

CITY OF DE SOTO
PLANNING COMMISSION
City Hall, 32905 W. 84th Street
October 25, 2005 – 7:00 P.M.

MINUTES

1. The meeting was called to order by Chairman Kevin Honomichl at 7:00 p.m.
2. Roll Call:

Friday	Present	Hemphill	Present
Honomichl	Present	Kroeger	Absent
Krudwig	Present	Moberly	Present
Templin	Present		

Citizens signed the book on page 133.

Commissioner Templin stated he needs to recuse himself from Public Hearing Item 5.B. and to also take a conference call at 8:00 p.m. Commissioners agreed to move Item 5.B. to accommodate Commissioner Templin's request.

3. General Business:

- A. Approve Planning Commission agenda.

Motion by Commissioner Moberly to approve the Agenda as amended; second by Friday.

All Commissioners approved by "ayes".

- B. Approve minutes from the September 27, 2005 Planning Commission meeting.

Motion by Commissioner Friday to approve the Minutes as submitted; second by Hemphill

Roll Call:	Friday	Yes	Hemphill	Abstain
	Honomichl	Yes	Kroeger	Absent
	Krudwig	Yes	Moberly	Abstain
	Templin	Yes		

Motion carried.

4. Call to Public:

Members of the public who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Any presentation is for information purposes only. No action will be taken. There is a four-minute time limit.

No one appeared.

5. Public Hearing:

- A. Public hearing to consider a City-initiated rezoning from 'R-0' Residential – Suburban to 'M-1' Light Industrial for 5 parcels totaling 9.12 acres generally located at the Northeast corner of 83rd and Caress St. City Engineer Brungardt stated this is a City-initiated rezoning request. The property was rezoned in

October, 1994; and again rezoned in a City-wide zoning map revision in December, 1999. The property was zoned incorrectly on the 1999 City-wide zoning map revision. Mr. Brungardt referred to the staff memo containing 13 pages, dated October 20, 2005, directed to the Planning Commission, wherein the Golden criteria was reviewed in detail. The majority of staff findings were positive or neutral; and of primary concern is rectifying the City's error in rezoning the property in 1999. Staff recommends approval of the requested zoning change from "R-O" to "M-1". Discussion by Commissioners that this rezoning was done as a result of a drafting error on the rezoning map. Commissioner Friday discussed the future expansion of the building and any change of the intensity or type of use would require site plan approval by the Planning Commission. Chairman Honomichl discussed the traffic impact on 83rd Street in future. Any additional traffic may warrant improvements to 83rd Street.

Mr. David Penney, 643 Tennessee, Lawrence, KS, stated the history of the property was that the land was in the rural designation until 1994, when it was rezoned to "commercial". He stated the land was rezoned with that understanding. Mr. Penney stated he owns approximately 27 acres in this area. He gave about 1½ acres to the City for improvements to Gardner Road. The rezoning map error was found when Mr. Penney came in to the City Hall for a remodeling permit on the former "Braus" house located on 83rd Street.

Chairman Honomichl opened the public hearing.

Mr. Merrill Mahloch, 30220 W. 82nd Place, stated he wants to know what is included in any uses in the "M-1" zoning. Mr. Brungardt read the uses allowed in the "M-1" zoning designation for the benefit of Mr. Mahloch.

No one else appeared.

Chairman Honomichl closed the public hearing.

Discussion by Commissioners. Commissioner Templin asked if any other areas had to be re-classified and Mr. Brungardt stated "yes", there was one property located adjacent to Clearview City and owned by Mr. Coker. Further discussion on the previous Future Land Use maps and Zoning maps. Further discussion by Commissioners on rezoning of property on the east side.

Motion by Commissioner Hemphill to recommend approval of the requested zoning change from "R-O" to "M-1" as stated in the staff report; second by Moberly.

Roll Call:	Friday	Yes	Hemphill	Yes
	Honomichl	Yes	Kroeger	Absent
	Krudwig	Yes	Moberly	Yes
	Templin	Yes		

Motion carried.

