

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
October 12, 2009

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

Chairperson Torres called the meeting of the Plan and Architectural Review Commission to order at 6:00 p.m.

PRESENT: Zaballos, Binnie, Dalee, Stone, Torres, Miller, Coburn. ABSENT: None.
OTHERS: Wally McDonell/City Attorney, Mark Roffers/City Planner, Megan MacGlashan/City Planner, Bruce Parker/Zoning Administrator, Wegner/Secretary.

REVIEW SESSION ON DRAFT 1 OF THE COMPREHENSIVE PLAN. City Planner Mark Roffers explained that this is a document to guide the future growth of the City over the next 20 years. They wanted comments from the Plan Commission on the first draft and will combine that information with the information they receive from City Staff and the public, and then will return with Draft #2 for the November 9, 2009 Plan Commission meeting. It will then go to the City Council. The Planners will be working with focus groups in the next two weeks. For this meeting, they wanted to take a broader tour, hover key areas and then take comments on a chapter by chapter basis.

City Planner Megan MacGlashan explained the general format of the plan with the nine substantive chapters which include the State Statute requirements for the plan. They provided a prioritization worksheet which is an outline for the plan which was used to guide the discussion. The first two chapters of the document include the introductory chapter, regional contracts, city planning area, vision and transitory chapter, background, and outlines of the broader vision. The first half of the chapters is the background material and the second half is the goals and policies.

The chapter on Agricultural Resources outlines goals, objectives, policy, and agricultural and how it relates to the City.

The Plan Commission asked about: bee keeping within the City and the concerns of those persons with allergies; conservation subdivision, preserving farmland and developing other areas; preserving the farmland that we have, for example the Hoffmann and Cooper farms; also saving areas that are in their natural state.

City Planner Mark Roffers explained the concern of development and preservation of farm land creating a rural subdivision. We should limit rural development surrounding the city. The home site could be divided off and the remaining farm land could be preserved. We should direct development away from open space areas. For example, the condos by Trippe Lake in the Waters Edge South Subdivision, there is a larger open area close to the lake. He also explained that the City could provide for cropping within one or two zonings in Whitewater or set aside areas for crop land. He added that it could be designated as conservancy and/or farmland preservation. Do we want to try to preserve for agriculture? Preserving existing makes sense.

Plan Commission Member Zaballos suggested that it be the desire of the owner of the property, and to make the language such that it would not be difficult to have both development and/or agriculture.

City Planner Mark Roffers was asked to explain the three mile extra-territorial jurisdiction. Whitewater has the size (over 10,000 population) to which it could upgrade its class from the 1 ½ mile extra-territorial jurisdiction to exercise a 3 mile extra-territorial jurisdiction. He did not recommend doing this at this time.

City Planner Megan MacGlashan stated that the implementation chapter has not been completed as they want to weigh in on the City's priorities. The implementation chapter will be delivered with the Draft 2 of the Comprehensive Plan.

Plan Commission Member Zaballos stated that we should show support for positive development, community and economic development, bike path development. These include businesses such as Dan's Meat Market, the Winery, farmers market(s), and Community Garden which involve the community by choice. These give Whitewater good vibe.

The Natural Resource Chapter has goals, policies and specific programs for natural resources in and around Whitewater.

Plan Commission Member Stone had a call from a member of the Park Board, who was very happy with this chapter and the changes that were made for the Whitewater urban forest.

Plan Commission Members asked about: sustainability; incinerators for garbage; urban forest, preserving/forestry and maintaining trees, diversities are important.

City Planners stated that municipalities can be communities for sustainability. Converting agricultural waste to energy can be looked into. Forest waste is being used for energy plants; some cities are looking into using methane for power.

The Cultural Resources chapter has goals and policies for history and modern day culture.

Plan Commission Members voiced: historic and preservation is important; "placemaking" people who make living unique and give us a sense of place; placemaking and Arts is visible in the downtown revitalization over the last 4 or 5 years.

City Planner Mark Roffers stated that the City should enhance places of public art which provide gathering places and sources of community pride.

