

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

April 25, 2012

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Mr. Harrison called the meeting to order at 2:00 p..m.

MEMBERS PRESENT:

- Mike Harrison, Chairman
- Mabel Larson, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Mark Kelly
- John Laida
- Robert Nichols
- Bryce Powers

OTHERS PRESENT:

- Audrea M. Smithson, RPC Interim Director/Planning Manager
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowan/Jeff Bryant, City Street Department
- Les Crocker/Mike Baker/Justin Crosby, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/Elizabeth Warner, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF:3/28/12

Mr. Harrison asked for a motion for approval of the minutes. Ms. Larson moved to approve the minutes. The motion was seconded by Mr. Grubbs and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 28 - 2011 APPLICANT(S): R, Gordon & Sandra A. Seay

Agent: Wade Hadley

REQUEST: AG Agricultural District
to R-2 Single-Family Residential District

LOCATION: fronting 2,500+/- feet on the north side of Tylertown Rd. north of the Cindy Jo Dr. N & Tylertown Rd. intersection.

TAX MAP(S): 008 PARCEL(S): 004.00 ACREAGE: 49.5 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. The property has a full compliment of services available. There is other R-2 zoning in the general area, with R-1 immediately adjacent. Land Use Opinion Map shows the property as recommended for single family residential. Existing street stubs from single family subdivision provide connectivity.

Mr. Gordon Seay, applicant, stated that he was present to answer any questions.

Mr. Kelly asked about what the city determined from the traffic assessment

Mr. Chris Cowan, City Street Department, stated that Trenton Road is a level "C" and would go to level "D" with the intersection of Tylertown Road and Trenton Road at a level "F".

There being no more discussion, Mr. Grubbs moved to recommend disapproval. The motion was seconded by Ms. Larson and carried with Mr. Laida and Mr. Powers voting for approval.

CASE NUMBER Z - 11 - 2012 APPLICANT(S): Phillip G & Claudette S Brown

Agent: Phillis Crawford

REQUEST: R-1 Single-Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: 900 +/- feet west of the Madison St. & Richview Rd. intersection fronting on the north side of Madison St.

TAX MAP(S): 081-A-D PARCEL(S): 028.00 ACREAGE: 2.3 CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Would like for property to match the zoning classification of adjacent property zoned C-5 (continuation).

Mr. Spainhoward read the case and gave the staff recommendation for approval. The property has frontage along Madison Street which serves as a n arterial highway, C-5 is the Highway and Arterial Commercial District. Traffic Assessment indicates acceptable LOS "C" and sight distance. The gully/ravine to the west will serve as a natural break/transition to residential zoning to the west. A "C" Landscape buffer will be required will be required upon development of commercial use between R-1 and C-5. Request is an extension of C-5 zoning to the east.

Ms. Phyllis Crawford, agent, stated that she was present to answer any questions.

Mr. B.J. Crawford, agent, stated that the Brown's are elderly and he and his wife are representing them. He added that they are trying to be considerate of the neighbors and have amended the request.

Mr. Wendell Smith, adjacent property owner, stated that he was opposed to the original rezoning request. He stated that he appreciated the Planning Commission listening to the neighbors concerns and the compromise that has resulted.

There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Kelly and carried unanimously.

III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER Z - 12 - 2012 APPLICANT(S): Ronald Whitford

Agent: John Davidson

REQUEST: R-1 Single-Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: on the west side of Trenton Rd. 570 +/- feet south of the Trenton Rd. & Hayes St. intersection.

TAX MAP(S): 041-O PARCEL(S): 036.00 ACREAGE: 0.46 CIVIL DISTRICT(S): 6th
D

REASON FOR REQUEST: Increased demand for commercial zoning.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The request is an extension of C-5 zoning to the north, south and east. The parcel has high visibility along a high traffic corridor. Parcels fronting on Trenton Road between Covington Street and Hayes Street have been in transition from residential to commercial since early 2000.

Mr. John Davidson, agent, stated that he was present to answer any questions.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Adkins and carried unanimously.

CASE NUMBER Z - 13 - 2012 APPLICANT(S): Thomas N Cunningham

REQUEST: O-1 Office District
to R-4 Multiple-Family Residential District

LOCATION: fronts on the east side of Hillcrest Dr. 890 +/- feet north of the Madison Street & Hillcrest Dr. intersection.

TAX MAP(S): 080-C PARCEL(S): 005.16 ACREAGE: 2.1 CIVIL DISTRICT(S): 11th
A

REASON FOR REQUEST: To permit for the development of a 20-unit condominium project.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The request is an extension of R-4 zoning to the east. While the property to the north is O-1, the current use of the property is a multi-family condominium development. Previous site plan approval showed multi-family development on this parcel. Site plan has since expired therefore requiring a zone change to be submitted. Similar R-4 developments have been successful in this area due to its location and the availability to good and services.

