

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, June 12, 2002, 1:00 p.m., City Council Chambers, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jon Carlson, Steve Duvall, Roger Larson, Patte Newman, Greg Schwinn, Cecil Steward, Mary Bills-Strand and Tommy Taylor (Gerry Krieser absent); Ray Hill, Mike DeKalb, Jason Reynolds, Jean Walker and Teresa McKinstry of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Meeting

Chair Greg Schwinn called the meeting to order and requested a motion approving the minutes of the meeting held May 29, 2002. Newman moved to approve the minutes, seconded by Carlson and carried 6-0: Carlson, Duvall, Newman, Schwinn, Steward and Taylor voting 'yes'; Larson and Bills-Strand abstaining; Krieser absent.

Schwinn then requested a motion approving the minutes of the meeting held May 22, 2002 on the Capital Improvements Program. Steward moved to approve the minutes, seconded by Newman and carried 6-0: Carlson, Duvall, Newman, Schwinn, Steward and Taylor voting 'yes'; Larson and Bills-Strand abstaining; Krieser absent.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

June 12, 2002

Members present: Carlson, Duvall, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor; Krieser absent.

The Consent Agenda consisted of the following items: **FINAL PLAT NO. 02013, HERITAGE LAKES ADDITION and STREET AND ALLEY VACATION NO. 02006.**

Carlson moved to approve the Consent Agenda, seconded by Newman and carried 8-0: Carlson, Duvall, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor voting 'yes'; Krieser absent.

Note: This is final action on the Heritage Lakes Final Plat No. 02013, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.

CHANGE OF ZONE NO. 3367
FROM AG AGRICULTURAL TO
AGR AGRICULTURAL RESIDENTIAL
ON PROPERTY GENERALLY LOCATED
AT S.W. 70TH AND WEST VAN DORN STREETS.
PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 12, 2002

Members present: Newman, Steward, Carlson, Duvall, Larson, Bills-Strand, Taylor and Schwinn; Krieser absent.

Staff recommendation: Deferral. Denial if immediate action is requested.

Mike DeKalb of Planning staff submitted a letter from Mayor Don Wesely dated June 11, 2002, ***Acreage Development Policy Within Lincoln's Jurisdiction*** (See Exhibit "A" attached hereto and made a part hereof by reference). This letter relates to this change of zone and Item No. 3.3 on today's agenda. The adoption of the new Comprehensive Plan raises a procedural issue with acreage development requests submitted to the Planning Department prior to adoption of the Plan. The new Comprehensive Plan calls for three acreage policy studies:

- 1) **"Build-Through" with Design Standards**, guidelines for future acreage development to be converted to an urban-style configuration when they are brought into the City;
- 2) **Cost of Service Review**, an independent analysis of the economic and quality of life impacts of acreages; and
- 3) **Performance Standard "Point System"**, allowing for higher density acreage development when certain criteria are met.

The new Comprehensive Plan states that these studies should be done within 1 year. The Mayor's letter proposes the following course of action with regard to development proposals:

1. **"Applications Prior to Plan Adoption"** – It is my belief that the acreage development applications submitted prior to the adoption of the Comprehensive Plan on May 29th should be judged on the basis of standards formulated for the new Plan. While the applications were submitted in advance of the Plan's adoption, the rules of the new Plan apply today, and thus any

application process subsequent to the Plan's approval should comply with the new standards. However, I also understand the consideration of "fairness" and the difficulty these transitional situations present in reviewing proposed development. As such, I am prepared in this case to support the Commission, Council, and Board should you choose to review these applications using the standards from the prior Comprehensive Plan. Each case will need to be judged on its own merits and a determination made as to its appropriateness.

2. Future Applications – In support of the ideas and direction of the newly adopted Comprehensive Plan, I believe that any application for an acreage subdivision, change of zone, or community unit plan submitted after May 29th, 2002, must be judged against the standards of the new Plan. As such, I am recommending that all such applications be deferred until the new review standards can be developed and approved.

