

CAMPBELL COUNTY & MUNICIPAL BOARD OF ADJUSTMENT

MINUTES OF THE MAY 18, 2010 MEETING

MEMBERS PRESENT:

Ms. Fran Reitman
Ms. Connie Schweitzer
Mr. Scott Bachmann
Mr. Roger Mason, TPO
Mr. Dave Schaber, Vice Chairman
Mr. Justin Verst, Chairman

STAFF PRESENT:

Mr. Peter Klear, AICP, Director
Mr. Ryan Hutchinson, Principal Planner
Ms. Molly McEvoy-Boh, Attorney

Mr. Verst called the meeting to order at 7:00 PM. Mr. Verst asked for a roll call. Following roll call, a quorum was found to be present. Mr. Verst asked if everyone had read the January 19, 2010 meeting minutes and if there were any questions or corrections. There being none, he asked for a motion. Mr. Schaber made a motion to approve the January 19, 2010 meeting minutes as submitted. Ms. Reitman seconded the motion. A roll call vote found Ms. Reitman, Ms. Schweitzer, Mr. Bachmann, Mr. Mason and Mr. Schaber in favor of the motion. Mr. Verst abstained. Motion passed.

Mr. Verst introduced case BA-02-10-VAR Kuhn Variance – Garage in rear setback. Mr. Verst asked Staff to present their report. Mr. Hutchinson presented the staff report and the staff's recommendations.

CASE:	BA-02-10-VAR Kuhn Variance – Garage in rear setback
APPLICANT:	John Kuhn
LOCATION:	The property is located at 6227 Murnan Road, approximate one third of a mile north of AA Highway, Unincorporated Campbell County.
REQUEST:	The applicant is asking for a variance to build a detached garage 13.55 feet into the minimum 25 foot rear yard setback.

Staff has reviewed the request and finds as follows:

DESCRIPTION OF REQUEST:

The applicant is asking for a 13.55 foot rear yard variance for the addition of a detached garage.

CONSIDERATIONS:

1. The site in question is currently occupied by a single family house. Surrounding land uses is single-family residential.
2. The Recommended Land Use Map of the 2008 Campbell County Comprehensive Plan identifies the site and surrounding areas for higher density, single-family residential.
3. The submitted development plan indicates the following:
 - a. An extension of the existing driveway to the proposed garage.
 - b. A relocation of an existing propane tank to the back of the existing pool.
 - c. The plan does not show where the existing shed will be relocated too.
 - d. The drawing shows an existing leach field and repair area on the right side of the drawing.

- e. The applicant is asking for a 13.55 foot rear yard variance to place the new garage.
- f. The plan is missing a north arrow.
- g. The plan is missing bearings and distance.
- h. The plan is missing width of street.
- i. The plan is missing Building height for the proposed garage.

ALL REQUESTS:

1. The applicant shall submit and/or present factual evidence demonstrating:
 - a. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or the community.

“The proposed location gives better aesthetics and in alignment with the position that neighbor a. holtz prefers (compared to 25 foot setback). Proposed location will allow for no cutting of existing shade tree(s) and will keep the general aesthetics of the neighborhood as is. Building being constructed as spare garage and storage since home has no more available space due to finished basement. building will be designed to match architecture of the existing home. Additional parking at the home will allow vehicles to be removed from the driveway.”
 - b. That such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

“The garage will not be detrimental to the health, safety, or general welfare of residents or the community.”
 - c. That such use will comply with any regulations and conditions in this ordinance for such use.

“The garage will comply with the Zoning Ordinance, but will require a rear yard variance as described above.”
2. Per Section 18.6 Variances: Change from one nonconforming use to another, conditions governing applications: procedures.

DIMENSIONAL VARIANCES: Before any dimensional variance is granted, the Board of Adjustment must find all of the following, which shall be recorded along with any imposed conditions or restrictions in its minutes and records and issued in written form to the applicant to constitute proof of the dimensional variance. Such dimensional variance shall not be granted by the Board of Adjustment unless and until:

- a. That the requested variance arises from special circumstances exist which do not generally apply to land in the general vicinity, or in the same zone.

The applicant stated “the layout of the property prohibits the erection of a structure anywhere else because of the septic system, need for septic system repair area and the fact that an additional curb cut will be dedeed. Additionally, the neighbor has requested that the structure be pushed back as far as possible to avoid it being too close to his patio.”

