

**PLANNING AND ZONING COMMISSION MEETING MINUTES**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Monday, January 4, 2016 – 6:00 p.m.**

Minutes of the Planning and Zoning Commission Meeting of January 4, 2016.

**Present:** Jeff Bachmann, Paula Hayward, Patrick Cohoon, John Hollinshead, Cal Chapman, Russell Noll, Israel Pena, Richard Sena, and William Paxton

**Absent:** None

**Staff Present:** Laura Talley, Planning and Comm. Dev. Director, Anne DeLuna, Recording Secretary & Planning Associate, Antony Moy, IT, Laura Talley, Senior Planner, Sean Reich, Public Works

**Registered /**

**Recognized Guests:**

Carroll Ann Revell, Bruce Revell, Bill Hare, Linda Hare, Maury & Theresa Marek, Rick Wood, Mary R. Lopez, Kathy Brownlee, Rita Chapman, Linda Manning, Rufus Stephen, Bob Manning, Rusty McClure, Gigi McClure, Sean Reich, Scott Billingsly, Nelda Culak, Eugene Culak, Paul Davis, Paul Certo, Joshua Valenta, Thomas Dashiell, Eddie Vogt, Larry Lester

1. CALL TO ORDER – 6:00 PM
2. APPROVAL OF MINUTES

**CHAIRMAN HOLLINSHEAD CALLED FOR A MOTION ON THE MINUTES. JEFF BACHMANN MADE A MOTION TO APPROVE THE MINUTES OF DECEMBER 7, 2015 WITH REVISIONS AS NOTED. PATRICK COHOON SECONDED THE MOTION. THE MOTION PASSED 8-0.**

3. CONFLICTS OF INTEREST

**RUSSELL NOLL DECLARED A CONFLICT OF INTEREST ON AGENDA ITEM #11.**

4. CITIZENS' COMMENTS:

**CHAIRMAN HOLLINSHEAD CALLED FOR COMMENTS FROM THE AUDIENCE.**

**SCOTT BILLINGSLEY, FORMER PZ COMMISSIONER, TOOK THE OPPORTUNITY TO EXPRESS CARE AND MUCH APPRECIATION TO CHRIS TURK FOR HIS MANY YEARS OF SERVICE TO THE CITY, THE PLANNING AND ZONING COMMISSION AND UPON HIS RETIREMENT AS THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DEPARTMENT.**

5. PUBLIC HEARING

**CHAIRMAN HOLLINSHEAD OPENED THE PUBLIC HEARING AT 6:08PM.**

- 5a.     [2015-380](#)     To consider the proposed rezoning of 116 Bess Street, a total of 2.0035 acres, from R-1, Medium-Density Single-Family District to R-4, Multi-Family Residential District, KAD No. 21648. (717 Investments, LLC)

MRS. TALLEY STATED THAT THIS 2 ACRE SITE IS SITUATED BETWEEN BESS AND HIGHLAND STREETS. THE REZONING REQUEST IS FOR APARTMENTS. OF THE MANY NOTIFICATION LETTERS THAT WERE MAILED OUT 11 NEGATIVE RESPONSES HAVE BEEN RECEIVED.

CHAIRMAN HOLLINSHEAD CALLED FOR COMMENTS FROM THE AUDIENCE.

LINDA HARE, 115 WATER ST., COMMENTED ON THE PROTEST THAT WAS HAD MANY YEARS AGO REGARDING THE LEGACY OAKS APARTMENT COMPLEX. SHE SAID THAT THE COMMISSIONERS AT THE TIME STATED THAT THEY WOULD HAVE A PROBLEM WITH ALLOWING THE CONSTRUCTION OF APARTMENTS AT THIS PROPOSED LOCATION. SHE STATED THAT GOING FROM A 2-STORY, LIGHT COMMERCIAL AREA TO A 3-STORY HEIGHT, 65 PARKING SPACE, 45 UNIT APARTMENT COMPLEX IS NOT A LOGICAL TRANSITION, IS TOO DENSE AND DOES NOT FIT THE MASTER PLAN. SHE MENTIONED HER CONCERN OF TRASH, TRAFFIC, VIEW OF THE DUMPSTERS AND NOISE THAT THIS DEVELOPMENT WILL BRING.