Therefore, I will not support and intend to veto acreage development applications in the Tier II and Tier III areas of the Plan until the studies and standards described above are complete. (The Plan calls for no acreage developments in Tier I. Thus it is my intent to veto any acreage applications in this area even following the adoption of any new standards.) One exception that is acceptable would be to allow three acre agriculture zoned "cluster" development to occur in the Tier II and III areas where 80% or more of the land is set aside and no community systems are used.

3. Undeveloped Areas Currently Zoned and/or Shown for Acreage Development – I understand that undeveloped areas remain in the City's extraterritorial jurisdiction which are shown and/or zoned for future acreage development. In deference to the spirit of the new Plan, I will not oppose new acreage developments in these areas.
4. Pursue Study Initiatives – Lastly, I fully support the immediate initiation of work to craft the standards for acreage development as called for in the new Comprehensive Plan. Unfortunately the "Cost of Services Study" will require funding not available until the start of the City's new fiscal year in September. Until that time I have directed staff to begin work on those areas of the new standards that can be initiated in the interim so that the ultimate completion of this effort will not be delayed.

Proponents

1. **Mark Hunzeker** appeared on behalf of the owner **Richard Berger**. The applicant is not opposed to deferral of this application until such time as the Commission takes up the

separate Comprehensive Plan Amendment, which he believes is anticipated to occur in late August or early September. Hunzeker would prefer that it not take up to a year.

Steward asked staff to review the timeline for the land use proposals that were submitted during the Comprehensive Plan adoption process. DeKalb explained that during the Comprehensive Plan adoption process, there were 12 specific site land use proposals submitted. The Planning Commission recommended that those be held and come through the public hearing process separately. The City Council added a few more to that list. These proposals are scheduled to come back to the Planning Commission in late summer, probably around September.

Steward understood that these land use proposals would be treated as a group but he did not believe they were to be considered Comprehensive Plan Amendments. DeKalb clarified that they were not to be considered as a separate Comprehensive Plan Amendment, but as a follow-up to prior action as far as refinement of the new Comprehensive Plan.

Bills-Strand made a motion to defer this change of zone until the associated land use proposal is brought back as part of the new Comprehensive Plan, seconded by Steward and carried 8-0: Newman, Steward, Carlson, Duvall, Larson, Bills-Strand, Taylor and Schwinn voting 'yes'; Krieser absent.

Opposition

1. Troy Kash-Brown, 8350 West Van Dorn, who owns 36 acres one mile west of this proposal, testified in opposition to this "speculative" move. He understands why they would want to develop farm ground in Lancaster County, but he is concerned that we are not following the rules as far as concentric circles around Lincoln. The subject area has already had two developments by Hub Hall on the south side of Van Dorn right near this location which have increased the housing to over 100 homes on the two quarters that Hall purchased and developed. Kash-Brown is concerned about water quality. The water quality is very high in salinity and iron one mile north on S.W. 84th and West "A". It is spotty at best and if you find it, it takes filtering and treatment. Emerald is one mile north and Emerald is always having a constant battle over finding potable water for their community. Kash-Brown is concerned about property values if they do not have good water.

Kash-Brown pointed out that the USDA does have a farmland protection program for buying up development rights so that property continues to be farmland. Almost 90% of the fruits and vegetables you eat here in Lincoln come from Mexico with no regulations on pesticides or herbicides. However, we can have an effect on all of those things by continuing to support the local growing of vegetables and produce here in the local area. He belongs to the Nebraska Sustainable Agriculture Society that fulfills those requirements of helping farmers find new and alternative methods of growing food and value added commodities. Protection of a farm like

this by buying up the development rights and allowing someone to purchase this as farm ground would help enhance our local economy, food security and food supply.

Kash-Brown has been producing a milling wheat (chemically free) since 1994; he has clover enhancing his soils; alfalfa for enhancing the soils; and oats to sell to organic producers and his friends who want a supply of clean, fresh natural oats for their livestock.

Without agreeing or disagreeing on this application, Steward commended Kash-Brown for his principles in locally supported agriculture. Kash-Brown knows from the friends he has in Lancaster County that are practicing this type of agriculture that it is possible. We have found that grass-based dairies with 150 head of cattle can be set up for as little as \$100,000 to process grass-based milk for the local economy.

