

North Little Rock Planning Commission
Regular Meeting
June 9, 2015

Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

Members Present:

Alexander
Belasco
Chambers
Dietz
Foster
Harris
Phillips
White
Clifton, Chairman

Staff Present:

Robert Voyles, Director
Shawn Spencer, Assistant Director
Daniel McFadden, City Attorney
Keisa Stewart, Secretary
Danny Bradley, Chief of Staff

Other Members Present:

Alderman Beth White

Approval of Minutes:

Motion was made and seconded to approve the May meeting minutes as submitted. The minutes were approved with (9) affirmative votes.

Administrative:

Executive Summary and Implementation plans for Jump Start

Subdivision Administrative:**A. SPR-2441-15 Park Hill Addition, Lot 23A, Block 201 (Site Plan Review of a Med Express located at 5505 JFK Blvd)**

- 1. Requirements before the final plat/replat will be signed:**
 - a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 2. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit.
 - b. Provide driveway/curb cut permit to City Engineer or AHTD if State Highway.
 - c. Provide CNLR Excavation and Barricade Permit prior to any excavation or street cuts within the City Street Right-of-Way (ROW).
 - d. Staff is to verify that NLR Wastewater sewer extensions have been resolved.
 - e. Provide Arkansas Department of Health approval for water and sewer facilities.
- 3. Meet the requirements of the City Engineer, including:**
 - a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - c. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 3' green space between sidewalk and curb to ADA standards and City standards with adjustments as may be recommended by the City Engineer.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees 40' on center, as shown.
 - d. Provide parking lot shade trees, as shown.
 - e. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - f. Provide 6 foot front yard landscape strip between property line and paving.
 - g. Provide 4 foot side yard landscape strip between property line and paving.
 - h. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
 - i. Provide 8' wood privacy fence within 20' of rear property line.
- 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Provide sign location on site plan.
 - c. No pole sign permitted. No electronic changeable copy sign permitted.

- 8. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 9. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Submit plans for water facilities and/or fire protection system to CAW for review.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 10. Meet the requirements of NLR Wastewater, including:**
 - a. Construction Plans are required to be submitted to NLRW and Arkansas Department of Health for review and approval prior to construction.
 - b. Provide Plumbing and Floor Plans for proposed building.
 - c. A Plan review fee and Connection fee will be required with this project. Contact NLRW for details.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (9) affirmative votes.

**B. NS-2442-15 Trails at the Rock Addition, Lot 1 (Preliminary Plat and Site Plan Review of a Apartments located between Young Road and Crystal Hill Road)
POSTPONED**

Gene Pfeifer presented to the Commission a listing of objections to the proposed preliminary plat and site plan for the proposed "Trails at the Rock" apartment development. (1) The City's storm water regulations allow an "In-Lieu Fee" to the drainage fund rather than providing on-site storm water detention but those funds should improve detention in the drainage basin and using that for street and drainage infrastructure was improper. (2) The site includes on street parking and that should not be allowed to count towards the off-street parking requirement. He claims allowing parking on streets degrades the level of service of a street. (3) There are curves on the street plan that do not accommodate large truck movements or meet the collector street standards. (4) While the requirements include a dedicated right-of-way to the adjoining property to allow for a future street connection, the developer should construct a street to the boundary, even though that is a steep hillside. He requested that the right-of-way stub be angled more to the northeast to allow for a more feasible street connection on a lower portion of the mountain. (5) The sidewalk waiver was for that section along the steep hillside and that hillside remains on the development property. He requested the road be shifted slightly westerly to allow accommodation of a sidewalk below the steep hillside. (6) He had provided a private traffic study that raised much concern should this development be allowed as proposed.

Commissioner Foster asked who prepared the objections statements.

Mr. Pfeifer stated White-Dater Engineering provided comments for his submission.

Danny Bradley stated the Mayor's office had worked for months on the site and Mr. Pfeifer's concerns. He countered Mr. Pfeifer's comments: (1) The developer is offering not only to construct a collector street from Crystal Hill to Young Road but also improve the northern side of Young Road as an off-site improvement that will include drainage infrastructure. Those off-site improvements are not something the City can impose but are being offered by the developer. (2) The developer has agreed to make an improved angle at the intersection where a future street along the northern side of the mountain might intersect. (3) The City's Traffic Engineer performed extensive study since receiving the private traffic study and we disagree with the findings of that report.