BOB MANNING, 131 BESS ST., STATED THAT HE SUPPORTS INFILL DEVELOPMENT AND THE MASTER PLAN BUT FEELS THIS PROPOSED REZONING IS NOT APPROPRIATE FOR THE SITE. HE FEELS THAT THE INFRASTRUCTURE OF THE PROPOSED DEVELOPMENT IS NOT APPROPRIATE FOR THE AREA ACCORDING TO THE MASTER PLAN AND EXPLAINED THE ISSUES OF INCREASED TRAFFIC AT BOTH BESS STREET AND HIGHLAND STREET. ON NEW YEAR'S EVE MORNING HE WITNESSED A COMMERCIAL LANDSCAPING CREW TAKING DOWN TREES AT THIS LOCATION AND HAVE LEFT WOUNDED TREES UNPAINTED HE HAS BEEN BEFORE THE COMMISSION BEFORE AND AGAIN TO ASK FOR THE PROTECTION OF THE RESIDENTIAL CHARACTER OF THEIR NEIGHBORHOOD.

RUFUS STEPHENS, 205 BESS ST., IS AGAINST THE PROPOSED REZONING BECAUSE IT IS TOO DENSE FOR THIS SMALL NEIGHBORHOOD, WOULD INCREASE THE TRAFFIC TREMENDOUSLY, AND WOULD NEGATIVELY IMPACT THE HERITAGE TREES LOCATED ON THE SITE.

RUSTY MCCLURE, 119 BESS ST., IS AGAINST THE PROPOSED DEVELOPMENT AND IS CONCERNED WITH INCREASED TRAFFIC AND DENSITY, AND THE LOSS OF HERITAGE TREES.

PAUL CERTO, 523 OAK PARK DRIVE, MENTIONED THE MANY WAYS THAT HE APPRECIATES BOERNE. HE STATED THAT THE SAME OWNER OF THIS SUBJECT PROPERTY OWNS MANY CONDO UNITS AT THE BURNING TREE COMPLEX. AS A BUILDING INSPECTOR HE HAS MET PROPERTY OWNERS THAT DO NOT PUT CARE INTO THEIR PROPERTIES. HE SHARED THAT IT WOULD BE A SHAME TO LET THIS SAME INDIVIDUAL MOVE FORWARD WITH THIS PROJECT AND HAVE THESE SAME ISSUES RUIN THIS NEIGHBORHOOD.

JIM HUDLAND, SUBJECT PROPERTY OWNER REPRESENTATIVE, STATED THAT THE OWNER HAS LOOKED AT MANY DIFFERENT OPTIONS FROM A 10-UNIT COTTAGE DEVELOPMENT, MICRO BREWERY/RESTAURANT, BOUTIQUE HOTEL, ETC. BUT FELT THAT A SMALL, 45 UNIT APARTMENT COMPLEX WITH A GERMAN STYLE ARCHITECTURE WOULD BE THE BEST USE FOR THE PROPERTY. THEY ARE AWARE AND WOULD LIKE TO KEEP MANY OF THE BEAUTIFUL TREES THAT EXIST ON THE PROPERTY.

TOM DASHIELL, 143 SPANISH PASS ROAD, STATED THAT HE HAS CONCERNS OVER THIS LARGE, 3-STORY HIGH, APARTMENT COMPLEX BEING CONSIDERED FOR THAT PARTICULAR NEIGHBORHOOD. HE IS WORRIED ABOUT THE INCREASE IN TRASH, TRAFFIC AND THE REMOVAL OF THE HERITAGE TREES.

CHAIRMAN HOLLINSHEAD CLOSED THE PUBLIC HEARING PORTION OF THE MEETING AT 6:28PM AND THE REGULAR MEETING WAS REOPENED.

6. Make recommendation to City Council regarding the proposed rezoning of 116 Bess Street, a total of 2.0035 acres, from R-1, Medium-Density Single-Family District to R-4, Multi-Family Residential District, KAD No. 21648. (717 Investments, LLC)

MRS. TALLEY POINTED OUT THAT THE ORDINANCE WILL ONLY ALLOW THE OWNER TO BUILD 2-STORY BUILDINGS ON THIS PROPERTY, THEREFORE THERE WOULD ONLY BE 40 UNITS INSTEAD OF 45 UNITS AS INITIALLY PROPOSED. SHE ADDED THAT THE PROPERTY OWNER WAS CONCERNED THAT A FAMILY LIVING IN A SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD WOULD NOT WANT TO BE LIVING NEAR THE EXISTING OIL AND LUBE COMPANY, OFFICE BUILDING, CAR WASH, AND THE BROADWAY BANK. STAFF IS SUPPORTIVE OF THIS PROJECT BECAUSE IT IS AN INFILL PROJECT AND THEY REALIZE THAT IT IS ALWAYS DIFFICULT TO ENCROACH UNTO AN EXISTING NEIGHBORHOOD AND TO DETERMINE WHAT IMPACT IT MAY HAVE. STAFF IS SUPPORTIVE OF THE R-4 ZONING. MRS. TALLEY RESPONSE TO THE TREE CUTTING INCIDENT WAS THAT THE OWNER STATED THAT HE HAD CONTACTED AN ARBORIST AND DID REQUEST TO HAVE SOME DISEASED TREES REMOVED FROM THE SITE AND WAS NOT AWARE THAT THE LANDSCAPE COMPANY WAS GOING TO BE CUTTING THE TREES ON THAT DAY. THE LANDSCAPE COMPANY SHOULD HAVE SOUGHT A PERMIT FOR THE REMOVAL OF THE TREES.