- b. That the manner in which the strict application of the provisions of this Ordinance would deprive the applicant of a reasonable use of the land or would create an unnecessary hardship on the applicant.

The applicant stated "By holding both the 10 foot side offset and the 25 foot rear yard setback, one would be forced to place the building closer to the neighbor (Holtz) would want and in addition the building size would have to be significantly reduced to a point at which it would not be a reasonable use of funds to erect the structure. Additionally, moving the building forward places the building very close to the existing pool and fence, thus making it difficult for any type of future pool repairs or to get equipment into the rear of the property for any reason."

- c. That the circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

The applicant states "N/A."

- d. Reasons that the variance will not allow unreasonable circumstance of the requirements of the zoning regulations and will not alter the essential character of the neighborhood.

The applicant states "Placing the building at the proposed location will be the most effective use of the land from both a green and aesthetic standard. The type of slab and pier foundation being proposed will not require any cutting of major trees. Location is also preferred by adjacent neighbor, A. Holtz."

- e. That granting the variance requested will not confer on the applicant any special privilege that is not conferred by this ordinance to other lands, structures or buildings in the same zone. No nonconforming use of neighboring lands and structures in the same zone shall be considered grounds for the issuance of a variance.

The applicant states "The only request here is asking for a variance on the rear setback such that the land may be used in the most green and aesthetic way possible."

- f. That the variance requested will not adversely affect the public health, safety, or welfare, will not adversely alter the essential character of the general vicinity, and will not cause a hazard or nuisance to the public.

The applicant states "The proposed variance is being requested to make the most of the available land in terms of remaining green and keeping with the best aesthetics for the neighborhood."

- g. That the variance will be in harmony with the general purpose and intent of the Zoning Ordinance as well as the Adopted Comprehensive Plan for the County.

The applicant states "The proposed variance will not cause harm to the general zoning ordinance and is in keeping with good practice for the best aesthetic outcome and use of the property at 6227 Murnan Road, Campbell County KY."

3. Per Section 18.6, A., 2., Notice: Notice of public hearing was given in accordance with Section 18.2 of the Campbell County Zoning Ordinance.

4. According to Section 18.6, A., 4., the Board of Adjustment must find that the granting of the variance will be in harmony with the general purpose and intent of the Ordinance as well as the adopted Comprehensive Plan, and will not be injurious to the neighborhood, or otherwise, detrimental to the public welfare.

Staff Recommendation:

To deny the submitted variance request rear yard variance request.

Supporting Information/Bases for Staff Recommendation:

1. DIMENSIONAL VARIANCES: Before any dimensional variance is granted, the Board of Adjustment must find all of the following, which shall be recorded along with any imposed conditions or restrictions in its minutes and records and issued in written form to the applicant to constitute proof of the dimensional variance. Such dimensional variance shall not be granted by the Board of Adjustment unless and until:

- a. That the requested variance arises from special circumstances exist which do not generally apply to land in the general vicinity, or in the same zone.

The proposed location of the detached garage is an unreasonable circumvention of the requirements of the zoning regulations. It is possible to construct the garage and still meet the setback requirements of the zoning ordinance, such as repositioning / rotating the garage and moving it forward to meet the setback, etc.

- b. That the manner in which the strict application of the provisions of this Ordinance would deprive the applicant of a reasonable use of the land or would create an unnecessary hardship on the applicant.

*The application of the provisions of this Ordinance would **not** deprive the applicant of a reasonable use of the land or would create an unnecessary hardship on the applicant. Special circumstances don't exist for this lot. It is possible to construct the garage and still meet the setback requirements of the zoning ordinance*

- c. That the circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

The applicant is requesting this variance after the adoption of the zoning regulations.

- d. Reasons that the variance will not allow unreasonable circumstance of the requirements of the zoning regulations and will not alter the essential character of the neighborhood.

It is unreasonable to place the garage in the setback because they have more land and can meet setback requirements.

- e. That granting the variance requested will not confer on the applicant any special privilege that is not conferred by this ordinance to other lands, structures or buildings in the same zone. No nonconforming use of neighboring lands and structures in the same zone shall be considered grounds for the issuance of a variance.

