

City of Billings Zoning Commission Meeting Minutes August 7, 2012

The City of Billings Zoning Commission met on Tuesday, August 7, 2012 in the City Council Chamber, 2nd Floor City Hall 210 N 27th Street, Billings, Montana.

Chairman Leonard Dailey called the meeting to order at 4:34 p.m. The City Council has designated **Monday, August 27, 2012**, at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against this zone change application.

Commission and Staff		01/03/2012	02/07/2012	03/06/2012	04/03/2012	05/01/2012	06/05/2012	07/03/2012	08/07/2012	09/04/2012	10/09/2012	11/06/2012	12/04/2012
Leonard Dailey, Jr.	Chairman	1	1	1	1	1	E	1	1				
Matt Krivonen	Commissioner	A	A	E	R	-	-	-	-				
Barbara Hawkins	Commissioner	E	E	1	E	1	E	1	1				
Dan Wagner	Commissioner	1	1	1	1	1	E	E	E				
Bill Ryan	Commissioner	1	1	1	1	1	E	E	A				
Mike Boyett	Commissioner							1	1				
Candi Beaudry	Director, Planning & Community Services	-	-	1	-	-	--	-	-				
Nicole Cromwell	Planner II, Zoning Coordinator	1	1	1	1	1	1	1	1				
Tammy Deines	Planning Clerk	1	1	1	1	-	1	-	-				
Wyeth Friday	Planning Division Manager	-	-	-	-	-	-	-	-				
Juliet Spalding	Planner II	-	-	-	-	-	-	-	-				
Lora Mattox	Planner II	-	-	-	-	-	-	1	1				
Karen Miller	Planning Assistant	-	-	-	-	1	-	-	-				
Steve Zeier	TIF'D Coordinator	-	-	-	-	-	-	1	1				

Total Number of 2012 Applications	01/03/2012	02/07/2012	03/06/2012	04/03/2012	05/01/2012	06/05/2012	07/03/2012	08/07/2012	09/04/2012	10/02/2012	11/06/2012	12/04/2012	TOTAL
Zone Change	2	2	8	3	5	1	3	4					24
Special Review	1	0	1	0	2	0	0	1					4

Chairman Leonard Dailey introduced the Planning Department Staff and Commission: Nicole Cromwell, Zoning Coordinator; Lora Mattox, Planner II, and Steve Zeier, TIFD Coordinator.

Public Comments:

Chairman Leonard Dailey called for public comment at 4:34 p.m. There were no public comments. Chairman Leonard Dailey closed the public comment portion of the meeting.

Approval of Minutes: July 3, 2012

Chairman Dailey called for approval of the July 3, 2012 minutes.

Motion

On a motion by Commissioner Hawkins seconded by Commissioner Boyett and approved with a 3-0 voice vote, the minutes of July 3, 2012.

Disclosure of Conflict of Interest

Chairman Dailey called for disclosures of conflict of interest. There was none.

Disclosure of Outside Communication

Chairman Dailey called for disclosure of ex parte communication.

The following communications were received and included in the packets:

Zoning Coordinator Nicole Cromwell announced the ExParté notebook includes a letter with the applicant’s request for a 30-day delay for Zone Change #903; recent traffic counts for Grand Avenue related to Special Review #900; and a one page memo from TIFD Coordinator Steve Zeier regarding Zone Change #901.

Public Hearings:

At 4:37 p.m. Chairman Leonard Dailey reviewed the rules and the procedures by which the City Zoning Commission public hearings are conducted and asked Ms. Cromwell to open first agenda item.

Ms. Cromwell read aloud the legal notification for City Zone Change #901.

Return Item #1: City Zone Change #901 – East Billings Urban Renewal District (EBURD) Form-Based Code – Map Amendment and Text Amendment – A zone change from Controlled Industrial (CI), Heavy Industrial (HI), Community Commercial (CC), Neighborhood Commercial (NC), Residential 6,000 (R-60) and Highway Commercial (HC) to Railspur Village (EBURD RSV); Railspur Village Main Street (EBURD RSVMS); Central Works (EBURD CW); 13th Street Main Street (EBURD 13th) and Industrial Sanctuary (EBURD IS) and add a **new Section 27-1800** to the Unified Zoning Regulations titles East Billings Urban Revitalization District (EBURD) code.

TIFD Coordinator Steve Zeier gave a verbal update on the progress since the July 3, 2012 meeting.

