

MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF MAY 3, 2012 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present

Terry Plauche, Chairman
William G. DeMouy, Jr.
Victoria L. Rivizzigno, Secretary
Herb Jordan
Mead Miller
Roosevelt Turner
James F. Watkins, III

Members Absent

John Vallas

Urban Development Staff Present

Richard L. Olsen,
Deputy Director of Planning
Frank Palombo,
Planner II
Bert Hoffman,
Planner II
David Daughenbaugh,
Urban Forestry Coordinator
Joanie Stiff-Love,
Secretary II

Others Present

John Lawler,
Assistant City Attorney
George Davis,
City Engineering
Butch Ladner,
Traffic Engineering
District Chief Billy Roach,
Fire-Rescue Department

The notation *motion carried unanimously* indicates a consensus, with the exception of the Chairman who did not participate in voting unless otherwise noted.

ROLL CALL:

Mr. Plauche, the Chair, called the meeting to order at 2:02. He then called roll with the following people answering at that time:

- William G. DeMouy, Jr.
- Victoria L. Rivizzigno
- Roosevelt Turner
- Mead Miller
- James F. Watkins, III
- Herb Jordan

He stated the number of members present constituted a quorum and called the meeting to order, advising all attending of the policies and procedures pertaining to the Planning Commission then proceeded to call the first item on the agenda.

HOLDOVERS:

Case #SUB2012-00009 (Subdivision) (Holdover)

Charter Southland Hospital Subdivision, Re-subdivision of Lot 1, Re-subdivision of Lots 1 & 2

5750 & 5800 Southland Drive

(North side of Southland Drive, 615'± West of Knollwood Drive)

Number of Lots / Acres: 1 Lot / 17.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Council District 4

(Also see Case #ZON2012-00736 (Planned Unit Development) **Charter Southland Hospital**, below)

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Larry Smith, SC Civil, spoke on behalf of the applicant and advised they were in agreement with the staff's recommendations.

Hearing no opposition or further discussion, a motion was made by Mr. Turner, with second by Mr. DeMouy, to approve the above referenced matter, subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that the site is limited to two curb-cuts to Southland Drive, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **placement of a note on the Final Plat stating that the gravel drive at the West terminus of Southland Drive is denied access to Southland Drive;**
- 3) **illustration of the 25' minimum building setback line along Southland Drive;**
- 4) **placement of a note on the Final Plat stating the lot size in acres, or labeling of the lot to furnish such information;**
- 5) **placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local agencies for floodplain and wetland issues would be required prior to the issuance of any permits;**
- 6) **placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;**
- 7) **provision of two (2) copies of a revised PUD site plan, if approved, prior to the signing of the Final Plat;**
- 8) **subject to the Fire Department comments: *“All projects within the City of Mobile Fire Jurisdiction must comply with the***

requirements of the 2009 International Fire Code, as adopted by the City of Mobile;”

- 9) **subject to the Engineering Comments: “1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. 2) Any proposed development must comply with the Stormwater Management and Flood Control Ordinance of the City of Mobile. 3) A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4) A 4’ wide sidewalk must be constructed along the entire road frontage. 5) The surface grading for the existing (and/or proposed) dumpster pad(s) must be minimized and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer;” and,**
- 10) **completion of the Subdivision process prior to any request for permits.**

The motion carried unanimously.

Case #ZON2012-00736 (Planned Unit Development)

Charter Southland Hospital

5750 and 5800 Southland Drive

(North side of Southland Drive, 615'± West of Knollwood Drive)

Planned Unit Development Approval to allow multiple buildings on a single building site.

Council District 4

(Also see **Case #SUB2012-00009 (Subdivision) (Holdover) Charter Southland Hospital Subdivision, Re-subdivision of Lot 1, Re-subdivision of Lots 1 & 2,** above)

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Larry Smith, SC Civil, spoke on behalf of the applicant and advised they were in agreement with the staff’s recommendations.

Hearing no opposition or further discussion, a motion was made by Mr. Turner, with second by Mr. DeMouy, to approve the above referenced matter, subject to the following conditions:

- 1) revision of the site plan to indicate a 10' minimum building setback line along the North and West Boundaries where the site abuts residential properties;
- 2) furnishing of a note on the site plan stating that lighting for the site will be in compliance with Sections 64-4.A.2 and 64-6.A.3.c of the Zoning Ordinance;
- 3) revision of the site plan to illustrate a compliant dumpster location including screening and gates;
- 4) placement of a note on the site plan stating that the approval of all applicable federal, state, and local agencies for floodplain and wetland issues would be required prior to the issuance of any permits;
- 5) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 6) subject to the Fire Department comments: *“All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;”*
- 7) subject to the Engineering Comments: *“1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. 2) Any proposed development must comply with the Stormwater Management and Flood Control Ordinance of the City of Mobile. 3) A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4) A 4' wide sidewalk must be constructed along the entire road frontage. 5) The surface grading for the existing (and/or proposed) dumpster pad(s) must be minimized and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer;”*
- 8) revision of the site plan to provide landscaping and tree planting calculations, to be coordinated with Urban Forestry due to the extensive wooded areas that would remain on the site; and,
- 9) provision of two (2) copies of a revised PUD site plan reflecting the above conditions of approval, prior to the signing of the Final Plat.