Mr. Tom Cunningham, applicant, stated that he was present to answer any questions.

There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Adkins and carried unanimously.

III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER Z - 14 - 2012 APPLICANT(S): Seay / Wilson Properties

Agent: Crabbe Construction

REQUEST: R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: fronting on the west side of Pea Ridge Rd. located 570+/- feet south of the 101st Airborne Div Parkway (SR374) & Pea Ridge Rd. Intersection

TAX MAP(S): 041 PARCEL(S): 040.02 p/o ACREAGE: 27.52 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. The request is an extension of the R-4 zone to the east. This area is seen tremendous growth in the past several years. Demand for multi-family development continues to be high.

Mr. Wade Hadley, agent, stated that he was present to answer any questions.

Mr. Bruce Kennedy, 2252 Pea Ridge Road, stated that he was in opposition. He has lived in the area for 30 years. Mr. Kevin Kennedy, adjacent property owners, stated he was in opposition and cited traffic as his concern.

Mr. Chris Cowan, City of Clarksville Street Department, stated that the road was currently at a level of service "A". Traffic would increase, but would not change the level of service status.

There being no more discussion, Mr. Laida moved to recommend disapproval. The motion was seconded by Ms. Larson and carried with Mr. Powers voting for approval.

CASE NUMBER Z - 15 - 2012 APPLICANT(S): Seay / Wilson Properties

Agent: Eddie Burchett

REQUEST: R-1 Single-Family Residential District
to R-2A Single-Family Residential District

LOCATION: at the northwest corner of the intersection of Tracy Lane & Pea Ridge Rd.

TAX MAP(S): 041 PARCEL(S): 040.02 p/o ACREAGE: 28.14 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. The request is an extension of the R-2A zone to the east. Land Use Opinion map shows the property as recommended for single family residential. This area has seen tremendous growth in the past several years.

Mr. Eddie Burchett, agent, stated that he was present to answer any questions. Mr. Burchett stated that this will still be used for single family development.

Mr. Bruce Kennedy, adjacent property owner, stated that he was in opposition and cited traffic as his concern. Mr. Kevin Kennedy, adjacent property owner, stated he was in opposition and cited traffic as his concern.

There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Kelly and failed with Mr. Laida, Mr. Grubbs, Ms. Larson and Mr. Adkins voting for disapproval.

III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER Z - 16 - 2012 APPLICANT(S): Eddie Burchett
Agent: Realty Systems Inc C / O Steve Sisson

REQUEST: C-5 Highway & Arterial Commercial District
to R-4 Multiple-Family Residential District

LOCATION: south of Needmore Rd. west of the Needmore Rd & Trenton Rd. intersection 2,700 +/- feet.
TAX MAP(S): 041 PARCEL(S): 013.00 ACREAGE: 12.00 CIVIL DISTRICT(S): 6th
REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. The request is an extension of the R-4 zone to the east. This area has seen tremendous growth in the past several years. Demand for multi-family development continues to be high.

Mr. Steve Sisson, agent, stated that he was present to answer any questions.

There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Kelly and carried with Mr. Grubbs voting for disapproval.

CASE NUMBER ZO - 1 - 2012 APPLICANT(S): City Of Clarksville

REQUEST: Various amendments to the City Zoning Ordinance relative to definitions,
to the
to

LOCATION:
TAX MAP(S): PARCEL(S): ACREAGE: CIVIL DISTRICT(S):
REASON FOR REQUEST:

Ms. Smithson stated that the staff is recommending this be deferred in order to obtain additional information.

There being no more discussion, Mr. Grubbs moved to recommend deferral. The motion was seconded by Ms. Larson and carried unanimously.

CASE NUMBER CZ - 3 - 2012 APPLICANT(S): Douglas L. Davis

REQUEST: AG Agricultural District
to E-1 Single-Family Estate District

LOCATION: on the south side of Ussery Rd. South and 550+/- east of the Ussery Lane and Ussery Rd. South intersection.
TAX MAP(S): 100 PARCEL(S): 123.00 ACREAGE: 1.11 CIVIL DISTRICT(S): 13th
REASON FOR REQUEST: To comply with zoning. Also, to possibly finish remodeling existing house that has been there since at least 1965.