City Planner Mark Roffers explained that Housing and neighborhood development is the meat of the plan. Approaches for neighborhoods on a city wide basis (one size fits all) will not work. He wanted to put to rest the idea of some neighborhoods being worthy of preserving and some not. All places where people live need to be healthy, safe and comfortable regardless of who lives there. He will be explaining the strategies and how they relate to the neighborhood preservation map #5. The Central Area Plan addressed the preservation of neighborhoods. We need to preserve the quality of all areas. The approaches are different between all single family neighborhoods and will be a different approach for those with a mixture of residences based on unique qualifiers.

Under a single family classification, it is zoned appropriately to allow exclusively single family residences. The occupancy of R-3 neighborhood next to an R-1 would be reduced to 2 unrelated persons per unit in the area. Appropriate investments would be made such as playground equipment.

The Central Area neighborhoods, Center Street, Caine and Gault Street, Whiton Street and the downtown area, have a mix of owner occupied and renter occupied. Some structures are single family, some duplexes and some multifamily. The character and proximaty to the university to be enhanced over time. Up-zoning is strongly discouraged. R-2 is clearly 1 & 2 family. Household sizes can be limited through a conditional use permit or PCD. When requests are considered for increasing the number of units, there should be a condition to maintain the flavor and character which is to be preserved and enhanced.

Higher density residential are R-3 areas with mixed residential. Higher density is encouraged in these areas. Condos and renters/students to be within walking distance from the university. These areas should continue to improve over time, buildings and stormwater.

A planned neighborhood is a neighborhood for future neighborhood growth. It is not an exclusive neighborhood. The key policy of the area is what percentage should be single family. These are the neighborhoods that need to work to maintain the single family housing units. In order to do that, we need to plan for areas of single family residence in new development, a minimum of 70 % single family.

Plan Commission Member Coburn asked if we were looking at the 70/30 for Center Street and Janesville Street, and what are buffers between high density and lower density. She also noted that family living is what makes it pleasant. You don't have to get into a car to go places. The more spread out the area is, the more cars there are. Center Street and South seem to be a threatened area. Main Street has beautiful old homes in a high density area. As the university grows, will they build more campus housing?

City Planner Mark Roffers explained that there are unique policies for different areas, and for Center Street the 70/30 would not apply. The City would not up zone area, but would have strict tough standards to make sure it is compatible with the surrounding neighborhoods. Buffers are determined by the context of the area. Limitations could be made on the number of non-family household occupants/population density. There are policies for areas, this plan supports office use in the large single family homes along W. Main Street. The neighborhoods of Center Street and the land south are considered for preservation. Walworth Ave. and south are multi-family areas with student oriented traffic. It would be a struggle to reverse from rental to ownership. The City does not control rental or ownership areas. Conversions should be held to high standards. The City will have to support the student population and identify areas most appropriate. A focus area would be the area west of campus/Tratt Street.

Plan Commission Member Zaballos explained that they want to approve connectivity, plan for sidewalks, bike lanes or paths. Want to have an amenity of things: % of single family, open land parks, improvements. Maybe do it like landscaping, by points. The planned neighborhood seems artificial. We would like a general mix which allows for pockets of different uses. We don't want to tell them how to live, but what we are looking for.

The Plan Commission voiced concerns of: the public getting a chance for their input; this item will be on the agenda for further discussion at the next meeting; as far as U.W. housing, there is

not going to be an explosion of student enrollment. The University is planning substantial upgrades to existing residence halls. They never turn away students who want to live on campus.

City Planner Mark Roffers explained that John Hoffman was concerned with the designation of his land south of Walworth Ave. (Tech Park or Planned Mixed Use). Roffers explained the different changes that the Hoffman property has gone through. He would be working with John Hoffman to see what they can figure out for that land. Currently, the policy is 70 per cent single family for the residential area. John Hoffman would like a little more flexibility. Too much flexibility would allow the Plan Commission to accommodate a particular development in a particular area aside from the City Plan. Connectivity is important in the plan.

Mitch Simon voiced his concerns of neighborhood preservation and the single family homes from intrusion of down grading of neighborhoods. Details of the demographics of Whitewater require that 70% of Whitewater is owner occupied. 36.5% in Fort Atkinson is owner occupied. The median age for Whitewater is 21.9, ½ student population, 12.3% under. There are no people to fill single family/owner occupied homes. Persons in the 20 to 25 age bracket are not buyers of single family owner occupied homes. We don't have a pile of jobs with people to fill them. Whitewater needs more jobs. Of the home contractors, Ross Walton has stopped dead; Teronomy builders is slow; and Kennedy Homes is not doing anything. Mitch Simon feels the document is binding and not just advisory. Simon said he did not want to threaten what we have by not allowing for student housing to make the 70% city wide. There is too much transient make up in our population.