This variance would be granting the applicant a special privilege because no other variances have been granted in this area for rear yard setbacks.

- f. That the variance requested will not adversely affect the public health, safety, or welfare, will not adversely alter the essential character of the general vicinity, and will not cause a hazard or nuisance to the public.

The variance will not adversely affect the public health, safety or welfare, nor alter the character of the general vicinity and will not cause a hazard or nuisance to the public.

- g. That the variance will be in harmony with the general purpose and intent of the Zoning Ordinance as well as the Adopted Comprehensive Plan for the County.

The variance would not be in harmony with the Zoning Ordinance or Comprehensive Plan since the garage could be relocated to meet setbacks.

Mr. Hutchinson asked if the Board had any questions of Staff. Ms. Reitman asked if we knew how large the structure was proposed to be? Mr. Hutchinson replied 40' x 24'. Ms. Reitman asked if there was room for the building if it were shifted to the left on the drawing. Mr. Hutchinson replied that the side yard setback was ten feet. Even if the applicant shifted the proposed garage to the left, the rear yard setback would not be met. Ms. Reitman asked where else staff would propose that the building be located on the site plan. Mr. Hutchinson offered that it may be possible to rotate the garage ninety degrees and place it between the pool and shade tree. Ms. Reitman asked if the building were rotated, where would the entrance be? Mr. Hutchinson replied that it would remain in the front. Mr. Mason suggested that the garage doors would be on the 24' length of the building instead of the 40' length. Mr. Hutchinson stated that the building could be redesigned or reduced in size. The lot in question is not a small lot with a lot of constraints. The lot is an acreage lot that is relatively flat. Ms. Reitman asked about any other structures in the area near the back property line in the neighborhood. Mr. Hutchinson referenced the aerial photograph from his presentation. There was a brief discussion about some sheds, one of which was on the applicant's property and another was on an adjacent property. Mr. Verst requested to see the site plan relative to the location of the pool. Mr. Verst noted that it appeared there was room between the pool and the shade tree as shown on the plan. Mr. Hutchinson distributed photos of the property that the applicant had provided. Mr. Hutchinson stated that he did not go into the interior of the property. Mr. Verst was interested in access to the pool because the applicant cited a concern about being able to have access to the pool for maintenance. Mr. Verst asked if there were any obstructions on the other side of the pool that would limit access. Mr. Hutchinson stated that he did not observe any such obstruction. The pool has decking around it, plus fencing. Mr. Hutchinson noted that the applicant supplied two letters from adjacent property owners. Mr. Hutchinson read the letters into the record. In summary, both letters suggest that the neighbors have no concerns or objections with the applicant's request. Mr. Verst asked if there were any more questions for staff. There being none, Mr. Verst asked the applicant to come forward to address the Board. The applicant identified himself as:

Mr. John Kuhn
6227 Murnan Road
Cold Spring, Kentucky.

Mr. Kuhn noted that he put considerable time into this project. Originally, Mr. Kuhn wanted to place the garage on the right side of his property; however, after discussions with the Health Department, Mr. Kuhn felt that he had to pick an alternate location due to the presence of the leach field. Mr. Kuhn indicated that the lot had an unusual configuration. There is no square corner to the property. Due to these factors,

