin Murphy – Abstain	Derin Campbell – Yes

Motion to approve the request carries. 9 YES 1 ABSTAIN

Commissioner Prevo made and Commissioner Kurzejeski seconded a motion to **approve** the request by Forbes Realty LLC to approve a review plan on .44 acres, more or less, located at 5095 S. Providence Rd., Columbia.

Boyd Harris – Yes	Carl Freiling – Yes
Gregory Martin – Yes	Michael Morrison – Yes
Brian Dollar – Yes	Larry Oetting – Yes
Paul Prevo – Yes	Eric Kurzejeski – Yes
Kevin Murphy – Abstain	Derin Campbell – Yes

Motion to approve the request carries. 9 YES 1 ABSTAIN

Chairperson Harris informed the applicants that these requests would go before the County Commission on June 29, 2010 and the applicant needs to be present for the hearing.

VII. Planned Developments

None

VIII. Plats

1. Olivet Christian Church Plat 2. S23-T48N-R12W. A-1. Olivet Christian Church of Columbia, owner. Jay Gebhardt, surveyor.

The following staff report was entered in to the record:

The property is located at the intersection of Highway WW and Olivet Road, approximately ½ mile to the east of the city limits of Columbia. This plat is a reconfiguration of lot 2 of Olivet Christian Church Subdivision in order to modify a perimeter setback. The property is split-zoned A-2P (Planned Agriculture) and A-1 (Agriculture) zoning. It has A-2P zoning to the north, and A-1 zoning to the east, south, and west. The A-2P was established in 2006, and the A-1 is original 1973 zoning.

The lot has direct access onto Olivet Road and Highway WW. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service is provided by Public Water Service District #9. Fire protection will be provided by the Boone County Fire Protection District.

An on-site lagoon provides wastewater service to both lots at this time. This lagoon will be used until the completion of the proposed expansion of the church building. At that time, a new wastewater solution may need to be found.

The property scored 56 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers.

No one was present to represent the plat.

Commissioner Martin made and Commissioner Kurzejeski seconded a motion to **approve** Olivet Christian Church Plat 2 with waiver requests:

Boyd Harris – Yes	Carl Freiling – Yes
Gregory Martin – Yes	Michael Morrison – Yes
Brian Dollar – Yes	Larry Oetting – Yes
Paul Prevo – Yes	Eric Kurzejeski – Yes
Kevin Murphy – ABSTAIN	Derin Campbell – Yes

Motion to approve the plat passes 9 YES 1 ABSTAIN

IX. Old Business

1. Update on County Commission Action

Mr. Shawver updated the Planning and Zoning Commission of the decisions by the County Commission. The Stauffer request was approved as recommended as were the three plats.

X. New Business

ECAP meeting will be Thursday at 5:00 at the City building. This is the meeting to prepare for the public meeting to be held on June 29, 2010.

XI. Adjourn

Being no further business the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Secretary
Michael Morrison, Acting-Secretary

Minutes approved on this 15th day of July, 2010