City Planner Mark Roffers stated that 70 % requirement of homes in Whitewater are to be single family detached homes does not determine whether they are rental or owner occupied. It is 65% city wide in the new draft plan. The housing market is not good anywhere right now. The rental housing market is strong. With the creation of the tech park, the City is trying to increase local jobs. As far as the "binding" aspect of the plan, Roffers advised not to be too scared. A lot of the language that is used is "consider, encourage, explore" etc. The last chapter of the Plan will set up the process to amend the plan over time, a process to change the plan. There is quite a bit of flexibility built into the Plan.

Plan Commission Member Zaballos voiced her support for parks and arts initiative; let economic force work for us; look at things that favor high quality housing; discourage conversions – don't put a # out there that would put more pressure on the downtown. There is always a demand for multi-family, make it good multi-family.

Chairperson Torres agreed with Zaballos and added that you can't stop free market forces or necessarily should.

Richard Helmick, property owner in the south central neighborhood, thanked the Plan Commission and Staff for their work to advance the future of the City. We need to determine how to attract families into the City. This can happen by making it attractive –arts, and preservation plans to attract people here. People are afraid to live here because it is a college town. We need to plan carefully for a good mix, to make the City look nice and provide connectivity. The City is taking on a hard task. Thank you.

Mitch Simon was concerned about the limited area developable for multi-family.

Plan Commission Member Binnie asked about the proposed Starin Road to N. Newcomb Street and if the area should be considered residential at this time.

City Planner Mark Roffers explained that future predominantly residential areas should have single family and multi-family within them or should we have a flexible percentage of single family and multi-family in the area. The area for the extended Starin Road is considered a planned mixed use, multi-family/office or commercial. It reflects the Neighborhood Plans that were adopted. It could be developed as multi-family with the remaining as a planned neighborhood. If it is considered for higher density, the concern is for the single family in between the higher density areas and if that lower density area would remain or be changed through time (for example Tratt Street).

Tami Brodnicki, Executive Director of Downtown Whitewater, the ULUP of 2003 recommended the Downtown as part of the Smart Growth area. As the TID 4 ends, will they be able to apply for grants under the Smart Growth Plan? City Planner Mark Roffers stated that the Smart Growth Plan would apply.

City Planner Mark Roffers asked for any remaining issues, questions or concerns for the remainder of the document.

The Plan Commission voiced concerns of: general road improvements such as Hwy. 59/89, D & Hwy. 59, Elkhorn Road, and Walworth Avenue (5 points); Rerouting of university traffic off W. Main Street to relieve congestion on W. Main Street.

City Planner Mark Roffers explained that there is a proposed University Ave. north of Main Street that would run directly to the university. The challenge is that there is a lot of land there that is marginally developable.

City Planner Mark Roffers stated that they are seeking any comments and will have Draft 2 back in a week to 10 days. The Plan will be made available on the City's web site.

The regular items on the agenda started at approximately 7:50 p.m.

HEARING OF CITIZEN COMMENTS. This is a time in the agenda where citizens can voice their concerns. They are given three minutes to talk. No formal Plan Commission Action will be taken during this meeting although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time.

There were no comments.

REPORTS:

a. Report from Community Development Authority Representative. Tom Miller reported that they had the ground breaking for the new tech park and change in the street name. They are applying for grants to clean up the area around 216 E. Main Street and 501-503 S. Janesville Street. Both properties were gas stations at one time. The CDA voted to accept the \$4.7 million grant. They are also getting bids for the signs for the Tech Park. Keller is to build a spec building in the business park, but it is on hold as they are looking for investors.

b. Report from Tree Commission Representative. Dave Stone reported the Urban Forestry Task Force will be meeting on Thursday at 4:30 p.m. at City Hall.

c. Report from Park and Recreation Board Representative. David Stone reported that they held the Trippe Lake Shelter dedication, lots of people came. Their next meeting will be Tuesday,

October 13, 2009 at 4:30 p.m. to discuss the Mural Park, trees for Cravath Lake Park, and no smoking in City parks.

