

## PLANNING COMMISSION MEETING MINUTES

Tuesday, January 24, 2012 at 7:00 P.M.

**MEMBERS PRESENT:** Dan Carter, Dave Pierce, Robin Neal, Merle Parks, Sherri Neff, Craig Stephan and Jason Krone

**STAFF PRESENT:** Don Slone, AICP, CFM, Planning Director  
Terry Barlow, Departmental Administrative Assistant

Chairman Parks called the meeting to order at 7:00 p.m. and asked for a roll call. Roll call listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the December 13, 2011 Planning Commission meeting. Commissioner Stephan made a motion to approve the minutes as written with a second from Commissioner Pierce. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for a vote. The minutes were approved. Commissioner Neal abstained.

### NEW BUSINESS

Chairman Parks introduced **Item No. 2: Comprehensive Plan Change: BSCP-21: "The Village at Deerfield"** A request to amend the Future Land Use Map of the Comprehensive Plan to change the land use designation for 6.24 acres from a Low-Density Residential designation to a High-Density Residential designation. The request is from Daniel Foster, Schlagel & Associates for Guy Tiner, property owner of record. This amendment is to support the change in zoning from R-1, Single-Family Residential District to R-3, Multi-Family Residential District to allow for the construction of a proposed 232 unit, gated apartment complex, to be located on the east side of 132<sup>nd</sup> Street, south side of Kansas Avenue and north of Heritage Drive.

Chairman Parks welcomed everyone to the meeting and explained the procedure that they will follow. The procedure is that the Planning Director, Don Slone, will make his presentation, then the applicant will make his presentation to explain the plans and then the audience may make comments. We ask that this done in an orderly fashion. Any comments will need to be made from the podium so we have a proper record of what is said. There is a sign in sheet for your name and address that you will need to fill out before you speak. The meeting will be recorded. This is sort of like a court hearing but not quite. Some of you may have contacted us on this matter and we may not have always been very receptive to talk to you. The reason for that is that we are charged with the responsibility to make a decision on the issue based on what we hear tonight and not on outside influences. So before we actually get into the issue tonight, I will ask all of the Planning Commissioners to declare any contacts whether pro or con that they have had and whether that contact would be detrimental to their vote. When I open the meeting for public comment I would direct you to the podium to sign your name and address and make your comments. Your comments should be directed to us and this is not a question and answer period for you to ask questions of the applicant. You can raise issues and we want to have all the issues explored. Once I close the public comment, we will ask questions of whomever we deem necessary to make our decision. I am not sure who is pro or con and that does not make any difference right now. There are issues that need to be made but not ten or twelve times.

Commissioner Pierce asked if Chairman Parks would explain both of the items to the public. Chairman Parks stated that there are two items. The one item is to change the land use plan and the second is to change the zoning to R-3. The issues are similar so I would assume that all the comments made on the first issue would be the same as for the second part of this. Regardless of our vote, the issues will be on the City Council Agenda for February 27, 2012. Per state law, we are required to hold the public hearing but there will be not another hearing at the City Council meeting. You need to make your comments heard tonight and the City Council will have access to the meeting minutes.

Chairman Parks asked if the Planning Director had any comments before he opened the public hearing. The Planning Director asked if there were any more handouts over by the door and then he explained that the signs were modified yesterday. The applicant removed the detention basin/open space from consideration. The only piece left to be considered for the comprehensive plan change and rezoning is in yellow on the map.

Chairman Parks asked that all the Planning Commissioners disclose if they had been in contact with anyone on the items that are up for consideration.

Chairman Parks declared that he was contacted by Mr. and Mrs. Mike Jones and talked about it outside this room. My wife received an email from Tammy Dooley and I had conversations with a few residents; but he did not feel that any of this would have an effect on his vote.

Commissioner Neff stated that she had no contact with anyone about the items.

Commissioner Stephan stated he was contacted by emails that were going around his neighborhood and a meeting was held but that they would not affect his vote.

Commissioner Krone stated that his wife received emails but he did not receive any.

Commissioner Neal stated that she received information via email but it would not affect her vote.

Commissioner Pierce stated he had conversations with Judy Cox and some of the residents and explained the Planning Commission process but that these conversations would have no affect on his vote.

Commissioner Carter stated he had no contact with anyone about these items.