- B. This item was moved to later in the Agenda.
- C. Public hearing to consider a text amendment to Article 6 of the Subdivision Regulations pertaining to sidewalk installation requirements. As stated in the staff memo regarding the text amendment to Article 11 of the Zoning

Regulations, there was a publication error in the public hearing notice regarding the revisions to the regulations. Therefore, staff recommends this Public Hearing be tabled until the November 22nd, 2005, Planning Commission meeting. Discussion by Commissioners on the benefit district potential on corridors. There are places between Lexington Avenue and Kill Creek that are potentially sewerable. Discussion by Commissioner Templin and Mr. Brungardt on the question of the benefit district for sidewalk improvements and general transportation improvements. Commissioners discussed the corridors stated in item 3.b. The decision to allow the waiver must be approved by the Planning Commission, or be determined finally by the Governing Body. The language regarding financial assurances will be forthcoming by the next meeting date.

Motion by Commissioner Moberly to table the public hearing until the November 22nd meeting; second by Friday.

All Commissioners approved by "ayes".

Motion carried.

- D. Public hearing to consider a text amendment to Articles 4 and 5 and Appendix A of the Zoning Regulations pertaining to permitted land uses by zoning district. City Engineer Brungardt reviewed the staff memo to Commissioners dated October 21, 2005. On page 5 of the new Appendix A, Mr. Brungardt discussed the mining categories and recommended changing the "N" to "S" for all districts except R-H and C-1, where the mining uses are not allowed. Discussion by Commissioner Moberly and Mr. Brungardt that there are many changes between the old and new tables. Commissioner Moberly stated he is satisfied with the recommended changes. Discussion on non-conforming status of properties located within the City.

Chairman Honomichl opened the public hearing. No one appeared.

Chairman Honomichl closed the public hearing.

Motion by Commissioner Templin to recommend approval of the amendment, with the minor revisions to the mining tables as noted; second by Moberly.

Roll Call:	Friday	Yes	Hemphill	Yes
	Honomichl	Yes	Kroeger	Absent
	Krudwig	Yes	Moberly	Yes
	Templin	Yes		

Motion carried.

(Commissioners next discussed Item 5.b. as noted at the beginning of this meeting.)

- (B) Public hearing to consider a rezoning from 'C-2' General Business to 'P-D' Planned Development for a 3.98 acre parcel (No. AF221305-3021), generally located at the Southwest corner of 95th St. and Lexington Ave.

(Commissioner Templin recused himself from this Public Hearing at 8:00 p.m.)

City Engineer Brungardt stated this application is submitted by Dustin Baker of First Community Bank. He is present as are his consultants. The applicant's

intent is to combine the industrial self-storage units with commercial retail uses. Staff has advised the applicant to apply for a "P-D" Planned Development rezoning. The Commission is to base its decision regarding the site plan, in part, on the recommendations of staff and the Site Plan Review Committee. The Site Plan Review Committee met and provided comments, which were made a part of the staff report dated October 18, 2005, directed to the Planning Commissioners.

Mr. Brungardt reviewed the staff findings on the Golden Factors, as outlined in pages 1-22 of the staff report. The proposed land use is found to be in conformance with the Comprehensive Plan. The conclusions of professional staff relating to the majority of the rezoning considerations are positive, in favor of granting the 'P-D' rezoning request.

Mr. Brungardt reviewed the application as to conformance with Zoning and Subdivision Regulations. Staff recommends that a rear yard setback of 20 feet be considered adequate. In review of the Elevations and Building Materials items, staff has made recommendations and the revised architectural plans meet the intent of the Zoning Regulations and are acceptable. Pedestrian Access was reviewed. Discussion by the Commissioners. The proposed pedestrian access does not conform to the Subdivision Regulations. If the forthcoming text amendment is approved and is not applicable to this property, sidewalks must be constructed in accordance with the regulations. The plans should be revised to indicate construction of 8 foot sidewalks along the entire lengths of the north and east property lines, and should clarify the pedestrian connection to the proposed Unit A of the plan.

Staff disagreed with the Site Plan Review Committee regarding the substitution of a wooden fence. Staff recommends removing the wooden privacy fence from the plan. Staff recommends approving the landscaping plan on the condition all fencing is constructed of wrought iron and masonry materials.