The motion carried unanimously.

Case #SUB2012-00026 (Subdivision)
Pinehurst Subdivision, Re-subdivision of Lot 3, Block 116

Southern terminus of Schaub Avenue.

Number of Lots / Acres: 2 Lots / 0.2± Acre

Engineer / Surveyor: Don Williams Engineering

Council District 6

(Also see **Case #ZON2012-00735 (Planned Unit Development) Pinehurst Subdivision, Re-subdivision of Lot 3, Block 116**, below)

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Don Williams, Williams Engineering, spoke on behalf of the applicant. He noted the issues brought up by the Fire Department at the previous hearing of the matter had been resolved and the applicant was in agreement with the staff's recommendations.

District Chief Billy Roach, Mobile Fire and Rescue, concurred with Mr. Williams regarding the resolution of the said matters.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second by Dr. Rivizzigno, to approve the above referenced matter, subject to the following conditions:

- 1) **illustration of a 25-foot minimum building setback along Schaub Avenue on the Final Plat;**
- 2) **placement of a note on the Final Plat stating each lot is limited to one curb-cut to Schaub Avenue to include the modifications suggested by Traffic Engineering (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Two (2) Type 4 object markers, per MUTCD standards, will be required (one at the end of each roadway);**
- 3) **placement of a note on the Final Plat stating that Lots 2 and 3A be denied direct access to the proposed hammerhead;**
- 4) **the provision of the vacation of the existing 40-foot undeveloped right-of-way and the dedication of the proposed 40-foot right-of-way to be dedicated and constructed to comply with City Engineering and Fire Department requirements;**
- 5) **compliance with Engineering comments: *“Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. Any proposed development within***

the proposed property must comply with the Stormwater Management and Flood Control Ordinance of the City of Mobile. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. A 4' wide sidewalk must be constructed along the entire road frontage; or a sidewalk waiver must be submitted. A geotechnical report will be required to verify the proposed pavement sections. Any drainage to offsite drainage and/or detention facilities will need to have engineering calculations verifying the capacity of the existing systems; and, the applicant will need to provide written permission from the owner(s) of the existing drainage and detention facility(ies). Any vacation of Right-of-Way (ROW) must be approved prior to the recording of the plat. Any existing utility or drainage lines within the ROW will need to be relocated within new or existing easements, as approved by the City Engineer, prior to recording the plat;"

- 6) labeling of the lot with its size in square feet and acres, or the furnishing of a table on the plat providing the same information;
- 7) placement of a note on the plat stating that maintenance of all common areas and detention areas is the responsibility of the property owners; and,
- 8) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species.

The motion carried unanimously.

**Case #ZON2012-00735 (Planned Unit Development)
Pinehurst Subdivision, Re-subdivision of Lot 3, Block 116**

Southern terminus of Schaub Avenue

Planned Unit Development Approval to allow reduced lot sizes and reduced lot widths in a proposed subdivision.

Council District 6

(Also see **Case #SUB2012-00026 (Subdivision) Pinehurst Subdivision, Re-subdivision of Lot 3, Block 116**, above)

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

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Don Williams, Williams Engineering, spoke on behalf of the applicant. He noted the issues brought up by the Fire Department at the previous hearing of the matter had been resolved and the applicant was in agreement with the staff's recommendations.

District Chief Billy Roach, Mobile Fire and Rescue, concurred with Mr. Williams regarding the resolution of the said matters.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second by Dr. Rivizzigno, to approve the above referenced matter, subject to the following conditions:

- 1) **the submission of two copies of the revised Planned Unit Development site plans prior to the signing of the Final Plat;**
- 2) **the placement of a note on the site plan that standard setbacks and site coverages apply;**
- 3) **placement of a note on the Planned Unit Development site plan stating each lot is limited to one curb-cut to Schaub Avenue to include the modifications suggested by Traffic Engineering (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Two (2) Type 4 object markers, per MUTCD standards, will be required (one at the end of each roadway);**
- 4) **placement of a note on the Planned Unit Development site plan stating the development will comply with Engineering comments: *“Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. Any proposed development within the proposed property must comply with the Stormwater Management and Flood Control Ordinance of the City of Mobile. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. A 4' wide sidewalk must be constructed along the entire road frontage; or a sidewalk waiver must be submitted. A geotechnical report will be required to verify the proposed pavement sections. Any drainage to offsite drainage and/or detention facilities will need to have engineering calculations verifying the capacity of the existing systems; and, the applicant will need to provide written permission from the owner(s) of the existing drainage and detention facility(ies). Any vacation of Right-of-Way (ROW) must be approved prior to the recording of the plat. Any existing utility or drainage lines within the ROW***