REQUEST

UPDATE AFTER THE JULY 3RD MEETING

At the July 3rd meeting of the City of Billings Zoning Commission, the Commission voted, on a motion by Commission Chairman Leonard Dailey, Jr. and seconded by Commissioner Hawkins the Zoning Commission will keep the public hearing open and delay action on Zone Change #901 for 30 days to August 7, 2012. At the July 3rd meeting multiple concerns were brought to the Commission by several property owners that own property in the affected area. The Zoning Commission voted to continue the hearing to allow for more dialogue between those who testified and had concerns and city staff.

Over the last thirty days, staff has had multiple meetings with property owners in the Rail Spur Village Main Street corridor and the 13th main Street corridor. The property owners and the BIRD, Inc. have voiced all of their concerns and have agreed to support the changes proposed. The changes are detailed below:

Page 7, Under Vehicle Service add “permitted” to Rail Spur Village Main Street and 13th Street Main Street.

Page 7, Under General Manufacturing add “permitted” to 13th Street Main Street.

Page 7, Under Warehousing & Distribution add “permitted” to Rail Spur Village, Central Works, and 13th Main Street.

Page 7, Under Outdoor Storage of Material, add “permitted” to Rail Spur Village, Central Works, and 13th Main Street.

Page 11, Strike Section (s) subsection (1) & (2)

(1) Corner Lots. A corner lot shall not be used as a parking lot.

(2) Adjacent Parking Lots. Two (2) parking lots cannot be located directly adjacent to one another.

Page 55, Strike “Shall not project beyond the front edge of the canopy” from the Canopy Mounted Sign Table under the Placement on the Building or Site heading.

Page 57, Strike Section (2) (a)

“a. Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300’ feet, measured across the front property line, may have signage with the following parameters:”

Page 57, Strike Section (2) (b)

“Pole-mounted Signs. monument signs may not be pole-mounted”, replace with “Display’s structure shall be monolithic and fully enclosed.”

Page 59, Strike (2) (c) (i)

“i. Residential District. “The sign may not be visible from any residential district.”

Page 59, Strike (2) (c) (ii)

“ii (1st Avenue North or 4th Avenue North)

Page 59, Under the Pole Mounted Sign Requirements Table Strike “40 sq ft maximum area per opposite sign additional 10 sq ft area (for a total of up to 50 sq ft) per sign face permitted by Special Review.”

Page 59, Under the Pole Mounted Sign Requirements Table Strike “6’ minimum clearance from bottom of sign to ground; Each pole shall have a maximum diameter of 6 inches”

Steve mentioned 2 things that have occurred in the last 2 days, additional edits have come in writing the last 2 days, Steve distributed to the Zoning Commission. Those parties are in attendance and will speak to those requests during the public hearing.

RECOMMENDATION

The Planning Division is recommending approval.

Discussion

Chairman Dailey called for questions and discussion from the members of the Commission. Chairman Dailey stated that the main concern was to ensure staff communication with the impacted businesses and that was completed. Chairman Dailey asked Steve Zeier to review the changes in the document. In response to a question by Commissioner Boyett, Steve Zeier explained that at the last meeting there was a business owner who had concern as to what triggered development standards by amount of addition square footage.

Public Hearing

Chairman Dailey opened the public hearing and called for proponents of Zone Change #901.

Proponents

Jennifer Ray Junkert – 2646 Grand Avenue, Suite #1, Billings, Montana 59102 – Ms. Junkert said Mr. Zeier met with them at their office and answered many of their questions. She said they are requesting that General Manufacturing be allowed within the “Rail Spur Village”. She noted Mr. Junkert submitted a letter to the Zoning Commission in regards to this request.

Max Griffin, Griffin Properties – 1010 Central, Suite 1, Billings, Montana Mr. Griffin stated he is in favor of this zone change but would like to discuss an issue. Mr. Griffin owns buildings at 1700-1701 Montana Avenue. He noted the “Main Street” district ends at 20th Street. He pointed out they are located at 17th and Montana which is zoned currently under this code as “Main Street”. The current buildings are warehouses, and under the new zoning are not allowed. Mr. Griffin asked for clarification on whether the “Main Street” District was intended to go this far it would be overly restrictive; and he would be opposed to the zone change if this is so. He feels their property should be in the “Central Works” District. If this is a mistake and the “Main Street” District ends at 18th Street; Mr. Griffin is in favor of the zone change.