MRS. TALLEY POINTED OUT THAT THERE IS SOME CONFUSION IN THE ORDINANCE BECAUSE RESIDENTIAL AREAS TYPICALLY DO NOT REQUIRE ANY PERMITTING TO REMOVE TREES BUT RATHER IS BASED ON THE LOT SIZE AND THE OWNER DID NOT READ FURTHER THAN THAT SECTION.

MEMBER HAYWARD STATED THAT SHE HAD LOOKED AT ONE OF THE TREES AND IT DIDN'T APPEAR THAT IT WAS DISEASED. SHE COMMENTED THAT SOME OF THE TREES THAT EXIST BUT ARE NOT SHOWN ON THE PLAN ARE MASSIVE.

MRS. TALLEY ADDED THAT SHE HAD NOT SEEN AN OFFICIAL REPORT FROM AN ARBORIST REGARDING THE CONDITION OF THE SUBJECT TREES.

MEMBER CHAPMAN ASKED IF A DEVELOPMENT PLAT OR PERMIT WOULD BE REQUIRED ON THIS PROPERTY AND IF THE PZ COMMISSION WOULD HAVE ANY SAY ON THE DEVELOPMENT OF THIS PROPERTY. HE SPECIFICALLY MENTIONED THE POSSIBLE INSTALLATION OF SIDEWALKS ON THIS PROPERTY.

IF THE DEVELOPER FOLLOWS THE ORDINANCE, THEN THE COMMISSION

WOULD NOT HAVE ANY SAY IN THE DEVELOPMENT OF THIS PROPERTY, PER MRS. TALLEY.

MRS. TALLEY SAID THAT THERE WILL BE A BUILDING PERMIT BUT NOT A DEVELOPMENT PLAT BECAUSE THIS IS NOT A NEW PLAT DEVELOPMENT.

MEMBER SENA OPINED THAT THE REQUEST FOR REZONING ON THIS PROPERTY IS AN OVERREACH AND TOO RADICAL A TRANSITION FOR THIS NEIGHBORHOOD AND IS AGAINST THE REMOVAL OF SUCH BEAUTIFUL TREES. HE WOULD LIKE TO SEE MORE GUIDANCE AND DIRECTION BE GIVEN TO STAFF TO DEVELOP A BETTER FORMULA FOR THE DEVELOPMENT OF THESE TYPE OF PROPERTIES AND TO ENCOURAGE MORE COMMUNICATION WITH THE HOMEONERS IN THE NEIGHBORHOOD TO COME TO BETTER AGREEMENTS ON THESE PROPOSALS.

MEMBER PENA AGREES WITH THE COMMENTS MADE BY MEMBER SENA THAT THE SCALE OF THE PROSPECT IS TOO MUCH FOR THE SITE AND THAT IT COMPROMISES THE CHARACTER AND THE QUALITY OF LIFE OF THE NEIGHBORHOOD AND HE DOES NOT SUPPORT THE REQUEST.

MEMBER HAYWARD ASKED IF STAFF SHOULD HAVE PLACED THE YELLOW, REZONING SIGNS AT THE LOCATION OF THE PROPERTY NOTIFYING THE PUBLIC OF THE PROPOSAL. SHE SAID THAT SHE WALKED THE NEIGHBORHOOD SEVERAL TIMES AND DID NOT SEE ANY REZONING SIGNS. SHE FEELS THAT THESE EVENTS OCCURRING DURING THE HOLIDAYS AND THE LACK OF SIGNAGE ON THE PROPERTY IS A DOUBLE DISSERVICE TO THE COMMUNITY. SHE REMARKED THAT THE TREES ON THE PROPERTY ARE STUNNING. SHE HAS SEEN TOO MANY BEAUTIFUL TREES AROUND THE CITY BEING DESTROYED AND FEELS THAT THIS SECTION OF BOERNE NEEDS TO BE PUT UNDER QUARANTINE WHEN IT COMES TO THE CUTTING AND CARE OF TREES. SHE DISAGREES WITH THE REASONING BEHIND PLACING APARTMENT RESIDENTS ALONG COMMERCIAL PROPERTIES JUST BECAUSE NO ONE ELSE WANTS TO LIVE THERE.