Because of the number of items relating to the Site Plan document that need modification, Staff recommends the Planning Commission hold the Public Hearing for this item, discuss the rezoning considerations and other site plan issues to provide the applicant some direction on these issues, and table this application until the November 22nd, 2005, Planning Commission meeting. A discussion ensued between Chairman Honomichl and Engineer Brungardt regarding the proposed retail side of this application. Discussion by Commissioner Hemphill regarding site coverage. Mr. Brungardt stated this is an intensive use of this area as the building footprint would cover 30% of the lot area. Also discussed was the wattage of the lighting. Commissioner Friday asked about the setback being changed from 30 feet to 20 feet. Mr. Brungardt stated this is in the "P-D" district and he explained the factors involved in the application. Commissioner Friday stated he doesn't want a decision like this to become the rule in future applications. Commissioner Krudwig relayed the discussion that was held in the Site Plan Review Committee meeting regarding the setback discussions. Commissioner Moberly said he doesn't have a problem with this. Commissioner Krudwig stated there is a creek and a drainage way on the back part of the property which was a consideration in the setback decision. Discussion on the 30-foot setback. Commissioner Friday said he would like to maintain the 30-foot setback. Commissioner Moberly had no concern with it, nor did Commissioner Hemphill. Chairman Honomichl stated he wasn't in support of granting the variance on the setback.

Commissioner Hemphill stated he wanted the record to reflect that 6125 sq ft future retail area is the maximum and other factors may reduce that amount. Commissioner Krudwig stated some of the intent of the retail space is to provide a buffer, depending upon how much reduction would be required. Commissioner Krudwig asked about the postponement of the public hearing for this rezoning application. The rezoning is tied to the site plan submittal.

Chairman Honomichl asked about the location of the office on this controlled storage facility, and customer parking. Mr. Brungardt stated the off-street customer parking was discussed at length during the Site Plan Review. Discussion of having designated parking spaces located near the office. There is no office on site for the storage facility. Chairman Honomichl asked if moving truck templates have been utilized so that movements are possible through the storage unit building area.

Dustin Baker, 11065 Kill Creek Road, De Soto, and Mike Drennan, 8660 Timber Trails Drive, De Soto, stated they are the applicants for this request. Mr. Drennan stated the façade on the units is a complimentary canyon stone façade on Unit A, along the 95th Street side, and on the ends of each building facing the north. Mr. Baker stated both of the applicants are De Soto residents and they will have to live with this project on a daily basis. He feels they have put together a very good plan to build a high standard facility for the community. Mr. Baker stated the water hydrant issue was discussed and they added an additional fire hydrant. He has talked with Fire Chief Ritter on the fire hydrant location being somewhat in the middle. Mr. Baker discussed the pedestrian access as being based on what is current in the regulations at this time. The staff report indicates that pillars on the wrought iron fence are depicted on a nine-foot spacing, and the pillars will have the canyon stone façade.

Larry Lisbona, 529 Mur-Len Road, Olathe, Kansas, stated he is the architect. He stated the nine-foot spacing of the pillars was not the intended spacing; it was intended to be closer to a thirty-foot spacing. The nine-foot spacing would be cost prohibitive. Discussion by Chairman Honomichl on the nine-foot language as referred to in the staff report. Engineer Brungardt stated this is an error made on the staff report. Chairman Honomichl asked that the dimensions be detailed on the site plan and stated in the scale.

Mr. Drennan stated they are basically in agreement with the staff report. They do wish that the Planning Commission go ahead and approve the Site Plan with the modifications that have been determined. They don't want to wait for another month on this application. Discussion if there is an office location on site and where the leases will be effected. Discussion on restroom facilities not being required as there will be no office staff on premises. Discussion by Commissioner Hemphill on occupancy load. Discussion by Commissioner Friday on Mr. Baker's address. Mr. Baker stated he has just moved to De Soto. Chairman Honomichl requested the turning radius be reviewed. Discussion with applicants and Chairman Honomichl on the 30-foot rear setback. Mr. Baker stated he was not aware of the 30-foot setback in the "P-D" zoning.

Chairman Honomichl opened the Public Hearing.

Ms. Kise Randall, Sunflower Redevelopment, LLC, stated obviously Sunflower

has a stake in this development approach. She asked for clarification on the tabling of the matter. She stated she feels the applicants have done a nice job of dressing up the proposed development. She stated Lexington Avenue is going to be highly visible in the future from K-10 and the Sunflower redevelopment. Ms. Randall stated she would find differently on Item 6 regarding the lack of utilities. As Sunflower develops, compared to the business park uses in the future, she feels the storage facility would be somewhat of a detriment. Ms. Randall disagrees with staff findings on 6, 10, 11 and 12. She feels they should have been "negative" or "neutral" in all cases. Ms. Randall stated she feels it is time to proceed to move forward together on the future development, rather than the hodge-podge of business that is along Lexington. She stated as the retail that is proposed, if never built, will not provide a buffer. She is urging denial, and more than that, she is urging that the Planning Commission merge work with Sunflower Redevelopment in future planning of development.