Jacquelyn Ayers, Golden Nugget Body & Paint – 1916 4th Avenue North, Billings, Montana – Ms. Ayers said she attend the last meeting and was very opposed to the zone change. She stated the BIRD Board was very good at listening to their concerns and a compromise was reached. She is in support of the proposed new code.

Gordon Tryant, 2361 Crimson Lane, Billings, Montana – Mr. Tryant owns a business in the 13th Street Corridor; and another at 2nd and 18th, which is in the “Central Works” District. Mr. Tryant stated he was originally opposed to the proposed zoning code change. He said the changes proposed gave a permitted use and took away those concerns. He is in support of the zone change with the changes.

Matthew McDonald, Big Sky Collision Center– 315 N 15th, Billings, Montana

Mr. McDonald stated he has been on the BIRD Board for 3 years. He said he has seen the changes in the proposed code in the last few months and heard the concerns. Mr. McDonald said he feels the concerns have been addressed and everything has worked out well.

Kelly McCarthy, 625 Yellowstone Avenue, Billings, Montana – Mr. McCarthy is a member of the BIRD Board and the 1st Interstate Bank liaison. He said there has been good coordination with Staff, the BIRD Board, and the businesses. He said he has not had enough time to read Ms. Junkert’s proposal but has looked at Mr. Griffin’s request and agrees. Mr. McCarthy pointed out there is a section in the code that allows a yearly review of the code for amendments.

Opponents

Chairman Dailey called for opponents to City Zone Change #901. There were none.

Discussion

Chairman Dailey asked Steve Zeier to address the Ms. Junkert's and Mr. Griffin's proposals. Mr. Zeier clarified that out of the thirteen businesses identified by Ms. Junkert, four are outside the EBURD district and four others are already identified as "Warehousing/Distribution". He pointed out the other businesses may or may not be fabricating businesses; and he understands Ms. Junkert's concerns from a landlord's perspective on leasing. He explained the intent of that part of the code for the district is a transitional area from less intense land uses to more intense land uses. He said the "Rail Spur Village" is more for housing and commercial offices. He noted this isn't a "now issue" but a "what if issue".

Chairman Dailey asks about the definition of General Manufacturing. Steve Zeier referred to page 10 of the draft plan and read the definition aloud. He explained the uses in "Craftsman Industrial" which includes fabrication of metal products. He referred to the conclusion in the staff report which states none of the existing buildings listed by Mr. Ray are adversely affected by this code.

Commissioner Boyett asked what will happen if building is destroyed. Nicole Cromwell said the use table dictates the use and they would be able to rebuild to what is allowed in the use table. She stated if the proposal wasn't an allowed use, a zone change application would have to be submitted during the annual review.

Chairman Dailey asked regarding the "Rail Spur Village" and if there are more less intense uses in this area. Steve Zeier said this is a transitional area and said we also need to remember the form of building discussion in the code. He said the uses currently there can continue under this code and are not affected by this new code. If the building or site is "scrapped" then new code would be in effect but only at the time of complete demolition/rebuild. He stressed that this code is part of the larger EBURD Master Plan.

Commissioner Hawkins asked if there are currently residential properties in this district. Steve replied there are about twenty-eight dwelling units in a concentrated area. He said most are investment rental units and there are four owner-occupied homes. Commissioner Hawkins asked if the intent is to make it all residential and get rid of the commercial/industrial uses. Nicole Cromwell replied that is not the intent. She explained that many uses are allowed within the use table as long as the building meets the form design for the buildings in the "Rail Spur Village". Steve Zeier said it would be possible to have ground floor commercial or upper level housing and the only other place this allowed is in the Central Business District.

Chairman Dailey asked Steve Zeier to address Mr. Griffin's concern. Mr. Zeier said the expansion of the "Rail Spur Main Street" District to 17th Street was important to City Council and is identified in the EBURD Master Plan. He said the biggest concern is the feel from the street going from one district to the other. He stated at the request of that property owner and review, he feels this is a

reasonable request. He supplied the Zoning Commission with a memo outlining the map change this area to “Central Works”.

Chairman Dailey closed the public hearing. He said Staff recommends approval with the redlined draft submitted to the Zoning Commission. He noted this would not recommend allowing General Manufacturing to the “Rail Spur Village” and recommend changing Rail Spur Village Main Street to Central Works on the 1700 block of Montana Avenue of the property owned by Mr. Griffin.