Mr. Spainhoward read the case and gave the staff recommendation for approval. E-1 zoning would bring existing lot of record into conformance with the minimum lot size requirements. Single family use is the primary use in the area.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER CZ - 4 - 2012 APPLICANT(S): James A. Lewis

Agent: Allen Moser

REQUEST: M-1 Light Industrial District

to C-5 Highway & Arterial Commercial District

LOCATION: fronting on the southwest side of International Blvd. 575 +/- feet south of the Dunlop Ln & International Blvd. intersection

TAX MAP(S): 040 PARCEL(S): 006.00 ACREAGE: 2.30 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: C-5 best fits use as a motorcycle dealership. Fits usage of adjacent winery property as well.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Visibility from I-24 lends itself to potential successful retail development. C-5 zoning is not out of character with the surrounding area.

There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Adkins and carried unanimously.

IV. SUBDIVISIONS:

CASE NUMBER: S - 37a - 2010 APPLICANT: Britt Little
REQUEST: Preliminary Plat Extension Approval of WELLINGTON FIELDS
LOCATION: West of Kirkwood Road and south of the Buck Road intersection
MAP: 039 PARCEL(S): 008.00 ACREAGE: 95.08
OF LOTS: 202 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:

NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension.

New expiration: April 25, 2014

CASE NUMBER: S - 12 - 2012 APPLICANT: George Flemming
REQUEST: Final Plat Approval of MEADOWLAND SECTION 2 CLUSTER
LOCATION: Located South of Trough Springs Road, North of Interstate 24, Adjacent to Memory Lane
MAP: 086 PARCEL(S): 005.01 ACREAGE: 26.92
OF LOTS: 45 CIVIL DISTRICT(S): 5th

STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 17 - 2012 APPLICANT: Reed Baldwin
REQUEST: Preliminary Plat Approval of BALDWIN PLACE
LOCATION: Northeast of the intersection of Highway 76 and Old Clarksville Springfield Road.
MAP: 059 PARCEL(S): 032.00 ACREAGE: 12.34
OF LOTS: 5 CIVIL DISTRICT(S): 5

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions

- 1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights of way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

Mr. Parker read the case and gave the staff recommendation.

Mr. Jerry Baldwin, applicant, stated that he and his son are home builders and the have four lots they would like to build on.

Mr. Todd Barbosa, adjacent property owner, stated that he was in opposition. He cited flooding, sinkholes, lot size not being consistent with community, dangerous intersections, limited water pressure and no sewer as his concerns.

Mr. Bennie Weakley, engineer, stated that the concerns from the adjacent property owner will be those addressed during the Preliminary Plat process. Any drainage and traffic concerns will be handled by the appropriate department.

There being no more discussion, Mr. Adkins moved to recommend approval. The motion was seconded by Mr. Grubbs and carried with Mr. Powers abstaining.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 18 - 2012 APPLICANT: David Bata
REQUEST: Preliminary/final Approval of DAVID L.BATA PROPERTY
LOCATION: 1435 Fort Campbell Boulevard
MAP: 043K PARCEL(S): A 034.00 ACREAGE: 1.38
OF LOTS: 1 CIVIL DISTRICT(S): 7
STAFF RECOMMENDATION: Final Plat Approval, by minor plat provisions

CASE NUMBER: S - 19 - 2012 APPLICANT: Lafferty and Hawkins
REQUEST: Preliminary Plat Approval of GLEN ELLEN LANDING SECTION 4
LOCATION: At the terminus of Ann Drive, north of Needmore Road
MAP: 032 PARCEL(S): 052.06 ACREAGE: 4.35
OF LOTS: 14 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions

- 1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
- 2. Approval by the City Street Department of all road, drainage, grading and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage and erosion control plan. ~~and drainage a~~
- 3. Approval by the City Street Department of all driveway access locations to the public right of way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

CASE NUMBER: S - 20 - 2012 APPLICANT: Holly Point LLC
REQUEST: Preliminary Plat Approval of SANGO COMMONS PHASE 2 (CLUSTER)
LOCATION: South of I-24, west of Durham Road, east of Bagwell Road and south of Sango Road
MAP: 086 PARCEL(S): 020.01 ACREAGE: 17.87
OF LOTS: 41 CIVIL DISTRICT(S): 10

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions

- 1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights of way, before construction begins on site.
- 2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
- 3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
- 4. A landscape land and/or tree survey will be required prior to final plat approval for the areas that are using the landscape buffer section of the Zoning Resolution (See Section 21 C.2).