Chairman Parks opened the public hearing at 7:12 p.m. and asked for Staff presentation. Staff presented the recommendations for the Comprehensive Plan Change and the Rezoning as they are tied together. If the Comprehensive Plan Change does not pass, then the Rezoning becomes a moot point. In 1986 the City Council changed the zoning on the piece for the apartments from a commercial zoning to high-density residential. Deerfield Village was down zoned to a low-density residential in 1987. There were funding problems and Mr. Tiner came in and built homes in that subdivision. The existing detention basin/open space located at 811 S. 132<sup>nd</sup> Street (Tract "B", Deerfield Village) that abuts the property is zoned R-3, was removed from consideration but will be part of the overall development. With the removal of the detention basin/open space, this now becomes 6.24 acres to be changed in the Comprehensive Plan. Staff recommends approval of the Comprehensive Plan Change and Rezoning with the conditions listed in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Daniel Foster, Schlagel & Associates, 19920 W. 107<sup>th</sup>, Lenexa, KS** made comments as follows:

- His client was in agreement with all the conditions for both the Comprehensive Plan Change and Rezoning.
- Mr. Tiner has been a resident of Bonner Springs for a long time and a builder in Bonner Springs.
- Since the detention basin (that is not included any longer in this application) was built the rules and regulations for storm water detention have changed dramatically; therefore, we removed it from the application.
- The City's Comprehensive Plan is to keep up with the housing demand for the City and have a mixture of housing in the City.
- It is common practice to have a transitional zoning from commercial to low-density residential, you have commercial, multi-family and single-family residential. To bring this quality of apartments to this area we are talking about marketing a certain type of residents to this community.
- We are trying to attract high quality people to this area so we will need to have high quality apartments with all the amenities.
- Things have changed quite a bit in this area in the last few years. This gives us an opportunity for growth in your community. The valuation of multi-family dwelling will also help property values.
- Presented a drawing of the proposed apartment complex that explains the amenities, construction phases and the type of residents that they hope to have in the development.
- He would be happy to answer any questions the Planning Commission might have for him. This is a high quality project and we have a strong incentive to maintain the quality of the gated community.
- The builder wants to maintain the values that will keep the property values up in the residential neighborhood. The community will be fenced and this will help with the crime problems that the residents in Deerfield are concerned about, the project will be managed by a management company with

a set of rules and regulations and they will screen the residents before they are allowed to occupy the premises and the buildings are arranged on the site plan so that the buildings are closer to the street with the parking lots behind.

Questions and comments from the Planning Commission:

- Commissioner Stephan asked if they thought this would impact the property values and he thought it needed more open space. Mr. Foster stated that these would be high end apartments with a gated community, clubhouse and pool which would keep property values where they currently are or increase values. They would use trees as a buffer between the apartments and the residential community along with the fence that will surround the entire project.
- Chairman Parks asked about the construction phases. Mr. Foster stated that all the public improvements will be constructed first, then site work and then construction of the buildings on the site.
- Chairman Parks asked if the timeframe for the construction would it be in phases or would they start the project and finish. Mr. Foster stated that they intended to start at Kansas Avenue and 132<sup>nd</sup> Street and work their way down to Cheyenne Street and would continue until the project was completed.
- Commissioner Krone asked if the gates would open and closed with a keypad entry and Mr. Foster stated that it would.
- Commissioner Neal asked if sidewalks would be required on 132<sup>nd</sup> Street and Mr. Foster stated yes.
- Commissioner Pierce asked Mr. Foster what type of people they want to attract. Mr. Foster stated that they hope for professional people. With the Cerner Corporation building their new headquarters at the Legends, the racetrack and the new casino, they hope to attract young professional people. Mr. Foster stated they want this to be a higher level of living for individuals. Commissioner Pierce also asked about the wood fence around the property and Mr. Foster indicated that the fence would be at least six feet high.