Steve King, Powers of Arkansas, commented that this development prevents a proposed future road connection around the mountain and connecting with North Shore Lane. He stated traffic congestion in the business park is real and supported the alternate alignment for the collector street.

Lesley Heisman of Arkansas Surgical Hospital advocated for a good second entrance into the North Shore Business Park. She stated concerns that an emergency might occur when North Shore Drive was block and a second entrance is vital.

Mr. Pfeifer again spoke saying (1) he wanted to see an improved angle on paper and not just talked about and (2) the City's traffic study has not been made public for review.

Chris Wilbourn, NLR Traffic Engineer stated the signal timing for the North Shore Drive/Crystal Hill intersection had not been altered since installation. He reviewed the Peter's Traffic Study and agreed with existing and forecast volumes for the area but disagreed that 2/3's of the traffic associated with the new apartment development would be using Young Road and North Shore Drive rather than the proposed new front entrance leading to the center of the proposed apartment complex.

Mr. Wilbourn said he used existing street video to study conditions and reset signal timing to optimize movements. That modification has made a significant improvement to traffic flow and congestion reduction. He reviewed the proposed roadway design and stated it will accommodate truck movements, counter to statements made by Mr. Pfeifer.

Commissioner Chambers asked if the proposed street will provide a satisfactory level of service to the complex and area traffic needs.

Mr. Wilbourn stated it would.

Mr. Chambers said there is much land left for development in North Shore Business Park and voiced concern that the proposed street improvement would accommodate all future traffic needs.

Mr. Wilbourn elaborated that his study recommends additional improvements at the North Shore Drive/Crystal Hill Intersection to include a dedicated right in lane and dual left departure lanes. If the traffic volumes are intensive on the proposed new street, a traffic signal might be warranted but he doubted whether such would be justified, and the AHTD would not allow such a signal that did not meet proper warrants.

Mr. Chambers asked if traffic volumes were intensive on the new street could the City ban on-street parking on that street.

Mr. Wilbourn stated the pavement width of that proposed road would be sufficient to retain on-street parking.

Commissioner Foster asked why a signal is not needed at the new road intersection.

Mr. Wilbourn repeated the findings of his traffic study and disagreed with the traffic distribution of the private traffic study. He agreed with AM, PM and PM School volumes and went into detail about how those impact traffic flows. The afternoon school traffic should not pose a problem. The morning traffic from the apartment complex is moving counter to commuter traffic into the business park. He again disagreed with the traffic distribution assumptions of the private study as he believes most all of the traffic to the apartment complex would choose the new roadway over going to the North Shore Drive signal. A signal at the new roadway would not be allowed by the State if not meeting proper warrants. He disagreed that the proposed apartment development would drastically harm traffic movement on North Shore Drive.

Commissioner Chambers asked if the City is waiving the collector street standards.

Mr. Wilbourn stated he would be reviewing the comments presented today and report back whether there are significant design concerns.

Commissioner Ron Harris motioned that the matter be postponed for thirty days and to direct the concerns received today to the Development Review Committee to more discussion.

Jorge DuQuesne, Blew Associates stated he believe what was presented was in accordance with the parameters of the City's Master Street Plan. He pointed out that the development was making additional improvements to Young Road and a short extension of Young Road and North Shore Lane would provide a good second connection into the North Shore Business Park. He also would be working with the City staff to review comments received today and make adjustments should design deficiencies be found. He said the sharp turn near the mountain is more of an intersection location. He said he had worked for months designing this to meet the City's desires for a good development. The City allows on-street parking on collector streets. The sidewalk waiver request is next to the steep hillside and there are concerns that erosion might impact pedestrians and that is why walking under the hillside should be discouraged.

Chairman Clifton asked if the comments we are reviewing had been presented to the developer's design team.

Shawn Spencer stated that the comments received today had not been previously available for review.