Mr. Kuhn felt that it was better to place the garage where it was shown on the submitted drawings. Mr. Kuhn stated he wanted to do what he thought was for the best aesthetics for the neighborhood. Mr. Kuhn wants to keep the garage perpendicular to the front of his house so that it looks like it belongs on his property. Mr. Kuhn admitted that the garage could be rotated but his neighbor does not want the building rotated towards their (the neighbor's) property. There is a sharp, acute angle at the rear of the property that is a challenge. Mr. Kuhn stated that he did not want to cut down the tree because it is 40 years old and provides a lot of shade. Mr. Kuhn reiterated that it was the aesthetics and his desire to not cut down the tree as his motivation for the request. Mr. Kuhn noted that his existing shed was not a permanent structure and that he would move it to the other side of his property, but away from the leach field. Mr. Kuhn noted that there are other garages near property lines. Mr. Kuhn repeated that he did not want cut trees down and wants good access to the garage. Mr. Kuhn stated the lot was flatter where he proposed to locate the garage and that he had mapped the locations of the utilities. Mr. Kuhn said that moving the garage closer to the pool hurts the aesthetic and may be a problem with the underground electric line. Mr. Kuhn said he had the electric company come out and map the location of the underground electric line. The location of that line was included on a new drawing the Mr. Kuhn had mounted on a foam core (which he showed to the Board). Mr. Verst asked if this should be entered into the record. Mr. Klear responded that it was up to the applicant if he wanted to add this to the record. Mr. Kuhn indicated he wished to add this display into the record. Mr. Kuhn noted that his display had offsets (from the rear property line) in five foot increments while maintaining the ten foot setback on the side (property line). Mr. Kuhn stated that the problem with moving the garage forward was that if you kept the garage perpendicular to the house, you start to encroach on the side property line. Mr. Kuhn admitted that the garage could be rotated and the (variance) request could be reduced. Mr. Kuhn also had two different versions of 'model' garage sizes. Mr. Kuhn stated that he was open to negotiation as far as the size of the variance that he needed. Mr. Kuhn wanted his investment to be worthwhile. Mr. Kuhn wants a garage for his vehicles and storage and a workshop because his house does not have a garage or basement for storage purposes. Mr. Kuhn said the proposed building was about 960 square feet but it has not yet been designed. Mr. Kuhn restated that he was open to different options for the design of the building. Mr. Kuhn suggested that if he kept the building dimensions at 24' x 40' but rotated the building and moved it closer to the house then the tree would have to be cut down. Mr. Verst requested that the applicant use the model he had to show the Board where the garage might go on the property. Mr. Kuhn demonstrated that the garage might be 10'-15' away from the pool but it would require the tree to come down plus the building would be on top of the underground electric line. Ms. Reitman asked about this new location of the garage in relation to the Holtz property next door. Mr. Kuhn stated the garage would be close to the Holtz's patio. Mr. Kuhn used a smaller size garage model (45'x21') and stated that it helps a little bit (in terms of meeting setback requirements) but it is still under the tree. Mr. Kuhn indicated that it may just a matter of five to seven feet with revisions to the building. Mr. Kuhn indicated that he wanted to do things by the book and now start his project with property approvals. Mr. Kuhn indicated that the height of the garage would be lower than his existing house, have ten foot high walls and the pitch of the roof would be 5/12. Mr. Verst inquired about the underground electric and if the line came from the rear of the property. Mr. Kuhn affirmed what Mr. Verst stated. Mr. Kuhn stated that there was a transformer in his neighbor's property to the rear and the electric came from there. Mr. Kuhn repeated that there were many mature trees in the rear. Mr. Schaber asked if Mr. Kuhn had concerned rotating the building so that the shorter side was perpendicular to the house. Mr. Kuhn expressed concern with aesthetics and proximity to the walkway around the pool. Mr. Schaber suggested that the building could be rotated and the dimensions changed so that the setback could be met and the applicant still had his garage. Mr. Kuhn replied that his neighbor wanted the garage as far away from his property as possible. Mr. Schaber suggested that the existing shade tree could be kept and the tree could also help to screen the garage from the neighbor. Mr. Kuhn agreed. Mr. Verst asked about the foam core map. Mr. Kuhn noted that board had existing conditions but that he also made minor revisions to this map based on the staff report. Mr. Kuhn stated that he was asking the Board to allow him to use the land in the most effective way possible. Mr. Kuhn wants this to be aesthetic and looking as good with the grade of the land. Mr. Kuhn stated it was an odd