Commissioner Hemphill asked who Ms. Randall represents. She stated she represents the owners of the Sunflower property. Commissioner Hemphill asked what De Soto would see from her group down the road. Ms. Randall stated there was no plan at present due to the enormous amount of cleanup. She stated they will undertake top land use planners throughout the country to help plan the development of Sunflower. They are looking at a broad range of uses on the property and will need to out-perform the retail market for a long time to develop this property. Discussion by Commissioner Hemphill and Ms. Randall on what opportunities would be available in future. Ms. Randall stated they have had dozens of offers to sell off a part of the Sunflower property; however, they will not sell anything until they have a master plan developed.

No one else appeared.

Chairman Honomichl closed the Public Hearing.

Chairman Honomichl asked about the request to waive the sidewalk provision at this time. Discussion by Commissioner Moberly that he doesn't believe in sidewalks that go to nowhere. If and when it is needed, then it needs to go in, but not until it is needed. He would rather see a requirement be made on the developer that at some point in time sidewalks be constructed, but not at this time. Discussion by Chairman Honomichl that going north of this site is dealing with road right-of-way, which would be dealing with a public project.

Commissioner Friday stated he agrees the developer should be required to put in a sidewalk on both street frontages. Discussion by Engineer Brungardt regarding the property line and sidewalk alignment. No one in this area has installed a sidewalk adjacent to Lexington. Commissioner Krudwig stated that all the business along this corridor be required to install sidewalks at this time if the sidewalk issue is a concern. Commissioner Moberly stated this would make more sense. Commissioner Hemphill stated postpone it at this time, if possible.

Chairman Honomichl stated he would like to look for confirmation on items 6, 10 and 12 as referred to by Ms. Randall. Discussion by Engineer Brungardt regarding the former K-10 Overlay District and its lapse. Chairman Honomichl discussed Item 6 and staff's finding. Engineer Brungardt discussed the use as proposed and feels it is in line in what is proposed. Discussion with Ms.

Randall on her views of the finding in utilities.

Commissioner Moberly stated when and if the retail issue does come up, then the retail site will be looked at. Commissioners do not disagree with staff findings on number 6.

On page 13, the Commissioners discussed the surrounding property and staff finding of "positive". Commissioner Hemphill stated he feels it is detrimental to the neighborhood, especially when you are looking down on it from K-10. It is "gut feel" for him, but he doesn't like the looks of it. After discussion with Chairman Honomichl, Commissioner Hemphill stated he feels it doesn't have a negative impact, and he agrees with the staff finding. Commissioner Krudwig stated that rezoning to a "P-D" doesn't detrimentally affect what is currently located around the property. Commissioner Moberly stated he has never heard just when Sunflower is going to be developed; and this property may be ready for a different use at that time. As it stands right now, this proposed plan is not detrimental to the neighborhood.

Chairman Honomichl polled the Commissioners on the hardship. Commissioners Moberly and Hemphill stated it could be "neutral". Discussion by Commissioner Krudwig and Engineer Brungardt on the overall benefits to the community as compared to the hardship imposed upon the applicant. Commissioner Krudwig stated Sunflower will also have the accesses off of Evening Star and Edgerton Roads. Commissioner Krudwig stated he would lean toward "neutral". Commissioner Friday stated he agrees with staff as "positive".

Chairman Honomichl then asked the Commissioners to review the staff findings as to consistency with the Comprehensive Plan. The staff finding is positive in this application. Commissioner Hemphill discussed that the plan may be the best use for the land since it is vacant at this time; but it would be better if Sunflower did have a plan. As Sunflower doesn't have a plan, then this proposed project would be all right.

Chairman Honomichl cautioned the Commissioners about the proposed development of Sunflower as nothing has been stated from that development.

Continued discussion by Commissioner Hemphill regarding the County's past discussions of the "De Soto Loop". Nothing has been discussed about that for a long time. This area is important and we have to look at what is in front of us now. Commissioner Hemphill agrees with the staff finding, as does Commissioner Friday. Commissioner Friday stated he feels the applicant has made a good attempt to make this proposed development look good. Commissioner Hemphill stated he would like to see some trees. Commissioner Moberly stated he has no further comment.