d. Report from City Council Representative. Lynn Binnie continued with the CDA report that the construction is slowed due to the requirement that the whole project gets spec'd at the same time, including the street extension of Starin Road. They hope to be moving forward on that next spring.

e. Report from the Downtown Whitewater Inc. Board Representative. Tami Brodnicki, Executive Director of Downtown Whitewater Inc., stated that they have two façade grants that they are working on, the Tokyo building and the Tainted Luv building. Board nominations are due October 20, 2009.

f. Report from staff. Zoning Administrator Bruce Parker explained that last Wednesday and Sunday, the NET (Neighborhood Enhancement Team) trained 12 people to go door to door with packets of information to inform residents of the ordinances for garbage, parking on the lawn etc. They are still looking for citizen members to be a part of the visiting team. The visiting teams will visit homes between October 16th and November 1st. They will be wearing lime green vests and will have ID tags. The City Manager and the University Chancellor will be a part of the visiting team. This is a way to get neighbors to help neighbors out.

g. Report from chair. No report.

MINUTES. Moved by Zaballos and Coburn to approve the minutes of August 17, 2009. Motion approved by unanimous voice vote. The minutes of September 21, 2009 were not available for review.

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR A PARKING LOT EXPANSION TO BE LOCATED AT 227 S. WHITON STREET FOR STETTLER PROPERTIES. Chairperson Torres opened the public hearing for consideration of a conditional use permit application for a parking lot expansion to be located at 227 S. Whiton Street for Stettler Properties.

Plan Commission Member Stone abstained from the discussion and vote due to his mother owning the neighboring property to the north.

Zoning Administrator Bruce Parker explained that Stettler Properties is proposing three new stalls in two different areas, leaving the area in front of the garage open for access. He suggested moving the proposed stalls at the back of the lot forward to the area in front of the garage to maintain pervious surface area. They would still have access to the garage. The concern for maintaining pervious surface is due to the problems that develop downstream. Whiton Street drops quite a bit and stormwater downstream ends up on Ann Street where there is an occasional back up in that area when there is a large amount of stormwater runoff. Parker also suggested that the Plan Commission keep in mind when a developer proposes to increase their impervious surface to consider if it will create a storm sewer problem downstream. This is a duplex property with maximum allowed 3 unrelated persons per unit. Parker recommended that the area be paved up to the lot line, and the area down the driveway remain gravel.

The City Planners recommended approval of the Conditional Use Permit to expand the existing parking lot located in the rear yard of the duplex at 227 S. Whiton Street, subject to the following conditions:

1. The applicant shall make site renovations in accordance with the site plan approved by the Plan Commission on 10/12/09 and dated 6/8/2009, subject to the changes to the site plan that are required below.
2. Prior to the commencement of construction of the parking lot, the applicant shall submit for City staff approval a revised site plan showing the following adjustments:
 - a. Indicate that the parking lot (both existing and proposed areas) will be paved, and the parking stalls will be striped (pavement shall not extend onto the northern neighbor's property or on any part of the shared driveway between the two lots).
 - b. Remove the currently-proposed eastern expansion of the parking lot and instead show three new parking spaces on the existing parking lot area, north of the storage garage and parallel with the garage. Enough space should be left so that garage doors can still be opened without extending into a parking space.
 - c. Relocate the seven proposed arborvitae from the eastern edge of the parking lot to the southern edge, west of the storage garage. The plantings shall be staggered in two rows, spaced no further than 6 feet from one another, and increased in number if necessary to provide a more effective screen. Size at time of planting should be added (no less than 4 feet tall), and the species "techny arborvitae" should be indicated.
 - d. Adjust and clearly indicate the grading of the parking lot to direct stormwater to the green space area in the south/southwest portion of the lot.
 - e. Correct the spelling of arborvitae in the site plan legend, label Whiton Street, and rotate the direction of the site plan so that "north" is toward the top of the page.
3. The parking lot shall be paved and landscaping installed no later than July 1, 2010. The applicant shall provide a site improvement deposit in an amount of \$200 to ensure installation of required improvements.

Chairperson Torres closed the public hearing.