shaped lot. Mr. Kuhn noted that this location was his last choice of locations for the garage. Mr. Kuhn noted that for all the prior reasons he had no other option than to locate the garage where it was proposed. Mr. Kuhn repeated that he wanted to do everything by the book. Mr. Kuhn hopes to get this project started as soon as possible. Mr. Kuhn said his next step was to apply for a building permit so he can have the structure under roof before the fall. Mr. Verst asked if there were any other questions of the applicant. There being none, Mr. Verst thanked the applicant. Mr. Verst asked if there was anyone present that wished to speak on this issue. There being none, Mr. Verst called for further discussion from the Board. Mr. Bachman asked what are the reasonable options to keep the size (of the building) and still maintain setbacks? What other options are there? Mr. Bachman noted that it did not appear there were many options to locate the building on the property. Mr. Verst responded that the applicant could reduce the size of the structure or attempt to relocate the structure. Mr. Verst continued that each option had pros and cons. Mr. Verst said that it was discussed how the building might be placed to meet setback requirements and what that placement did in terms of impact to the rest of the property. Mr. Schaber noted several pros and cons of this case including the option of shrinking the building or turning the building. Ms. Reitman asked if they turned the building would they not be hurting the view from the neighbor's patio? Mr. Schaber replied that the shade tree could also serve as a screen and natural buffer of the new building. Mr. Schaber stated that if you turned the building it would be further away from the neighbor's property line. Mr. Schaber continued that if the applicant was concerned that the building was too close to the pool, the building could be reduced in size by five or ten feet. Mr. Schaber stated this reduction would also give the applicant additional room for access and maintenance. Mr. Mason noted that there were at least four or five factors that the Board had to take into consideration. Ms. McEvoy-Boh reminded the Board that there were findings that they needed to make as part of rendering a decision on the request. Mr. Verst began reviewing the considerations contained within the staff report. Mr. Schaber indicated that an argument could be made for both sides. Mr. Klear suggested that there were two items that the Board had to consider. The first thing for consideration was the variance request itself. When staff receives any request, one of the first things we ask is there a way for the applicant to achieve what they want to achieve and still meet the requirements of the zoning ordinance? In this case, staff believes that the answer is "yes". Both staff and the applicant have shown that it is possible for the applicant to build a garage that can meet setback requirements. It is possible to move the building as is and still meet the setback requirements. Mr. Klear stated that it is not the responsibility of the Board to fit the building on the site. It is the responsibility of the applicant. So returning to the question, is it possible for the applicant to achieve what he wants to achieve and still meet the ordinance, the answer is "yes". If the Board is inclined to grant the applicant a variance, the Board has to overcome this hurdle. If the Board is able to overcome this huge hurdle, Mr. Klear noted that the second issue was the question is this request the minimum necessary for the applicant to achieve what they want to achieve and still meet the terms of the ordinance? Mr. Klear suggested that the answer to this question is "no". Again, it is possible to shrink or move the building, thereby reducing the amount of the variance needed. There are many ways to minimize the variance needed if the Board were inclined to grant the request. Mr. Klear noted that a 24' x 40" garage was a big garage. It is almost 1000 square feet. A typical parking space is 10' x 20'. A typical width of a single car garage door at Home Depot or Lowes is eight feet. A two car garage would be sixteen feet wide. At 24 feet, the applicant is proposing a three bay garage. Perhaps the issue is that the garage is too big for the site. Mr. Verst suggested that the Board did not have a problem with the use, rather it was just an issue of the size of the building. Mr. Schaber questioned if the square footage of the building could be kept the same, but perhaps make the building taller. Mr. Schaber asked staff what the height restriction was. Mr. Hutchinson replied 35 feet. Mr. Schaber repeated that the square footage for storage purposes could be kept the same if the building footprint were made smaller, to meet setback requirements, and taller. Mr. Verst suggested that it seems the Board was sympathetic towards the applicant, but the Board did not see the need for the variance and it seems that there are options available to the applicant. Mr. Kuhn requested to address the Board. Mr. Verst summarized that it appeared that the building could be resized, relocated or otherwise made to fit the zoning setbacks. Mr. Verst continued that if these changes were not done, was this the minimum request needed to comply with the setback and