Chairman Honomichl stated this is a community "gateway" issue, and he would like to be able to say there was some high profile opportunity in front of him, but there isn't. The property between K-10 and 95th Street should be considered carefully in future. Chairman Honomichl stated he does not disagree with staff's finding on this criteria. Commissioner discussion on the updates of the Comprehensive Plan and Future Land Use.

Discussion by Commissioners on the applicant's request and the extent of the items that need to be completed on the application. Discussion with Engineer

Brungardt on Items 1 through 10 as discussed in the staff report on pages 21 and 22. The site layout items must be revised and shown on the plan that will be submitted to the Council. Chairman Honomichl stated he has a concern about the 30-foot setback requirement be upheld. Commissioner Friday stated that over the years the City has been burned on approving site plans without all items being completed; and, he is totally against approval at this time.

Motion by Commissioner Friday to table this application until the November 22nd, 2005, Planning Commission meeting;

Motion dies for lack of a second.

Motion by Commissioner Moberly to recommend approval of the rezoning to 'P-D' for this project with the conditions that the developer incorporate all issues discussed in the staff report dated October 18, 2005, as written, into the final plans before submission to the City Council;

Motion dies for lack of a second.

Motion by Commissioner Krudwig to recommend approval of the rezoning to 'P-D' with staff comments being completed; with the 30-foot setback and the turning radius concerns addressed; the office location to either be shown or deleted; and, the proposed pilaster spacing be shown as a minimum of 20 feet and a maximum of 40 feet; second by Moberly.

Discussion that all staff comments made be included in the revised plan prior to submittal to the City Council.

Roll Call:	Friday	No	Hemphill	Yes
	Honomichl	Yes	Kroeger	Absent
	Krudwig	Yes	Moberly	Yes
	Templin	Absent		

Motion carried.

Chairman Honomichl called a five-minute recess at 9:55 p.m.

Chairman Honomichl reconvened the Commissioners at 10:00 p.m.

Commissioner Templin returned to the meeting at 10:00 p.m.

- E. Public hearing to consider a text amendment to Articles 4 and 5 of the Zoning Regulations pertaining to outdoor seating in the 'C-1' Central Business district. City Engineer Brungardt reviewed the staff report provided to Commissioners dated October 21, 2005. The concept of outdoor seating was viewed as a benefit to the downtown area by the Council, under certain circumstances and with certain limitations. Engineer Brungardt stated he would like to recommend a change that the Planning Commission determine the Temporary use and not the City Engineer. Discussion by Chairman Honomichl regarding unobstructed "ADA" pedestrian way. Commissioners discussed the location and sidewalk width. Discussion on liability insurance responsibility. A two-year term was discussed. Commissioner Krudwig asked if the deck, itself, has to be "ADA" compliant. Discussion that this will be addressed in the building permit process. No cover was discussed by the requesting business.

Chairman Honomichl opened the public hearing. No one appeared.

Chairman Honomichl closed the public hearing.

Motion by Commissioner Templin to recommend approval of the amendment, with changing the approval of the granting of the temporary use permit from the City Engineer to the Planning Commission; item 4, to be amended by adding an "ADA" compliant between the words "unobstructed" and "pedestrian"; and adding a new item 7. "The term of the permit shall be no longer than two years subject to renewal"; second by Moberly.

Roll Call:	Friday	Yes	Hemphill	Yes
	Honomichl	Yes	Kroeger	Absent
	Krudwig	Yes	Moberly	Yes
	Templin	Yes		

Motion carried.

- F. Public hearing to consider a text amendment to Article 9 of the Procedures Manual and Article 12 of the Zoning Regulations pertaining to powers and jurisdiction of the Board of Zoning Appeals. Chairman Honomichl discussed the memo provided to the Planning Commission by City Attorney Patrick Reavey dated October 21, 2005. Discussion by Commissioner Hemphill that this reads differently from Johnson County's. Commissioner Hemphill stated he is a member of the County's Board of Zoning Appeals and he had a hard time comparing the changes requested in this memo.

Chairman Honomichl stated he had some concerns regarding the proposed changes, and has talked with Attorney Reavey regarding this amendment. Discussion by Commissioner Templin that he sees this as a discussion item and not an action item as it needs to be explained in more detail by Mr. Reavey.

Chairman Honomichl opened the public hearing. No one appeared.