Chairman Parks asked if anyone in the audience had any questions or comments. Public comments include:

**Bill Bezek, 802 S. 130<sup>th</sup> Street, Bonner Springs, KS**

I am not a planning and zoning expert but did some homework and see two separate items, a comprehensive plan change and a rezoning. In the R-3 zoning something else could go there. For forty years we have been R-1 in this area so why change now. This is one man's idea and why should we go with that. The Comprehensive 2025 plan says that this area is R-1. The growth area has been defined somewhere else on the comprehensive plan than this area. Chairman Parks stated to Mr. Bezek that he pointed at Leavenworth County. Mr. Bezek then stated that this was not the best place to build these apartments. Mr. Bezek drove down this area and the traffic will increase dramatically. Does anyone want to head to Kansas Avenue during rush hour? The health and safety of the area is not being thought about. The growth rate in Bonner Springs has been 37 people per year in the past sixteen years. How do you know that you will get people from other areas to come and live here? This will mean noise, traffic etc. for the area. The apartments that were built across the street are Section 8 apartments and how do we know that won't happen here. Commissioner Stephan stated that Bonner Highlands came into the city as Section 8 apartments and that is not the case here. Why is one man's initiative more important than the rest of the community? These apartments are not good for the surrounding community. The traffic impact for the surrounding residential housing will be greatly impacted. The Dooley's will lose their land with the road is put through. We are going to impose on them a structure because one person owns the land. There are no guarantees that this project will look the way they say it will. What about fire, health and safety? This is way too dense to mention all the other problems. I'm really surprised about all of this and no one wants to stand up and say stop. This can be done somewhere else without disrupting this area that has been fine for forty years. If the plat is not filed within one year the property goes back to R-1 so why change. R-1 is acceptable the way it is. It serves as a buffer today between commercial and residential. This is a public trust decision. The golden factors states that there is no analysis as to why this decision was made, there is nothing that says why this exists. In one part it says that nothing can go wrong but if you choose to do something the impacts will be great. The traffic is going to increase greatly and all I see are kids in the streets when going through this

neighborhood. They can do this somewhere else and be quite successful. I have seen nothing but pretty pictures and I don't see any assurances to the young professionals. This is a small town but this is the wrong time to do this. I guess here are the choices and tell the Dooley's sorry that your house and pond are gone. I have spent a lot of time reading through Kansas Statutes and it says you need to have analysis before you can make a decision. The population growth is minimal as this is a small town. There are no guarantees that this project will be what it says it will be and this is just not a good place for the project. This is a project looking for a solution. This is a reactionary decision and not a good planning decision. I am asking that you remediate and show that the trust you were given when you took this office. Give me the reason and the specifics of why this is a good thing.

Chairman Parks asked Mr. Bezek if he had any questions directed to the specific project. This is a zoning issue not a project. I'm only asking that if you approve this that you stand up and state why you are voting the way you are.

Commissioner Stephan stated that they are volunteers on the Planning Commission and are not being paid. Commissioner Stephan stated that he has pride in his town and is happy to volunteer because he believes in the town. Mr. Bezek stated they are all here tonight on their time.

Chairman Parks asked the Planning Director if the new road extension has anything to do with this project. The Planning Director stated no as it is part of the KDOT project to remove access to the K-7 Highway and construct a new road for access to 132<sup>nd</sup> Street.

Commissioner Stephan asked if the new road will be going through the Dooley's property or house and the Planning Director stated the road will probably be going through their property but not their house.

**Jackie Ewan, 730 S. 130<sup>th</sup> Street** said she came to City Hall and saw a drawing of the new road. The new road was not going through Dooley's property or our pond. Now it will take our homes and our pond. What changed all of this? Is this KDOT or is this a Tiner road? The Planning Director stated this is a KDOT project and any questions can be answered at the meeting KDOT meeting to be held this Thursday night at the High School from 5:00 – 7:00 pm. Mrs. Ewan stated why they moved to the area and now their pond will be gone.

**Gary Pflumm, 901 S. 131<sup>st</sup> Street** stated he is in the plumbing business and his only concern is that they build these apartments in a timely fashion and not stop and start the project.

**Bob White, 815 Lake Forest Drive** stated he has concerns about the wastewater and asked if the current sewer line is large enough to handle this project. Can the current water line handle the project? If the answer is negative when and where will the sewers go and who will pay the cost? Will the homeowners have to pay?

**Holly Tinberg, 913 S. 131<sup>st</sup> Street** stated there will be more traffic through the area and there are a lot of children. She asked about the fire hydrants in the neighborhood that are not functional and asked if the City will make sure they work.