Motion

Commissioner Boyett made a motion and it was seconded by Commissioner Hawkins to recommend approval of the Zone Change 901 including the redlined amendments submitted by staff and the change from Rail Spur Village Main Street to Central Works on the 1700 block of Montana Avenue of the property owned by Mr. Griffin.

Discussion

Commissioner Hawkins, concerns in regards to the General Manufacturing not being an addition to the Rail Spur Village, that some uses are not allowed. Commissioner Boyett pointed out there is an annual review.

Motion

Commissioner Hawkins made a motion and it was seconded by Commissioner Boyett to amend the original motion to allow General Manufacturing to the “Rail Spur Village”.

Discussion

Commissioner Boyett asked Nicole Cromwell about the affects of adding General Manufacturing to the “Rail Spur Village”. Nicole Cromwell said over three fourths of the area already allows General Manufacturing within the entire district. She noted the intent of the Master Plan was to help identify areas and transitional areas to benefit the entire district. She said the form requirements will really dictate the type of use that will go in there. In response to a question by Commissioner Hawkins, Steve Zeier stated there are no general manufacturing uses in this district right now.

Chairman Dailey called for a vote on the amended motion.

The motion fails, 0-3.

Chairman Dailey called for a vote on the original motion.

The original motion was approved on a 3-0 vote. Motion passes.

Item #2: City Special Review #900 – 4809 Grand Avenue – Grace Montessori School – A request for a special review to allow the construction of a new private elementary school of 17,868 square feet with 6 classrooms, 25 parking spaces, a fenced playground and landscaping in a Residential 9,600 (R-96) zoning district on Zimmerman Acreage Tracts, a 2-acre parcel of land located at 4809 Grand Avenue. The property is owned by John Clifford Zimmerman is the owner and Eggart Engineering Company is the agent.

Ms. Cromwell gave a short presentation of the staff report.

REQUEST

This is a request for a special review to allow the demolition of an existing residence and construction of a new Grace Montessori School at 4809 Grand Avenue. The owner has also petitioned to annex the property to allow public utilities to be installed for the new school. City utility lines exist in Grand Avenue. The current County zoning is A-1 but upon annexation the default zoning of R-96 will be applied. Private schools are allowed only by special review approval in residential zones. The proposed school will be 17,868 square feet and contain 6 classroom spaces. The site plan shows a 25-stall parking lot and a fenced playground. This is in an area between the coterminous city limits and other annexed property to the west including Grand Peaks Subdivision, Cottonwood Grove Subdivision and the Bishop Fox Subdivision at 54th Street West and Grand Avenue.

RECOMMENDATION

The Planning Department recommends conditional approval.

PROPOSED CONDITIONS

1. The special review approval shall be limited to Zimmerman Acreage Tracts generally located at 4809 Grand Avenue.
2. The special review approval is for the construction of a new school building of 17,868 gross square feet and no other use is intended or implied by this approval.
3. Any expansion of the proposed building or off-street parking greater than 10 percent of what is shown on the submitted site plan will require an additional special review approval.
4. All exterior lighting shall have full cut-off shields so no part of the fixture or lens projects below the cut-off shield. The maximum height of any light pole in the parking or outdoor play areas shall be 20 feet above grade.
5. The proposed new drive approach shall be reviewed and approved by the City Traffic Engineer.
6. No outdoor announcement system is allowed on a permanent or temporary basis.
7. No construction or demolition activity will occur before 8 am or after 8 pm daily.
8. Any new sign will require sign permit approval from the Planning Division. The school will be allowed one (1) monument sign not larger than 32 square feet and may have external illumination.
9. The site will be developed in substantial conformance with the submitted site plan including landscaping, parking and building location.

10. These conditions of special review approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.
11. The proposed development shall comply with all other limitations of Section 27-613 of the Unified Zoning Regulations concerning special review uses, and all other City of Billings regulations and ordinances that apply.

Discussion

Chairman Dailey called for questions and discussion from the members of the Commission. In response to a question by Commissioner Hawkins Nicole Cromwell stated water and sewer services can be brought to this property. Chairman Dailey asked about the speed limit on Grand Avenue. Nicole Cromwell said it rises to 60 mph after going past Shiloh Road.

Public Hearing-

Chairman Leonard Dailey opened the public hearing and called for proponents or opponents of City Special Review #901.

Agent:

Neither the agent or applicant was present.

Proponents:

Chairman Dailey asked if there was anyone wishing to speak in favor of City Special Review #901. There was none.

Opponents:

Chairman Dailey asked if there was anyone wishing to speak in against City Special Review #901. There was none.