Moved by Miller and Coburn to approve the conditional use permit for the parking lot expansion at 227 S. Whiton Street for Stettler Properties with the change in the layout of the parking stalls as recommended by the City (moved forward in front of the garage area) and with the Vandewalle and Associates (City Planners) conditions of approval. Motion approved with all ayes except Stone abstained.

CONTINUE THE PUBLIC HEARING FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT APPLICATION FOR ROBERT A. SWEET TO SERVE BEER AND ALCOHOL BY THE GLASS IN AN OUTDOOR CAFÉ TO BE LOCATED AT 204 W. MAIN STREET. Chairperson Torres explained that this item was pulled from the agenda by the applicant on 10-12-09.

PUBLIC HEARING FOR CONSIDERATION OF A CONDITIONAL USE PERMIT APPLICATION FOR CRAZY LEUCA CHICKS, LLC. TO SERVE WINE BY THE GLASS AT "THE GUILD ON THE TRIANGLE GALLERY" LOCATED AT 141 B W. WHITEWATER STREET. Chairperson Torres opened the public hearing for consideration of a conditional use permit application for Crazy Leuca Chicks, LLC. to serve wine by the glass at "The Guild on the Triangle Gallery" located at 141 B W. Whitewater Street.

Zoning Administrator Bruce Parker explained that this establishment will be located in the Wisconsin Dairy Supply building located at 141 W. Whitewater Street. It will be located in

approximately the center of the building. There is commercial use on the left hand side, and an existing office area to the right of this establishment. A conditional use permit is required to serve wine by the glass. The Plan Commission must also review the proposed sign location for this multi-tenant building. There will be three front doors that could have separate signs. “The Guild on the Triangle Gallery” sign will be centered over the door. Plan Commission would approve the conditional use permit for the sale of alcohol and recommend it to the City Council, and approve the sign.

The City Planners recommended that the Plan Commission approve the conditional use permit for The Guild on the Triangle Gallery, located at 141B W. Whitewater Street, to allow the sale of alcohol by the bottle or drink (not limited to wine), and further to recommend Council issuance of an appropriate liquor license, subject to the following conditions:

1. For the conditional use permit to remain valid, the business shall continue to be operated in general accordance with the current business model (art gallery and shop), except as changes or additions are required as part of the liquor license process.
2. The conditional use permit shall run with the business owner and not the land. Any change in business ownership will first require approval of a conditional use permit amendment.
3. The business shall be open no later than 10 p.m. and no earlier than 6 a.m.

Linda Schalk, a partner of the Crazy Leuca Chicks, LLC., explained that the only awning they are proposing is the one over their door, to cover the entrance. The awning and the sign will be centered over the door and the sign will be in the first floor area of the building. The Crazy Leuca Chicks, LLC, agree to the conditions of the City Planners.

City Planner Mark Roffers questioned the exterior lighting for the sign. It will be pointing down, low watt spot light.

Chairperson Torres closed the public hearing.

Plan Commission Member Miller asked if there were any Class B licenses available because the City cannot issue a Class C if a Class B license is available.

City Planner Mark Roffers suggested that the Plan Commission not limit the license to just wine, to broadly allow if license is obtained. If a license would open up, for example, beer & wine, it would give a little more flexibility in the approval.

City Attorney McDonell explained that if the Plan Commission follows the conditional use and if there is not a limitation put on the license, any alcohol may be served if they have the proper license. From a legal perspective, McDonell stated that the notice that was given was enough to cover this change.

Moved by Zaballos and Binnie to approve the conditional use permit and recommend to the City Council for Crazy Leuca Chicks, LLC to serve alcohol with an appropriate liquor license at “The Triangle Guild Gallery” at 141 W. Whitewater Street, and approve the proposed sign for the business to be located above the door. Motion approved by unanimous roll call vote.

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR A CHANGE IN THE FREESTANDING SIGN FOR THE PROPOSED RETAIL ALTERATIONS; AND

REVIEW PROPOSED SITE PLAN AND BUILDING ALTERATIONS AT 1117 W. MAIN STREET FOR SWD ACQUISITIONS. Chairperson Torres opened the public hearing for consideration of a conditional use permit for a change in the freestanding sign for the proposed retail alterations; and review proposed site plan and building alterations at 1117 W. Main Street for SWD Acquisitions.