USE PERMIT NO. 143
FOR RETAIL/OFFICE AND VETERINARY CLINIC
ON PROPERTY GENERALLY LOCATED
AT SOUTH 74TH STREET AND PIONEERS BLVD.
PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 12, 2002

Members present: Newman, Steward, Carlson, Duvall, Larson, Bills-Strand, Taylor and Schwinn; Krieser absent.

Staff recommendation: Conditional approval.

Proponents

1. **Dr. William D. Collins**, testified on behalf of Thistle Glenn Investments, L.L.C., which is requesting a use permit for construction of retail, office and a veterinary medical facility at 74th & Pioneers Blvd. Dr. Collins also submitted written testimony. He and his wife have been in a companion animal veterinary practice in Lincoln since 1986. Their remarkable growth has lead to a need for a new and larger facility to accommodate and better serve their clients and patients. The proposed facility will provide a progressive level of accomplished medicine to the community. They currently practice at 48th & Normal Blvd. The new location will offer a needed increase in square footage and will help provide additional off-street parking. The parking will improve the safety for the clients and the patients. There is also an opportunity for complementary businesses to locate in adjacent space, such as dental practices and insurance agents. He also envisions this to be accomplished in a manner conducive to preserving the integrity of the adjacent creek area and enhancing the aesthetic value and appeal of the land by landscaping with water and soil conservation in mind. Dr. Collins and his wife are productive members of the Lincoln business community. They have grown from 1 doctor and 2 staff to 3 doctors and 10 staff members.

Dr. Collins also believes that good neighbors do not need good fences. His desire is that the barriers be very minimal so that businesses can cooperate with each other.

Dr. Collins has met all of the requirements to date. He has talked with Pioneer Gymnastics Academy located on the east side of the property, which is satisfied with this proposal for development.

Dr. Collins welcomed the concerns presented by Lenox Village (SFI Ltd. Partnership 25) to the west, and he believes he has addressed the issues dealing with noise concerns. With tenants in the building there will be more than adequate amounts of noise control and insulation. Dr. Collins has always been careful with odor control. This is not going to be a boarding kennel—this is a veterinary hospital. It is always in the best interest of a medical office to maintain high standards of odor control and sanitation.

Jason Reynolds of Planning staff explained the sign waiver. The applicant is requesting a 50 sq. ft. 8' high ground sign in the front yard. This property only has 198' of frontage; however, since they are not requesting a pole sign, the staff supports the waiver.

Steward inquired whether the watershed management issue has been resolved. Reynolds did not know. John Collins, the architect for the project, advised that typically they would do a watershed calculation for stormwater. This was addressed with Public Works and there is a question whether it is even needed. He assured that it will be addressed. The applicant agrees with the conditions of approval.

There was no testimony in opposition.

Public hearing was closed.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

June 12, 2002

Duvall moved to approve the staff recommendation of conditional approval, seconded by Carlson and carried 8-0: Newman, Steward, Carlson, Duvall, Larson, Bills-Strand, Taylor and Schwinn voting 'yes'; Krieser absent.

SPECIAL PERMIT NO. 1972,
THE RESERVE COMMUNITY UNIT PLAN
and
PRELIMINARY PLAT NO. 02013,
THE RESERVE,
ON PROPERTY GENERALLY LOCATED
AT SOUTH 112TH STREET AND OLD CHENEY ROAD.
PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 12, 2002

Members present: Newman, Steward, Carlson, Duvall, Larson, Bills-Strand, Taylor and Schwinn; Krieser absent.

Staff recommendation: Deferral

The Clerk advised that the Mayor's "Acreage Development Policy" letter dated June 11, 2002 (See Exhibit "A" attached hereto), also applies to this application.

Proponents

1. **Brian Carstens** presented this application on behalf of **John and Pam Rallis** for an AG community unit plan located at 112th and Old Cheney Road, consisting of 4 single family lots and a potential church lot. This development will have a community septic system and rural water will provide water service to the lots. The waivers requested are the standard waivers as each of these lots is larger than an acre and located outside the city limits.