Chairman Dailey closed the public hearing and called for a motion.

Motion

Commissioner Hawkins made a motion and it was seconded by Commissioner Boyett to forward a recommendation of conditional approval to City Council for City Special Review #901.

Discussion

Chairman Leonard Dailey called for discussion on the motion. Commissioner Boyett wished the agent or applicant had been present. In response to a question by Chairman Dailey, Nicole Cromwell stated has a list of contacted residents.

The motion carried with a 3-0 unanimous voice vote.

Item #3-City Zone Change #902 – 807, 821 and 823 Bench Boulevard – This is a zone change request from Neighborhood Commercial (NC) and Residential Multi-family-Restricted (RMF-R) to Community Commercial on a 4.189- acre parcel described as Lots 1 through 5 of Brittain Acres Subdivision on the north east corner of the intersection of Hilltop Road and Bench Boulevard. The property is owned by Big Sky Floral Supply (Gainan’s) and Chuck and Mick Gainan are the agents. The owners conducted a pre-application neighborhood meeting on June 20, 2012. That information is included in the zoning commission’s packet.

Ms. Cromwell gave a short presentation of the staff report.

REQUEST

The applicant is requesting to rezone a 4.189 acre parcel described as Lots 1 -5 Brittain Acres Subdivision. The property was re-zoned from R-70 to its current zoning of NC and RMF-R in 2007. The original plan for re-development of the property included a mixture of small commercial uses on the street frontage with apartments or condominiums on the eastern half of the property. The re-development plan was never implemented. The current application would allow development of the other commercial uses that currently limited by the NC zone. The owners have stated the potential for higher density residential uses will be limited by the expected traffic increases when Bench Boulevard is improved to a full arterial street in the near future.

RECOMMENDATION

The Planning Division is recommending approval.

Discussion

Chairman Dailey called for questions and discussion from the members of the Commission. In response to a question by Chairman Dailey regarding the mobile homes to the north of this property Nicole Cromwell said they are grandfathered. Chairman Dailey asked about the traffic counts on Bench Boulevard and Hilltop Road. Nicole Cromwell explained the statistics are 3-year rolling averages and will fluctuate. She said the intersection is currently a four-way stop but is proposed as a roundabout in the future.

Public Hearing-

Chairman Leonard Dailey opened the public hearing and called for proponents or opponents of City Zone Change #902.

Agent:

Chuck Gainan – Big Sky Floral Supply, Box 189, Joliet, Montana – Mr. Gainan stated they held a neighborhood meeting and there was only one concern. He said a citizen pointed out there is a ditch on the east side of property and requested the area be fenced. He said they planned to install the fence.

Proponents:

Chairman Dailey asked if there was anyone wishing to speak in favor of City Zone Change #902. There was none.

Opponents:

Chairman Dailey asked if there was anyone wishing to speak in against City Zone Change #902. There was none.

Chairman Dailey closed the public hearing and called for a motion.

Motion

Commissioner Boyett made a motion and it was seconded by Commissioner Hawkins to forward a recommendation of approval to City Council for City Zone Change #902.

Discussion

Chairman Leonard Dailey called for discussion on the motion. In response to a question by Chairman Dailey, noted Bench Boulevard will be approved as an arterial as there is quite a bit of traffic. Chairman Dailey asked if there is any pedestrian design. Nicole Cromwell said she spoke to City Engineering, and it will include a sidewalk but not a separate multi-use path or trail. It will have two lanes with a center turn lane; no on-street bike lane, and no on-street parking. Chairman Dailey commented it may be difficult for pedestrians crossing Bench Boulevard. Nicole Cromwell said there will be a pedestrian crossing at the roundabout. After further discussion, she pointed out if in the future a beer/wine license were approved; the arterial street could be considered a barrier and City Council may provide a waiver to the 600' separation.

The motion carried with a 3-0 unanimous voice vote.

Item #4; City Zone Change #903 – 4110 and 4120 Montana Sapphire Drive – This is a zone change request from Entryway Light Industrial (ELI) to Highway Commercial (HC) on a parcel of land described as Lots 6 and 7, Block 1, Montana Sapphire Subdivision, a 3.57 acre parcel of land located in the Montana Sapphire Subdivision at 4110 and 4020 Montana Sapphire Drive. The property is owned by Montana Sapphire, LLC and Keith James of Gemstone Properties LLC is the agent. The owner conducted a pre-application neighborhood meeting on June 25, 2012.