**Greg Gibson, 13116 Heritage Drive** stated that he lives in the second house up from the detention basin. When I saw that the ideas for the project two concerns came to me. I called Mr. Tiner and asked him about my concerns. I am employed by the KCK Housing Authority. The housing authority provides Section 8 housing payments to homes/apartments in both KCK and Bonner Springs. Bonner Highlands is one of the apartment complexes that receive Section 8 payments. What type of housing is this going to be? The housing on the north side of Kansas Avenue (Bonner Highlands is a Section 8 project). This project is fourteen units on 6.24 acres. Density issue is of a great concern. I knew that the property was zoned R-3 when I moved into the neighborhood. We have all known that apartments would be built on this property. The other issue again is the Section 8 housing. Mr. Tiner and Mr. Foster both indicated that this would be a higher end apartment complex. Bonner Highlands is between \$650-750. Mr. Gibson stated that he thought they financed for Section 8. Any landlord can lease their apartment to a Section 8 participant. If Mr. Tiner has difficulty filling the apartments he can fill them with Section 8 participants.

Commissioner Stephan asked Mr. Gibson that if he was eligible for Section 8 can he go to any complex, Johnson County, Wyandotte County, Leavenworth County. Can go and they have to take my voucher for Section 8. Mr. Gibson stated that would be the landlords choice but yes he could do that. This could be a house or apartment. You can take a voucher anywhere in the United States and use that voucher for rent.

Chairman Parks reiterated the property running north and south on 132<sup>nd</sup> Street is currently zoned R-3 and the part that is highlighted yellow that runs east and west is the part to be rezoned. Mr. Foster indicated that they would be building apartments so you basically have a choice would you rather have apartments with amenities or just apartment building. Mr. Gibson stated that he doesn't like the density.

Mr. Gibson asked if Mr. Tiner was going to build on the R-3 property if they other property does not get rezoned. Mr. Tiner stated that he would build apartments on the R-3 but there would not be a pool or any type of clubhouse etc.

**Michael Jones, 824 S. 132<sup>nd</sup> Street** stated that he lives southwest of the storm water basin. Every year during the rainy season we have river water coming down the street and into our backyard from the storm drain. I think the design is incorrect. Heavy rains fill up our back yard. We have had dirt brought in but that has had no effect on helping the situation. Anytime you are going to build something with this much concrete there has to be some alignments or study to do so this does not continue to happen on my property.

Commissioner Stephan stated that he has seen the pond overflow. We have changed the regulations in the last ten years (Planning Director said they changed in 1999). The regulations are much stricter and the storm water problems will be addressed later in the process of the development.

Commissioner Neal asked the Planning Director about the detention basin on 132<sup>nd</sup> Street. If the detention basin on 132<sup>nd</sup> Street that is shown on the R-3 property enough to meet the new storm water standards? The Planning Director stated that it may take both properties to meet the detention requirements.

**Sharon Green, 626 S. Deerfield Drive** stated that the area that is already zoned R-3 is in her backyard. Most people move to Bonner to get out of the City. When my husband purchased our home the realtor told him that the lot in question could not be built on. Keep the density to a level that the community needs. Mr. Foster made a comment about the upper scale apartment and Ms. Green stated that she can't see 250 families or 250 single people living in this area.

**Joe Dooley, 740 S. 130<sup>th</sup> Street** stated I'm a homeowner whose property is locked in.

**Patricia Welkel, 414 Allcutt Avenue** stated that she is against building the apartments. The City needs to leave these people alone. This is just wrong.

**Jordan M. Mackey, 125 Arthur Avenue** stated that he worked with Mr. Tiner for the last few years. When he first started working here in Bonner Springs, he was told that no apartments would work where he put them on Richland Avenue. They are very nice apartments there now and they are well kept.

**Connie Swafford, 901 S. 131<sup>st</sup> Street** stated she is against building the apartments but would be in favor of patio homes built in that area.

**Larry Atchison, 725 S. Deerfield Drive** stated that one of his concerns is that everything is not disclosed on the plans that they are being shown tonight. You will see what is on the architect plans and then the design plans. Chairman Parks clarified that this is the zoning change only and on down the road there would be a preliminary plat, a final plat and then the site plan.

**Greg Ochoa, 13100 Swartz Road** is concerned about the traffic on the road especially on Swartz Road. There is not enough police presence as it is and this will bring more traffic and the speed of the traffic. We live on a blind spot on the curve and this will just bring more speeders and traffic.

**Mark Hoduski, 13108 Swartz Road** thanked the Planning Commission for letting the residents speak. He thinks that the density is not appropriate, too many apartments in too small of a space and that crime would be higher in this area than it is now.