With regard to the one question of the County Engineer, Carstens advised that they will pick up the block of lots and move them to the west for the future grading of 112th Street.

Steward inquired as to the applicant's response to the staff recommendation of deferral. Carstens believes that the Mayor's letter takes care of it. This application would be one that would not require a deferral. Mike DeKalb of Planning staff clarified that this application came in on April 15, 2002, and had been in process for six weeks at the time the new Comprehensive Plan was adopted. The staff report does indicate that this application is in conformance with the previous Comprehensive Plan. Relative to the new Comprehensive Plan, DeKalb advised that we do not have standards in place to analyze this proposal. The Mayor's letter indicates that he will support the Planning Commission decision on those applications which are in process if the Planning Commission chooses to review the proposal based upon the previous Comprehensive Plan. The Mayor is requesting that each such application already in process be reviewed on its own merits, however. DeKalb indicated that if the Commission wishes to approve this application with conditions, the staff would not be opposed.

Carstens agreed with the proposed conditions of approval as set forth in the staff report. Carlson inquired as to what degree the community lagoon is usable as a potential hookup to the city. Carstens noted that the conditions require the creation of an 8" sewer line for the four lots, which then could eventually be hooked up to city sewer. The outlot is reserved for farm land. Carstens also indicated that the developer is still debating the church lot and may back out of the extra bonus with the church lot and just do the 4 lots. Carstens also advised that the remainder of the land will be maintained as farm ground.

There was no testimony in opposition.

Public hearing was closed.

SPECIAL PERMIT NO. 1972,
THE RESERVE COMMUNITY UNIT PLAN
ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

June 12, 2002

Duvall moved approval, with conditions, seconded by Bills-Strand.

Steward stated that he is reluctantly going to support this, only because of the merits of the number of lots and the conditions that they have agreed to for potential sewage hookup. However, even though we have the issue of fairness for some of these applications that are already in process, each of these acreage cases needs to be considered as to the future difficulty with the close proximity to the city. This is in close proximity and Steward is not altogether convinced that it wouldn't be done in another way if we had the "build-through" criteria in place.

Carlson inquired whether the application will come back to the Planning Commission if they determine not to do the church lot. Rick Peo of the City Law Department indicated that the applicant could reduce the boundaries of the special permit and eliminate uses without having to come back because it does not increase what is before the Planning Commission today. Carlson noted then, without the bonus, they would not have to reserve the balance of the land for 99 years as AG. Peo concurred.

Schwinn agreed with Steward. He will support this application, although reluctantly, because he believes this will be urbanized in the future and it should go along with our build-through; however, the sewer will be available. He is concerned about connectivity of neighborhoods in the future and he does not like just a cul-de-sac coming off of 112th Street. He would have preferred to see it done a little differently.

Motion for conditional approval carried 8-0: Newman, Steward, Carlson, Duvall, Larson, Bills-Strand, Taylor and Schwinn voting 'yes'; Krieser absent.

PRELIMINARY PLAT NO. 02013

THE RESERVE

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

June 12, 2002

Duvall moved approval, with conditions as set forth in the staff report, seconded by Bills-Strand and carried 8-0: Newman, Steward, Carlson, Duvall, Larson, Bills-Strand, Taylor and Schwinn voting 'yes'; Krieser absent.

WAIVER OF DESIGN STANDARDS NO. 02008
FOR A TIME EXTENSION ON IMPROVEMENTS
ON PROPERTY GENERALLY LOCATED AT
DAWN DRIVE AND LIBERTY LANE.

PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 12, 2002

Members present: Newman, Steward, Carlson, Duvall, Larson, Bills-Strand, Taylor and Schwinn; Krieser absent.

Staff recommendation: Denial.