Commissioner White stated his only concern is that the plan has on-street parking and he is opposed to allowing on-street parking on the street and that parking should not count towards the off-street parking requirement.

Jorge DuQuesne stated they had made the request that it be counted and the Design Review Committee supported the request. He stated that the design of this street will support trucks and fire department vehicles even with on-street parking.

Mr. Wilbourn concurred that the proposed design is 42' of pavement, back to back, and adequately wide to support large vehicles.

Commissioner Foster asked if the on-street parking was required to support the development.

Jorge DuQuesne said some on-street parking would be required to support the development as presented.

Commissioner Chambers asked if a thirty day delay will cause a problem.

Jorge DuQuesne said that would not pose a problem.

Commissioner Foster said he supported the Master Street Plan amendment with the understanding that the new roadway would be to proper design standards and supports postponement to further discuss this matter.

Jorge DuQuesne said the original plan was to construct a collector to the mountain and allow others to construct the connection to North Shore Lane along the northern side of the mountain. Later, it was agreed that if that would not happen a second entry would be required and a connection to Young Road was proposed. The Master Street Plan amendment was approved by the City Council to reflect this alignment. They thought this plan complied with the City's requirements and the developer continues to support allowing a stub at the turn to allow for a future local additional street along the northern side of the mountain.

Gene Scott with Travelers across America said they moved to the park in 2008 and since then there has been steady increases in traffic congestion. He was from west Little Rock where there is significant congestion and he hopes this area does not become as congested.

Mr. Phillip, RP Powers and POA member, said they are supportive of the development but believe this complex will likely increase congestion in the area. He stated concerns for the children attending the County School and what the traffic build-up might mean to children in the area.

Commissioner Dietz said he hears the stated concerns and supported delay of a vote for thirty days.

Danny Bradley states that North Shore Business Park should have constructed a second entrance when originally developed. He said this development will go a long way in providing a second entrance for the area. The Mayor's office had coordinated meetings with the developer and Mr. Pfeifer where attempts were made to align a proposed roadway to Mr. Pfeifer's wishes but Mr. Pfeifer had not agreed to pay the construction costs for an extension from the apartment development to North Shore Lane.

Chairman Clifton called for the vote. The Commission voted 8-1 to postpone the matter for thirty days.

C. NS-2443-15 Buckeye Addition, Lot 2 (Preliminary Plat and Site Plan Review of a modular buildings located at SW corner of Buckeye and 5th Streets)

- 1. Requirements before the final plat/replat will be signed:**
 - a. Provide on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on the proposed development), otherwise pay the drainage in-lieu fee of \$5,000/acre for commercial/industrial development instead of providing on-site detention.
 - b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 2. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit.
- 3. Meet the requirements of the City Engineer, including:**
 - a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all improvements in conjunction with this proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - c. Driveway within City ROW shall be concrete and constructed according to City of North Little Rock standards.
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No dumpster is allowed on the property.
 - c. Allow fencing as constructed.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. Allow a 10' encroachment into the front yard setback and all modular structure as constructed.
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required in this industrial subdivision.
 - b. Provide ROW dedication to a minimum 70' right-of-way or 35' from existing centerline.
- 6. Landscaping:** Install six trees as shown or donate the same to the City's Tree Fund or Parks Department. Provide automated underground irrigation to all required trees and shrubs.
- 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 8. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 9. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Submit plans for water facilities and/or fire protection system to CAW for review.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 10. Meet the requirements of NLR Wastewater, including:**

- a. Show the existing sewer nearby or “touching” Lot 2. Provide elevation of rims at manhole, flow line in and outs.
- b. Provide Plumbing and Floor Plans of the proposed buildings.
- c. Show the location of the sewer service.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (9) affirmative votes.