- will need to be relocated within new or existing easements, as approved by the City Engineer, prior to recording the plat;”*
- 5) **the provision of the vacation of the existing 40-foot undeveloped right-of-way and the dedication of the proposed 40-foot right-of-way to be dedicated and constructed to comply with City Engineering and Fire Department requirements; and,**
 - 6) **full compliance with all other municipal codes and ordinances.**

The motion carried unanimously.

NEW SUBDIVISION APPLICATIONS:

Case #SUB2012-00033

Kilpatrick Waterview Subdivision

3535 Lipscombs Landing

(North and South side of Lipscombs Landing, 3/10± mile East of Lees Lane [prescriptive Right of Way])

Number of Lots / Acres: 2 Lots / 1.0± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

Council District 4

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Jerry Byrd, Byrd Surveying, Inc., spoke on behalf of the applicant and asked the dedicated right-of-way along Lipscombs Landing be revised to 50 feet from the staff's recommended 60 feet. He noted approximately 625 to the east, the City of Mobile had constructed a road which only had a 50 foot dedicated right-of-way and they wished the two to match.

Mr. Olsen noted staff had no problem with such a revision if that were the wish of Planning Commission.

The Chair asked for comments from Engineering.

Mr. Davis advised the Engineering Department had no issues with the revision of footage as long as it was determined by consulting with City Engineering.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second by Mr. Jordan, to approve the above referenced matter, subject to the following conditions:

- 1) **revision of the plat to illustrate dedication of right-of-way along Lipscombs Landing as determined by the City Engineer, but in no case less than 50’;**

- 2) revision of the plat to indicate a 25' minimum building setback line along both sides of Lipscombs Landing, as measured from the required dedication;
- 3) the portions of the lots lying on the South side of Lipscombs Landing be denoted as Lots 1 and 2, and the portions lying on the North side of Lipscombs Landing be denoted as Lots 1A and 2A;
- 4) revision of the plat to label each of the four lots with its size in both square feet and acres, after dedication, with a total square footage for the combined Lot 1 and Lot 1A, and Lot 2 and Lot 2A after dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that each portion of each lot is limited to one curb-cut to Lipscombs Landing, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local agencies for wetland and floodplain issues would be required prior to the issuance of any permits or land disturbance activities;
- 7) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 8) subject to the Engineering Comments: *“1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department [208-6070] and must comply with the City of Mobile ROW code and ordinances. 2. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area – AE [el 10]. You will need to show and label the flood hazard area(s) on your plat and plans. 3. Show the Minimum Finished Floor Elevation on each lot on the Plat. 4. revision of the plat to illustrate dedication of right-of-way along Lipscombs Landing as determined by the City Engineer, but in no case less than 50'. The location of the ROW shall be approved by the City Engineer;”*
- 9) placement of a note on the Final Plat stating that Lots 1A and 2A may only be utilized and sold with the corresponding lots on the South side of Lipscombs Landing (Lots 1 and 2); and,
- 10) placement of a note on the Final Plat stating that no permits are to be issued until the Final Plat is recorded.

The motion carried unanimously.

Case #SUB2012-00034

Stone's Subdivision, Re-subdivision of Lot 1

8425 Bellingrath Road

(Southeast corner of Bellingrath Road and Industrial Road)

Number of Lots / Acres: 2 Lots / 0.3± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

County

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. DeMouy, with second by Mr. Turner, to waive Section V.D.1. of the Subdivision Regulations and approve the above referenced matter, subject to the following conditions:

- 1) **depiction of the 25-foot minimum building setback line along Bellingrath Road and Industrial Road, as required by Section V.D.9. of the Subdivision Regulations;**
- 2) **labeling of the lot sizes, in square feet and acres, or provision of a table on the Final Plat with the same information;**
- 3) **re-label lots as "Lot 1 and "Lot 2" or "Lot A" and "Lot B";**
- 4) **dedications to provide 50' from the centerline along both Bellingrath Road and Industrial Road if necessary;**
- 5) **dedications to provide curb radii at the intersection in compliance with Section V.B.16. of the Subdivision Regulations;**
- 6) **placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;**
- 7) **placement of a note on the Final Plat stating the site must comply with the City of Mobile stormwater and flood control ordinances: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits;"***
- 8) **placement of a note on the Final Plat limiting each lot to the existing curb-cuts to Bellingrath Road, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and,**

- 9) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

The motion carried unanimously.