Ms. Cromwell informed the board that the applicant would like to delay for 30 days to amend the site plan and add Lot 4 to the plan. This requires a new staff analysis, public notification and posting of the property. Ms. Cromwell showed the Zoning Commission the location of Lot 4 within the development. She said no one is present to testify but Blaine Poplar is present to answer questions.

Chairman Dailey asked when this application would return. Nicole Cromwell responded this request will return within 30 days and no further presentation needed.

Motion

Commissioner Boyett made a motion and it was seconded by Commissioner Hawkins to grant the request for a 30-day delay for City zone Change #903.

The motion is approved with a 3-0 vote.

Item #5; City Zone Change #904 – 1026, 1032 and 1040 Bench Boulevard – This is a zone change request from Residential Manufactured Home (RMH) to Community Commercial (CC) on a 4.77- acre parcel described as Tract 1, C/S 2537 and the North 2 acres of the South 10.41 acres East of the lateral and a Fraction of the S1/2NESE1/4 (73.42 X 890 feet) in the NESE1/4 of Section 22, Township 1 North, Range 26 East. The property is owned by Lee Steffanich and Sanderson Stewart is the agent. The owners conducted a pre-application neighborhood meeting on June 25, 2012.

Ms. Cromwell gave a short presentation of the staff report.

REQUEST

The applicant is requesting to rezone a 4.77 acre parcel located generally at 1026, 1032 and 1040 Bench Boulevard. The site is the former golf course associated with the Circle Inn. The Circle Inn has been closed and a new AutoZone retail parts store has been constructed on the Main Street property. The golf course was re-zoned from R-60 to its current zoning of RMH in 2003. At the time, the owner was considering developing a manufactured home park on the golf course property. The original plan for re-development of the property was never implemented. The current application would allow development of commercial uses such as retail businesses, office spaces and personal storage (mini-storage). The prospective buyer intends to develop a mini-storage complex. Bench Boulevard north of Hilltop Road is slated for improvements to a full arterial street in the near future.

RECOMMENDATION

The Planning Division is recommending approval.

Discussion

Chairman Dailey called for questions and discussion from the members of the Commission. Commissioner Hawkins asked if an easement on someone else's property would be obtained to gain an additional access on the west side. Nicole Cromwell stated an easement or an access agreement would be needed depending on the Fire Department's requirements. In response to a question by Chairman Dailey regarding vehicle trips per day on Bench Boulevard, Nicole Cromwell stated she estimated less than 200 additional vehicles per day would be generated. She noted this portion of Bench Boulevard is also programmed to be improved in the future and some right-of-way has been acquired by MDT. There will be similar road construction continuation as on Hilltop Road.

Public Hearing

Chairman Leonard Dailey opened the public hearing and called for proponents or opponents of City Zone Change #904.

Agent:

Lauren Waterton, Sanderson Stewart, 1300 N Transtech Way Billings, Montana

Ms. Waterton is the agent for the applicant and prospective buyer, who are here and available for questions. As a point of clarification, Ms. Waterton stated they met with the Fire Department prior to the application. She said mainly internal design and no second access is required. She said an internal traffic engineer estimated a very low impact of additional traffic. They had a neighborhood meeting in June and some of those residents were in attendance. Chairman Dailey asked regarding the project's timeline. Lauren Waterton said they are planning this project within a couple of years, and it will probably move forward in phases.

Proponents:

Chairman Dailey asked if there was anyone wishing to speak in favor of City Zone Change #904.

There was none.

Opponents:

Chairman Dailey asked if there was anyone wishing to speak in against City Zone Change #904.

There was none.

Chairman Dailey closed the public hearing and called for a motion.

Motion

Commissioner Hawkins made a motion and it was seconded by Commissioner Boyett to forward a recommendation of approval to City Council for City Zone Change #904.

Discussion

Chairman Leonard Dailey called for discussion on the motion. He commented that the land has been vacant for a long time and things will be changing on Bench Boulevard with the road improvements.

The motion carried with a 3-0 unanimous voice vote.

Other Business

- A. The next City Zoning Commission meeting will be held on September 4, 2012, at 4:30 p.m., in the Parmly Library, 4th Floor Large Conference Room.

Adjournment:

The meeting was adjourned at 6:32 pm.

ATTEST:APPROVED BY A MOTION ON SEPTEMBER 4, 2012

Leonard Dailey, Chairman

Lora Mattox, Transportation Planner for Tammy Deines, Planning Clerk