D. NS-2445-15 Calvary Addition, Lot 3 (Preliminary Plat and Site Plan Review of a parking lot extension located at 1401 Calvary Road)

- 1. Provide letter/email from City Engineer stating that this is not a hillside cut.**
- 2. Requirements before the final plat/replat will be signed:**
 - a. Provide on-site storm water detention pay to the drainage fund an in-lieu fee of \$5000/acre for the proposed lot.
 - b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 3. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
 - b. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - c. Provide Arkansas Department of Health approval for water and sewer facilities.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Prior to construction, Owner’s Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - c. Owner’s Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
 - d. Label utility easements on site plan and final plat.
 - e. Driveway radii returns built to Fire Marshal’s specifications.
 - f. Accept existing cross drains in the ROW as constructed.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Allow fence as shown.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan.**
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Allow existing frontage landscaping in lieu of street trees.
 - d. Provide parking lot shade trees, 1 per six parking spaces.
 - e. Parking lot shade trees must be at the furthest 10’ from edge of paving.
 - f. Provide a 4 foot front yard landscape strip between property line and paving.
 - g. Provide a 4 foot side yard landscape strip between property line and paving.

- h. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
 - a. No commercial or church identification signs, other than directional or public safety signs, are permitted on this lot.
- 9. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 10. Meet the requirements of CAW.**
- 11. Meet the requirements of NLR Wastewater.**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. Chairman Clifton abstains. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (8) affirmative and (1) abstained votes.

E. NS-2438-15 Rock City Crossfit Addition, Lot 1 (preliminary plat and Site Plan Review of a fitness center located at 6910 Dewafflebakker Drive

- 1. Requirements before the final plat/replat will be signed:**
 - a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide on-site storm water detention.
- 2. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
 - b. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - c. Provide Arkansas Department of Health approval for water and sewer facilities.
- 3. Meet the requirements of the City Engineer, including:**
 - a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all stormwater improvements in conjunction with this proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
 - e. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.
 - f. Show and label existing and proposed utilities on site plan.
 - g. Show location of outlet structure on site plan.
 - h. Show Owner/Developers name and address on preliminary plat.
 - i. Label building setbacks on preliminary plat and site plan.
 - j. Specify easement types shown on preliminary plat.
 - k. Is property line really on street centerline?
 - l. State that property is not in the 100 year floodplain on preliminary plat and site plan.

- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Label all mystery dashed lines on the plat.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - f. Provide 10' utility easements around property perimeter.
 - g. Provide 25' access easement to property to the east (cemetery).
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ROW dedication. Show dedication as separate from Lot 1.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (6) street trees 40' on center.
 - d. Provide (6) parking lot shade trees.
 - e. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - g. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 8. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
 - d. Confirm that the hydrant will be accessible from the parking area.
- 9. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Submit plans for water facilities and/or fire protection system to CAW for review.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 10. Meet the requirements of NLR Wastewater, including:**
 - a. Provide a 10' Sanitary Sewer Easement along the perimeter of lot.
 - b. Show the location of the existing sewer facilities, mains, size, flow line elevations, rim elevations, etc.
 - c. Show the location of the proposed service line.
 - d. There will be a White Oak Basin fee, Connection fee and possibly a Tapping fee. Please submit official Plans for sewer service to NLRW for determination of fees.
 - e. Will there be a Food Service Permit for the building facilities? If so, plan for grease trap facility to gravity feed to the proposed service line.
 - f. A complete set of drawings for development must be submitted to NLR Wastewater.
 - g. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (9) affirmative votes.

Public Hearings:

1. Rezone #1726. To rezone property from C-2 to C-3 to recognize an existing retail center located at 4604 JFK.

The applicant, Mr. John Pownall, was present.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against this application.

There were no further comments.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Yes	Harris	Yes
Belasco	Yes	Phillips	Yes
Chambers	Yes	White	Yes
Dietz	Yes	Clifton	Yes
Foster	Yes		

Rezone #1726 was approved with (9) affirmative votes.

2. Rezone #1723. To down zone property from I-2 to I-1 to allow a fitness center located at 6910 Dewafflebakker Drive.

The applicant, Josh with Holloway Engineering, was present.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against this application.

There were no further comments.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Yes	Harris	Yes
Belasco	Yes	Phillips	Yes
Chambers	Yes	White	Yes
Dietz	Yes	Clifton	Yes
Foster	Yes		

Rezone #1723 was approved with (9) affirmative votes.

Public Comments/Adjournment:

A motion was made to adjourn and it was seconded. The motion passed with (9) affirmative votes and the meeting was adjourned at 6:00 pm.