Proponents

1. **Brian Carstens** presented the application on behalf of Lonnie and Mary Jane Athey. About two years ago, the applicant requested vacation of Liberty Lane in connection with a final plat. Liberty Lane has had a lot of history dating back to 1964. At the time that Liberty Lane was vacated, Athey had to do a final plat to provide access frontage for a couple of lots that would be buildable in the future. He would like to continue to live at the site and use it as it exists. He does not intend to sell the lots. He would like a time extension to put in the bulb of the cul-de-sac which was platted about two years ago. There is a tree mass and 14 mature pine trees that they do not wish to remove at this time. It is a hardship at this point because the county is not maintaining Liberty Lane and Dawn Avenue. Athey would be required to maintain that cul-de-sac and it would serve no purpose until the lots are sold and developed.

2. **Marlyn Schwartz**, 10445 Dawn Avenue, Breezy Acres, testified in support. There are eight residents in Breezy Acres. It was developed slightly before he moved there. The developer of Breezy Acres told Schwartz that the reason the county never accepted the maintenance on Liberty Lane was because the culvert at 56th & Liberty Lane was undersized. Schwartz is feeling very guilty about what his actions have caused for this applicant by developing Silver Springs. In 1995, he platted 120 acres directly west and north of Athey. This is adjacent to the Highlands which is directly south of Silver Springs. Because Silver Springs could not meet the design standards for streets, an outlot was created next to Liberty Lane so that they could start developing and selling lots at Silver Springs. Approximately 2 years ago, Schwartz came to the Commission with a plan to develop those lots and requested

the vacation of Liberty Lane. There was a petition in favor of the vacation signed by 75 people. At that time, Athey had to confirm that there was not going to be some ground that was landlocked and he had the plat prepared showing how a cul-de-sac would solve the problem. At that time it was determined that the cul-de-sac had to be put in within 2 years. Schwartz does not want Athey to lose the trees in his front yard. The county has never maintained Liberty Lane. Schwartz took care of the snow for 18 years and Athey has taken care of it the last 18 years. It seems needless that this cul-de-sac has to be forced in at a time when Athey is not ready to retire and sell those lots. Schwartz urged that the Commission consider postponing that cul-de-sac until Athey is ready to put it in.

3. Lonnie Athey, 10701 Dawn Avenue, owning approximately 9 acres, testified in support. Two years ago he did agree to put in the cul-de-sac; otherwise, the road would have gone completely through his land. He moved to this address 18 years ago to raise his family and enjoy the country. He has no intention of selling off the lot until he retires and he is not ready to retire. He does not want to put in a rock cul-de-sac for no purpose at all. They would lose their flower garden and all the beautiful trees. When he retires, he will put in the cul-de-sac and sell the two lots. He doesn't plan to retire for 10 years.

Newman inquired whether this is the road that was vacated because there was a barn in the middle of the road. Athey confirmed that to be true. He removed half of the horse barn. The outlot cannot be built upon until he provides the cul-de-sac.

Carlson wondered why Athey bothered to subdivide when he wasn't ready to sell. Athey stated that he had to bring his plat in with Marlyn Schwartz so that the road would not be put through his property.

Staff questions

Newman inquired whether there is any way to condition the time extension to the point in time that Athey retires or subdivides and sells the property. Mike DeKalb of Planning staff indicated that the minimum improvements of a subdivision require that the road be put in within 2 years; however, they can ask for extension of time. Typically the extension is for two years, the intention being that the improvements be put in place so that the improvements are done when and if they decide to sell. This area has a long history in the sense that Ramona Circle was going to be extended and that was waived. Liberty Lane was probably a hodge-podge where you had dedications and extensions of waivers. It was never built. When it came around to the last bits of the subdivision coming into place where Silver Springs had to connect and the road had to be done, the landowners did not want the road and it was vacated. In that process it would have created a landlocked parcel. In order to resolve the landlocked parcels, the subdivision was approved showing the two lots and a cul-de-sac. The condition of subdivision is that cross-section improvements be put in place. The county has not picked up the maintenance because the road is not at county road standards.

DeKalb confirmed that there is a bond in place for the improvements.

Carlson inquired whether that obligation runs with the property in the event that it is sold. DeKalb believes it is still the obligation of the developer or the developer's heirs, successors and assigns. Then it passes on to the future property owner. That makes it even more complicated.