Chairman Honomichl closed the public hearing.

Motion by Commissioner Templin to table this item to the next meeting; second by Friday.

All Commissioners approved by "ayes".

Motion carried.

6. New Business:

- A. Consider final plat of Cedar Springs Estates, located at 8510 Waverly Road. A staff report was provided to the Commissioners dated October 20, 2005, and reviewed by Engineer Brungardt. There is one condition regarding an agreement the developer must sign not to protest a benefit district for future road safety and capacity upgrades to Brome Road from 84th Street Terrace to 87th Street between Waverly and Corliss Roads.

Discussion by Commissioner Krudwig regarding the pond that is located on the property. Engineer Brungardt stated there have been long discussions on this pond and this pond is not going to be used for storm water management.

Commissioner Moberly discussed the letter from Wastewater Supervisor Doug Smith regarding the process for permitting a septic system. Discussion by Engineer Brungardt on the process that was done. Were there test holes dug?

Engineer Brungardt asked Mr. Brad Burton, Developer, 7172 Mize Road, to speak. Mr. Burton stated he met with Doug Smith on the site and there were three test holes dug on each lot in an approximate 3 feet by 3 feet size. Mr. Burton stated he has a question concerning the last sentence in Mr. Smith's letter regarding the guarantee of approval on the septic system. Mr. Burton said he believes the issue, as stated in the letter, doesn't guarantee a septic system is going to work. Each lot will have to be determined on its own merit. Discussion by Commissioner Moberly and Chairman Honomichl, and Commissioner Templin, that there are no guarantees that a septic system will work the way the developer wants it to work, especially on a one-acre lot.

Motion by Commissioner Hemphill to approve the Final Plat for Cedar Springs Estates with the condition that the developer sign an agreement not to protest a benefit district for future road safety and capacity upgrades to Brome Road from 84th Street Terrace to 87th Street and to 87th Street between Waverly and Corliss Roads; second by Moberly.

Roll Call:	Friday	Yes	Hemphill	Yes
	Honomichl	Abstain	Kroeger	Absent
	Krudwig	Yes	Moberly	Yes
	Templin	Yes		

Motion carried.

- B. Consider final plat of Lexington Center II, generally located at the Southeast corner of Jaycee St. and Lexington Ave. Engineer Brungardt commented on the staff report dated October 20, 2005, and stated staff is working on the final conditions. Commissioner Moberly asked about items 5 and 7 being deleted.

Motion by Commissioner Templin to approve the Final Plat for Lexington Center No. 2; second by Friday.

Roll Call:	Friday	Yes	Hemphill	Yes
	Honomichl	Abstain	Kroeger	Absent
	Krudwig	Yes	Moberly	Yes
	Templin	Yes		

Motion carried.

- C. Consider twelve-month extension of validity period for the preliminary plat of Brook West Subdivision, generally located Northwest of Penner Avenue and 87th Street. City Engineer Brungardt referred to the staff memo dated October 20, 2005, directed to the Planning Commission. There are legitimate reasons for the delay of the development that are beyond the control of the developer, specifically the extension of Primrose Drive. With the recent expiration of the Cherokee Wood preliminary plat application, this issue is not likely to be resolved in the immediate future. Staff recommends granting the 12-month extension period for the Brook West Preliminary Plat. Discussion by Engineer Brungardt that he and Mayor Anderson have met with the developer and discussed the matter.

Motion by Commissioner Templin to grant a 12-month extension of the validity period for the Brook West Preliminary Plat contingent on the seven items listed in Mike Brungardt's memorandum dated November 21st, 2003, and Sean Ackerson's memorandum dated November 21st, 2003, with the condition that the developer is placed on notice that the City may withhold building permits for reasons relating to sewer capacity limitations; second by Friday.

Roll Call:	Friday	Yes	Hemphill	Yes
	Honomichl	Yes	Kroeger	Absent
	Krudwig	Abstain	Moberly	Yes
	Templin	Yes		

Motion carried.

7. Calendar:

- A. November 3, 2005 - City Council
- B. November 8, 2005 - Site Plan Review Meeting – no applications
- C. November 17, 2005 - City Council
- D. November 22, 2005 - Planning Commission

Motion by Commissioner Krudwig to adjourn at 10:45 p.m.; second by Moberly.

All Commissioners approved by "ayes".

Respectfully submitted:

Lana R. McPherson, CMC
City Clerk