GROUP APPLICATIONS:

Case #SUB2012-00036 (Subdivision)

Somerby Subdivision, Revised Corrected Plat, Re-subdivision of Lots 1 & 2 of a Re-subdivision of Lot 2

6725 Somerby Lane

(Northeast corner of Somerby Drive and Somerby Lane (private drive), and North side of Somerby Lane (private drive) at its West terminus)

Number of Lots / Acres: 12 Lots / 2.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

County

(Also see Case #ZON2012-01058 (Planned Unit Development) **Somerby Subdivision, Revised Corrected Plat, Re-subdivision of Lots 1 & 2 of a Re-subdivision of Lot 2**, below)

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Don Williams, Williams Engineering, spoke on behalf of the applicant. He noted for the record that Rester and Coleman Engineers, Inc., was the engineer of record on the project and that all parties were in agreement with the staff's recommendations.

Hearing no opposition or further discussion, a motion was made by Dr. Rivizzigno, with second by Mr. DeMouy, to waive Section V.D.2. of the Subdivision Regulations, and approve the above referenced matter, subject to the following conditions:

- 1) **compliance with Engineering comments:** *“1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. 2. Any increase in the impervious area will require additional Stormwater Detention. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;”*

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- 2) revision of the plat to include a note stating that the maximum site coverage of Lots 2, 11, 14-17, 22-24, 40-41 and 43 is limited to 45% each, per the approved Planned Unit Development;
- 3) revision of the plat to include a note stating that the front setback shall be a minimum of 10 feet, the side setbacks a minimum of 5 feet, and the rear setback a minimum of 5 feet, per the approved Planning Unit Development;
- 4) revision of the plat to include a note stating that all lots are denied direct access to Somerby Drive;
- 5) placement of a note on the plat stating that the site must be developed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 6) placement of a note on the plat stating that approval of all applicable federal, state, and local agencies is required for floodplain issues, prior to the issuance of any permits or land disturbance activities; and,
- 7) submission of a revised PUD site plan prior to the signing of the final plat, or the request for any land disturbance or building permits for these lots.

The motion carried unanimously.

**Case #ZON2012-01058 (Planned Unit Development)
Somerby Subdivision, Revised Corrected Plat, Re-subdivision of Lots 1 & 2 of a Re-subdivision of Lot 2**

6725 Somerby Lane

(Northeast corner of Somerby Drive and Somerby Lane (private street), and North side of Somerby Lane (private street) at its West terminus)

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage for lots 2, 11, 14-17, 22-24, 40-41 and lot 43.

County

(Also see **Case #SUB2012-00036 (Subdivision) Somerby Subdivision, Revised Corrected Plat, Re-subdivision of Lots 1 & 2 of a Re-subdivision of Lot 2**, above)

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Don Williams, Williams Engineering, spoke on behalf of the applicant. He noted for the record that Rester and Coleman Engineers, Inc., was the engineer of record on the project and that all parties were in agreement with the staff's recommendations.

Hearing no opposition or further discussion, a motion was made by Dr. Rivizzigno, with second by Mr. DeMouy, to approve the above referenced matter, subject to the following conditions:

- 1) **compliance with Engineering comments:** *“1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. 2. Any increase in the impervious area will require additional Stormwater Detention. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;”*
- 2) **revision of the site plan to include a note stating that the maximum site coverage of Lots 2, 11, 14-17, 22-24, 40-41 and 43 is limited to 45% each;**
- 3) **revision of the site plan to include a note stating that the front setback shall be a minimum of 10 feet, the side setbacks a minimum of 5 feet, and the rear setback a minimum of 5 feet;**
- 4) **revision of the site plan to include a note stating that all lots are denied direct access to Somerby Drive;**
- 5) **placement of a note on the site plan stating that the site must be developed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;**
- 6) **placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies is required for floodplain issues, prior to the issuance of any permits or land disturbance activities; and,**
- 7) **submission of a revised PUD site plan prior to the signing of the final plat, or the request for any land disturbance or building permits for these lots.**

The motion carried unanimously.

OTHER BUSINESS:

Mr. Olsen reminded the Commissioners and the public of the Public Hearing regarding amendments to the Zoning Ordinance scheduled for the June 7, 2012, Planning Commission meeting.

Hearing no further business, the meeting was adjourned at 2:15.

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APPROVED:

Dr. Victoria Rivizzigno, Secretary

Terry Plauche, Chairman

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