Chairman Parks asked if there were any further comments or questions. Seeing none he closed the public hearing at 9:24 p.m. and called for a motion. Commissioner Pierce made a motion to approve with the listed conditions in the Staff Report with a second from Commissioner Stephan.

Commissioner Stephan informed the audience that they cannot have a negative motion. It has to be positive in order for them to open discussions.

Chairman Parks asked if there were any further questions or comments from the Planning Commission.

The Planning Director again stated that he asked the applicants to remove the detention basin/open area from consideration and further stated that every project that has gone through this Planning Commission since the Planning Director has been here was built according to what was approved.

Commissioner Stephan asked at what point a traffic study would be done, at the preliminary plat or site plan stage. The Planning Director stated that the traffic study would be done after the rezoning is approved.

Commissioner Stephan stated that the fire hydrant issue needs to be addressed through the Public Works department and not just this development. Public Works dropped the ball on the hydrant not working and that should not happen again.

Commissioner Stephan stated that if we don't change our ways of thinking and make changes we would not have a Walgreens or Burger King and if we don't accept change and adapt accordingly this town would die. You have to have growth and change in order to stay alive. Cerner and the new casino have made development happen here in Bonner Springs. We need to consider all kinds of things when we make our decision.

Chairman Parks asked if what they were seeing on the drawing that was presented by Mr. Foster is what the City would see after the complex was built. I thought I asked but will ask again, the wood fence, the gated community, the interior road to the north away from the Ewan property, the additional setback from the Ewan property will remain and won't be changed? Mr. Foster stated that all those things will remain the same as they are on the Concept Plan as currently shown.

Mr. Foster stated they turned the buildings sideways for the noise level, lighting, garages etc for the best view for everyone. The detention basin question is something that we will have to take into consideration when we are building. Sewer capacity was determined to be adequate. Traffic pattern seems to be the most commonly asked question and we will work with staff on that issue. The traffic problem exists today so who knows how much that will change. The density problem is really not a problem as we meet the standards set out by the City requirements.

Commissioner Krone asked if the Planning Director could answer the sewer questions. The Planning Director stated that the Utilities Director sent in no comments and did not object to this project. The system for Deerfield Village was built to handle all of this.

Commissioner Pierce asked Mr. Tiner if this item is denied would he build on the R-3 property anyway. Mr. Tiner stated that he would still build apartments on the property zoned R-3 but it would not be a gated community. There would be no pool or clubhouse and they would not be higher end apartments. Mr. Tiner states that there are no Section 8 housing north of Bonner Highlands. He did state that he has two elderly ladies who have rented from him for years and they came to him with the Section 8 information and he does have the two of them renting from him. Keep it on a level that the City needs. We need apartments that are of a higher quality that will bring in professional people.

Chairman Parks asked if the Planning Commission had any further questions or comments. Seeing none he called for a vote.

Commissioner Carter voted yes.

Commissioner Pierce voted no stating that he had a problem with the stormwater runoff problems at 824 S. 134<sup>th</sup> Street and the amount of traffic and the density. I know 132<sup>nd</sup> Street is a collector road but kids should not play on it anyway. Mr. Tiner can build on the property zoned R-3 but I think the other is overkill.

Commissioner Neal stated that she found some of the comments personally offensive. She also stated that there is no checkbook large enough to sway any of us. I am a Deerfield resident and I don't want the property values to go down. I am going to vote no because of the frontage road going around Swartz Road and additional cars will compound the problem on that road. The area zoned R-3 is already zoned for apartments.

Commissioner Parks voted yes but he did have concerns about the project. I understand the Dooley's and Ewan's concerns. Part of that has nothing to do with this project but the road will probably go through anyway but that is up to KDOT. I think the placement is a good buffer between R-3 and R-1 and with the amenities it will be a good project. I would rather have the gated community.

Commissioner Neff voted yes but stated that she would like to ask for a traffic study.

Commissioner Stephan stated this is a very emotional night. This is a very tough decision. Look at the Dooley's, would I want this going through my yard but who knows if it will or not. Will KDOT still take the pond, we don't know that. I was always fearful knowing that there was zoning for apartments. I have pride in this town. We have the race track, the casino. The area around us is going crazy; and if we do not become part of it, we will become like Parsons or Pittsburg, Kansas. Traffic is a major concern. Right now I am looking at is a vision of what I want in this town. The apartment complex is coming and I would rather have a gated community rather than a crummy looking apartment complex.