Steward inquired whether staff explored any alternatives with the owner as to the environmental issues that were raised about the tree mass. For example, is this the only location for the access? DeKalb observed that those trees would not have been there if Liberty Lane had been built. The trade-off was not to require Liberty Lane and remove the trees, but to require adequate frontage on the landlocked lots and this cul-de-sac was the minimum requirement.

Response by the Applicant

Carstens showed at the map how the property was originally platted. They could not meet design standards without the cul-de-sac. There is a certificate of deposit in the City Treasurers office guaranteeing the cul-de-sac.

DeKalb suggested that the cost of doing things does go up and if the time is extended we should probably upgrade the bonds and determine whether they are sufficient.

Public hearing was closed.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

June 12, 2002

Carlson moved to approve the extension of time for 24 months with a condition that the bond amount be reviewed, seconded by Larson.

Newman believes she was one of the few people that voted against vacating Liberty Lane. She has mixed feelings about prolonging this for two years. She sees good sense in it but she respects staff 's opinion and she can see some frustration here; however, she will support this motion.

Carlson is a proponent of connectivity and wants to make sure we don't get in a position of designing by default with houses being built, etc.

Motion for approval to extend the time for installation two years, with review of the bond amount, carried 8-0: Newman, Steward, Carlson, Duvall, Lawson, Bills-Strand, Taylor and Schwinn voting 'yes'; Krieser absent.

SPECIAL PERMIT NO. 1977
FOR AN EARLY CHILDHOOD CARE FACILITY
ON PROPERTY GENERALLY LOCATED
AT SO. 25TH AND “L” STREETS.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION: June 12, 2002

Members present: Newman, Steward, Carlson, Duvall, Larson, Bills-Strand, Taylor and Schwinn; Krieser absent.

Proponents

1. **Susan Thelen**, the applicant, reported that she met with the Woods Park Neighborhood Association and they were agreeable and believe this would be a good fit because it is two blocks from an elementary school.

There was no testimony in opposition.

Public hearing was closed.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION: June 12, 2002

Carlson moved approval, with conditions as set forth in the staff report, seconded by Newman and carried 8-0: Newman, Steward, Carlson, Duvall, Lawson, Bills-Strand, Taylor and Schwinn voting 'yes'; Krieser absent.

COUNTY SPECIAL PERMIT NO. 195,
BEAVER CREEK COMMUNITY UNIT PLAN,
and
COUNTY PRELIMINARY PLAT NO. 02011,
BEAVER CREEK
ON PROPERTY GENERALLY LOCATED
AT THE SOUTHEAST CORNER OF
134TH & “O” STREETS.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION: June 12, 2002

Members present: Newman, Steward, Carlson, Duvall, Larson, Bills-Strand, Taylor and Schwinn; Krieser absent.

The Clerk advised that the applicant has submitted a request for an additional four week deferral.

Duvall moved deferral, with continued public hearing and administrative action scheduled for July 10, 2002, seconded by Steward and carried 8-0: Newman, Steward, Carlson, Duvall, Lawson, Bills-Strand, Taylor and Schwinn voting 'yes'; Krieser absent.

There was no public testimony.

SPECIAL PERMIT NO. 1961
FOR MATERIAL AND EQUIPMENT STORAGE
ON PROPERTY GENERALLY LOCATED
AT YANKEE HILL ROAD AND CORAL DRIVE.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION: June 12, 2002

Members present: Newman, Steward, Carlson, Duvall, Larson, Bills-Strand, Taylor and Schwinn; Krieser absent.

The Clerk advised that the applicant has requested by email an additional two-week deferral.

Mike DeKalb of Planning staff submitted a letter in support from Fred and Janet Smith, 9301 south 84th Street.

Bills-Strand moved to defer, with continued public hearing and administrative action scheduled for June 26, 2002, seconded by Taylor and carried 8-0: Newman, Steward, Carlson, Duvall, Lawson, Bills-Strand, Taylor and Schwinn voting 'yes'; Krieser absent.

There was no public testimony.

Meeting adjourned at 2:15 p.m.

There being no further business, the meeting was adjourned at 2:15 p.m.

Please note: These minutes will not be formally approved until the next regular meeting of the Planning Commission on June 26, 2002.