Zoning Administrator Bruce Parker explained that this developer has been working on this project for several months. This is for re-development of the Steck's Liquor store. Currently there are two driveway openings off W. Main Street. They plan to close up the east driveway and create stalls facing Main Street and facing the building. There will also be eight stalls in the back of the property. The dumpster location will be on the southeast corner of the building. The building will be remodeled. There will be two retail spaces, one will be 5,000 sq. ft. and the other will be 1,400 sq. ft. They are proposing a new pylon sign in the lawn area. The floor plan shows retail store in the front of the building and storage area in the back. The front of the building will have new windows and awnings and brick veneer. It will be a nice improvement for the area.

Brad Koning, Shulfer Architects, LLC, the architect for the project, represented the developers Steve Doran and Todd Waller (SWD Acquisitions). He explained that the current signage is 20 feet tall. They were going to reduce it to 15 feet in order for it to fit within the landscaped area and to comply with the requirements.

Zoning Administrator Bruce Parker explained that the developers are working to eliminate traffic congestion and are working with Pizza Hut for a possible cross driveway easement-access, which may come back to City Staff at a later date.

Plan Commission Members asked about adding an additional tree to the terrace area; and about the pylon sign height requirements.

City Planner Mark Roffers explained that the required spacing for terrace trees is one for every 35 feet. There is one tree in the terrace which meets the requirement. He also noted that condition 2c of his recommendations is not necessary.

Zoning Administrator Bruce Parker recommended not putting another tree in the terrace due to the possibility of blocking view of the stop and go lights. He also noted that the Sign Ordinance allows for a 20 foot maximum height for a pylon sign and a 10 foot minimum for the bottom of the sign for visibility.

The City Planners recommended that the Plan Commission approve the alterations to the existing site and building located at 1117 W. Main Street and the conditional use permit to install a new freestanding (pylon) sign on the property, subject to the following conditions:

1. The site shall be developed in accordance with the Site Plan, Dumpster Enclosure Plan, and Dumpster Elevations (sheet A1.0) dated 9/18/09; the Site Lighting Plan (sheet A1.1) dated 9/18/09; the North, South, East, and West Elevations and the Floor Plan (sheet A2.0) dated 9/18/09; the Planting Plan and Planting Schedule (sheet L1.0) dated 9/18/09; the signage plans dated 7/21/09; and the applicant's letter (RE: Application for Site Plan Approval Retail Redevelopment 1117 Main Street) dated 9/18/09, except as alterations to these plans are required to meet the conditions that follow.

2. Prior to the issuance of a building permit, the Site Plan, Site Lighting Plan, and Planting Plan

shall be revised as follows. Building and site alterations shall then be carried out in a manner consistent with these revised plans.

- a. Revise the Site Plan to clearly indicate which portions of the building are being demolished, amend the note that points to the greenspace area on the west side of the parking lot to say “existing greenspace,” and not “existing greenspace/landscape,” indicate the location of the new freestanding sign. Unless the sign height is adjusted, the sign must be set back a minimum of 20 feet both side lot lines, 5 feet from the street right-of-way/front lot line, and outside of driveway vision triangles.
- b. Revise the Lighting Plan to indicate that the wallpac lighting fixtures will be high pressure sodium and not metal halide.
- c. Revise the Planting Plan to add a species/size label to the tree being shown in the street terrace at the middle point of the lot. The species shall be approved by the City Forester and the tree shall be planted by the applicant.

3. If and when the applicants are able to negotiate a cross access agreement with the property owner to the east, the applicant shall work with the Zoning Administrator on the details of the arrangement and to ensure that the necessary cross-access agreement is recorded and submitted to the City, and all appropriate Site Plan adjustments are met.

Chairperson Torres closed the public hearing.

Moved by Binnie and Miller to approve the site plan and the conditional use permit for the pylon sign subject to the conditions on Vandewalles’ (City Planners) memo, eliminating condition 2c. Motion approve by unanimous roll call vote.

INFORMATION:

- a. The review session of the Comprehensive Plan will be the first 1 ½ hours of the November meeting. The remaining items will start at approximately 7:30 p.m.
- b. The next regular Plan Commission meeting will be November 9, 2009.

Moved by Zaballos and Coburn to adjourn at approximately 8:30 p.m. Motion was approved by unanimous voice vote.

Respectfully submitted,

Jane E. Wegner
Secretary