Commissioner Krone thanked everyone for their time and comments. I agree with the other commissioners' comments. The traffic heading north will become more and the public's comments cannot be ignored, so my vote is no.

Motion passed 4-3. The Planning Director stated that he will forward this item to the Governing Body on February 27, 2012 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 3: Rezoning: BSZ-127: "The Village at Deerfield"** A request to rezone 6.24 acres from an R-1, Single-Family Residential District classification to an R-3, Multi-Family Residential District classification. The request is from Daniel Foster, Schlagel & Associates for Guy Tiner, property owner of record. This amendments is to change the zoning classification to allow for the construction of a proposed 232 unit, gated apartment complex, to be located on the east side of 132<sup>nd</sup> Street, south side of Kansas Avenue and north of Heritage Drive.

Chairman Parks opened the public hearing at 9:53 p.m. and asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the listed conditions and the Planning Director added the Traffic Study as an additional condition of approval.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Daniel Foster, Schlagel & Associates, 19920 W. 107<sup>th</sup>, Lenexa, KS** stated that he had no additional information that has not been discussed but would be glad to answer any questions the Planning Commission might have.

Chairman Parks asked if anyone in the audience had any questions. Seeing none he closed the public hearing at 9:59 p.m. and called for a motion. Commissioner Stephan made a motion to approve with the conditions listed in the Staff Report and included the Traffic Study with a second from Commissioner Krone.

Chairman Parks asked if there were any questions from the Planning Commission.

Commissioner Krone asked about the traffic study and if there were guidelines. The Planning Director stated yes.

Chairman Parks asked if the traffic study comes up that there are a real problems then what. The Planning Director states they will have to see where the problem stems from and then go from there.

Commissioner Stephan asked Mr. Foster if the outcome of a traffic study ever stopped a project and Mr. Foster stated that yes he has seen that happen.

Chairman Parks asked if there is a way to encourage people to come in and out from the north. Mr. Foster stated you could ask but that does not mean that they will; however it is something they can look at.

Commissioner Stephan says that traffic study needs to be looked at very closely.

Chairman Parks asked the Planning Director about the sidewalks along 132<sup>nd</sup> Street. The Planning Director stated they would be required to install a 4' sidewalk along the east side of 132<sup>nd</sup> Street that will be outside the proposed fence.

Chairman Parks asked if there were any questions from the Planning Commission. Seeing none he called for a vote.

Commissioner Pierce voted no stating that he had a problem with the storm water runoff problems at 824 S. 132<sup>th</sup> Street and the amount of traffic and the density and that Mr. Tiner can build on the property that is already zoned R-3.

Commissioner Neal voted no stating that she was concerned about the traffic and just because it is a collector road it has too much traffic already.

Commissioner Parks voted yes for the same reasons as he voted for the first item.

Commissioner Neff voted yes.

Commissioner Stephan stated that he is really concerned about the traffic and it is really hard to decide if this can work but he voted yes stating that this has been a tough decision. The apartment complex is coming and I would rather have a gated community rather than a crummy looking apartment complex. Bonner Springs is a great town and this type of apartment project would be a good thing.

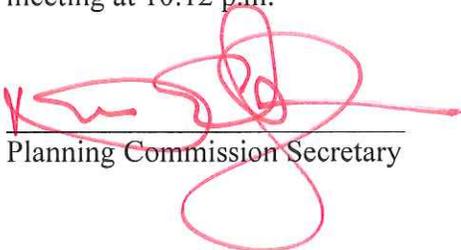
Commissioner Krone voted no with the same reasons as the first item.

Commissioner Carter voted yes. This has been an interesting evening. I think this represents the largest audience that I have seen. While I voted yes, I think it is something that our builder does an excellent job. How do we make this fit with the City's growth? We can't be behind the economic wheel and we need to have people with a vision. Is this a project or a vision of just one person? We need find out how to do this vision together but could we have done a focus study with our neighbors before we got to this meeting.

Motion passed 4-3.

The Planning Director stated that he will forward this item to the Governing Body on February 27, 2012 with a Planning Commission recommendation of approval.

Chairman Parks asked if there was any further discussion or other items. Seeing none, he adjourned the meeting at 10:12 p.m.



Planning Commission Secretary