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 21 - 2012 APPLICANT: Barry Goad
REQUEST: Preliminary Plat Approval of WINDHAM ESTATES SECTION 3
LOCATION: North of Ashland City Road at the terminus of Windham Drive
MAP: 088 PARCEL(S): 004.03 ACREAGE: 8.49
OF LOTS: 31 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions

- 1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
- 2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage and erosion control plan.
- 3. Approval by the City Street Department of all driveway access locations to the public right of way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

CASE NUMBER: S - 22 - 2012 APPLICANT: Marvin C. Pitts
REQUEST: Final Plat Approval of MARVIN C. PITTS PROPERTY GUTHRIE HIGHWAY LOT 1
LOCATION: At the intersection of Solar Way and Guthrie Highway
MAP: 016 PARCEL(S): 010 ACREAGE: 1.28
OF LOTS: 1 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: S - 23 - 2012 APPLICANT: Edgoten LLC
REQUEST: Final Plat Approval of FRANKLIN MEADOWS SECTION 2A (ENHANCED ZONING)
LOCATION: West of Peachers Mill Road, south of Tiny Town Road, adjacent to Senseney Drive
MAP: 007 PARCEL(S): 016.03 ACREAGE: 6.72
OF LOTS: 16 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 24 - 2012 APPLICANT: Holly Point LLC
REQUEST: Preliminary Plat Approval of WILLARD OAKS SECTION 2
LOCATION: North of Old Sango Road, west of Brown Cemetery Road at the current terminus of Prince Drive.
MAP: 082 PARCEL(S): 140.00 ACREAGE: 23.85
OF LOTS: 54 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

VARIANCES REQUESTED: A variance request for block length on Prince Drive which exceeds the maximum allowed of 1500'. The reason for the request is due to the subdivision being located between two existing subdivisions that do not have road stubs.

VAR. STAFF RECOMMENDATION: Final Plat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 19 - 2012 APPLICANT: John Arrington
REQUEST: Minor Plat Approval of JOHN M. ARRINGTON PROPERTY
LOCATION: Excell Road

MAP: PARCEL(S): ACREAGE: .732+/-

OF LOTS: 2 CIVIL DISTRICT(S):

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

PLANNING COMMISSION ACTIONS: Mr. Harrison explained that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. See discussion for S-17-2012.

Mr. Parker read the cases and gave the staff recommendations. He asked for endorsement of cases MP-71-2011, MP-12-2012, MP-16-12 and MP-19-2012.

There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Kelly and carried unanimously.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 7 - 2012 APPLICANT: AJAX PROPERTIES, L.L.C.

Agent: Rich Sharp

DEVELOPMENT: AJAX DISTRIBUTING COMPANY

PROPOSED USE: WAREHOUSE ADDITION

LOCATION: 330 WARFIELD BLVD.

MAP: 041, 087.02 ACREAGE: 12.07

CIVIL DIST.: 6

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include as built.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval from the Fire Department.
 4. Approval of a landscape plan.

CASE NUMBER: SR - 8 - 2012 APPLICANT: CONVENIENT CAR CARE L.L.C.

Agent: Cal Mckay

DEVELOPMENT: VALVOLINE

PROPOSED USE: LUBE SERVICE EXPANSION

LOCATION: 307 DOVER RD

MAP: 054-E-F-008.04 ACREAGE: 0.73

CIVIL DIST.: 7

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: SR - 9 - 2012 APPLICANT: MATTHEW MAYO

Agent: Billy Ray Suiter

DEVELOPMENT: SECURITY SEED

PROPOSED USE: FERTILIZER STORAGE AND DISTRIBUTION

LOCATION: 495 BARGE POINT ROAD

MAP: 054-F-A-34.00 & 054, 11.00 ACREAGE: 2.864

CIVIL DIST.: 7

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer.
 2. Approval of all grading, drainage and water quality plans by the City Street Department.
 3. Approval from the Fire Department.
 4. Approval of a landscape plan.
 5. Plat completed.

V. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):

CASE NUMBER: AB -4 -2012 APPLICANT: WILLIAM AND ANNE POLAND

Agent: Erin Poland

DEVELOPMENT: WILLIAM POLAND

PROPOSED USE: ABANDONMENT

LOCATION: SOUTH OF MADISON STREET, EAST OF GREENWOOD AVENUE

MAP: 066-K-M-005.00 ACREAGE: 0.0278

CIVIL DIST.:

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

Ms. Russell read the case and gave the staff recommendation.

Mr. Bill Poland, applicant, stated that he would like to abandon part of an ally in the back of his property.

Ms. Jeannette Mize, adjacent property owner, stated that she was in favor of the proposal. She stated that Mr. Poland had stated that he was going to extend the privacy fence.

There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.

PLANNING COMMISSION ACTIONS: Mr. Harrison explained that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. See discussion for AB-4-2012.

Ms. Russell Read the cases and gave the staff recommendations.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Laida and carried unanimously.

VI. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT: Ms. Smithson presented the monthly budget information and asked for approval. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Laida and carried unanimously.

B. ETHICS POLICY ACKNOWLEDGEMENT FORMS:

C. RPC TRAINING SESSION DATES AND TOPICS:

VII. ADJOURNMENT:

The meeting was adjourned at 3:30 p.m.

ATTEST:

MICHAEL HARRISON, CHAIR