ordinance. Mr. Verst asked the applicant to address these two concerns. Mr. Kuhn stated that he felt that rotating the building ninety degrees was a bad idea for reasons of access. Mr. Kuhn also stated that this new location was a challenge due to the fall of the land, which he estimated at about four feet. Mr. Kuhn suggested that this change in elevation would be difficult in terms of excavation and the foundation system (it would have to be a full foundation instead of a slab). Mr. Kuhn stated that he had flexibility on building size as the building hadn't been designed yet, but he did not want to build something too small and not get the space he wanted. Mr. Kuhn stated that he did not think a two story garage was an option because it would not look right in relation to the house. Mr. Kuhn stated that when he sells his house he wanted to recoup the money he spent on the garage and he suggested that the board would feel the same way about their own property. Mr. Kuhn stated that it seemed like the discussion was over five or ten feet. Mr. Verst suggested if the building size was kept as is, the tree may be lost. What is your argument why the option to move the garage will not work. Mr. Kuhn replied keeping the tree which provides a lot of shade. Mr. Kuhn indicated that he would be willing to reduce the size of the building perhaps down to a twenty-one foot width but he felt like he still needed a variance. Mr. Kuhn felt that moving the garage closer to his house was not as good aesthetically. Mr. Klear pointed out that the drawing of the site, which included the tree was a representation. The line for the tree, unlike a wall or building, was not necessarily a solid line but rather a possible representation of the extent of the canopy of the tree. Mr. Klear suggested that it may be possible to fit the garage in underneath the tree. Mr. Kuhn agreed that it was possible. Mr. Bachman inquired if the building were only thirty feet wide wouldn't it meet both the applicant's needs and the setback requirement? This is a four bay garage. Mr. Kuhn replied that it would not be a four bay garage. There would be a workshop on one side. Mr. Bachman stated that this is huge and that everyone could get what they needed out of this case if the building were a little smaller. Mr. Bachman stated that this was the obvious solution. Mr. Kuhn said that it was not impossible to shrink the building down but he did not want something too small. There was some discussion if shrinking the building would help preserve the tree. Mr. Kuhn felt that even if he rotated the building and shrunk it a bit he would still need a variance of five to ten feet into the setback. Mr. Verst asked for further discussion. There was none. Mr. Verst asked the Board if anyone had an argument to overcome the issues and be able to make a finding in support of granting the variance. Mr. Mason stated that he did not hear testimony that would support granting the variance. Mr. Mason felt that it was possible for the applicant to modify the garage and still meet the requirements. Mr. Verst called for a motion. Ms. Reitman made a motion to deny the submitted variance request. She cited the following as her findings of facts and basis for her motion:

- a. The proposed location of the detached garage is an unreasonable circumvention of the requirements of the zoning regulations. It is possible to construct the garage and still meet the setback requirements of the zoning ordinance, such as repositioning / rotating the garage and moving it forward to meet the setback, etc.
- b. The application of the provisions of this Ordinance would **not** deprive the applicant of a reasonable use of the land or would create an unnecessary hardship on the applicant. Special circumstances don't exist for this lot. It is possible to construct the garage and still meet the setback requirements of the zoning ordinance.
- c. The applicant is requesting this variance after the adoption of the zoning regulations.
- d. The variance may allow unreasonable circumvention of the requirements of the zoning regulations and may alter the essential character of the neighborhood.
- e. That granting the variance requested would confer to the applicant special privilege that is not conferred by this ordinance to other lands, structures or buildings in the same zone.

- f. That the variance requested will not adversely affect the public health, safety, or welfare, and will not cause a hazard or nuisance to the public. The variance may adversely alter the essential character of the general vicinity,
- g. That the variance would not be in harmony with the general purpose and intent of the Zoning Ordinance as well as the Adopted Comprehensive Plan for the County.

Mr. Schaber seconded the motion. An oral vote found Ms. Reitman, Ms. Schweitzer, Mr. Bachmann, Mr. Mason and Mr. Schaber in favor. Mr. Verst abstained. Motion passed.

There being no other items of action before the Board, Mr. Verst recognized Mr. Klear to present the Director's Report.

DIRECTOR'S REPORT

Mr. Klear noted that he had only two items for the Board's consideration. First, Mr. Klear noted that HB 187, proposed legislation for Planning Commissions, Boards of Adjustment, etc. had passed the House of Representatives. The matter was sent to the Senate. The Senate referred the matter to the LRC for research. As the Legislature has adjourned, the matter is in a holding pattern. Second, Mr. Klear proposed to offer a training session concerning State Laws and Planning Commissions after the conclusion of the meeting. The Board indicated that they would prefer to have the training in June.

Mr. Verst asked if the Board had any others matters to discussion. There being none, Mr. Verst called for a motion to adjourn. Mr. Mason made a motion to adjourn the meeting. Mr. Schaber seconded the motion. An oral vote found all in favor and none opposed. Motion passed. Meeting adjourned at 8:20 PM.

Prepared by:

Approved:

Peter J. Klear, AICP
Director, P&Z

Justin Verst
Chair