RICHARD SENA MADE A MOTION TO RECOMMEND TO CITY COUNCIL TO DENY THE PROPOSED REZONING OF 116 BESS STREET, A TOTAL OF 2.0035 ACRES, FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT, KAD NO. 21648. (717 INVESTMENTS,

LLC). JEFF BACHMANN SECONDED THE MOTION.

CHAIRMAN HOLLINSHEAD CALLED FOR A RECORDED VOTE.

COMMISSIONER NOLL, YEAH; COMMISSIONER PAXTON, YEAH;  
COMMISSIONER HAYWARD, YEAH; COMMISSIONER SENA, YEAH;  
COMMISSIONER PENA, YEAH; COMMISSIONER COHOON, YEAH;  
COMMISSIONER CHAPMAN, YEAH; COMMISSIONER BACHMANN, YEAH.

THE MOTION WAS PASSED 8-0.

7. PUBLIC HEARING

CHAIRMAN HOLLINSHEAD OPENED THE PUBLIC HEARING AT 6:43PM.

- 7a. [2015-381](#) To consider the proposed subdivision of Nagel Addition Lots Pt 12, 13 and 14 (217 and 223 Becker Street), 2 residential lots into 6 residential lots, KAD Nos. 24440, 24442. (Robert Grier)

CHAIRMAN HOLLINSHEAD ANNOUNCED THAT THE PROPOSAL HAS BEEN WITHDRAWN.

CHAIRMAN HOLLINSHEAD CALLED FOR COMMENTS FROM THE AUDIENCE.

BRUCE REVELL, 227 BECKER, THANKED THE PROPERTY OWNER FOR PULLING THE PROPOSAL.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 6:44PM.

8. Take necessary action regarding the proposed subdivision of Nagel Addition Lots Pt 12, 13 and 14 (217 and 223 Becker Street), 2 residential lots into 6 residential lots, KAD Nos. 24440, 24442. (Robert Grier)

MRS. TALLEY RELAYED THAT THE OWNER HAD WITHDRAWN THE REQUEST BECAUSE HE DIDN'T WANT TO DO ANYTHING THAT WOULD BE OPPOSED BY THE NEIGHBORHOOD AND THAT HE WANTS TO BE A GOOD NEIGHBOR. NO ACTION NEEDS TO BE TAKEN ON THIS AGENDA ITEM.

9. PUBLIC HEARING

- 9a. [2015-382](#) To consider approval for the use of a retirement community in a R-2, Moderate-Density Residential District and R-3, High-Density

Residential District for 20 Old San Antonio Road, a total of 5.609 acres, fronting East Bandera Road, KAD No. 39338. (Franklin Development Properties for Bruce Calder, Owner)

**MRS. TALLEY PRESENTED THE AGENDA ITEM.**

**CHAIRMAN HOLLINSHEAD CALLED FOR COMMENTS FROM THE AUDIENCE.**

**NO COMMENTS WERE RECEIVED.**

**THE CHAIRMAN CLOSED THE PUBLIC HEARING.**

**THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 6:47PM.**

10. Make recommendation to City Council regarding the use of a retirement community in a R-2, Moderate-Density Residential District and R-3, High-Density Residential District for 20 Old San Antonio Road, a total of 5.609 acres, fronting East Bandera Road, KAD No. 39338. (Franklin Development Properties for Bruce Calder, Owner)



STAFF SHOWED THE LOCATION OF THE PROPOSED RETIREMENT COMMUNITY THAT WILL HAVE ABOUT 100 UNITS. THEY HAVE SINGLE-STORY UNITS SURROUNDING THE PERIMETER OF THE PROPERTY AND THREE-STORY UNITS IN THE CENTER WITH OPEN SPACE AREAS. THERE ARE NO REQUIREMENTS PERTAINING TO LANDSCAPING BUT RESPONSIBLE PARTIES HAVE GONE ABOVE AND BEYOND THE SAVING OF TREES ON THE PROPERTY. SIDEWALKS WILL BE REQUIRED ALONG BANDERA UPON PLATTING OF THE PROPERTY. STAFF IS SUPPORTIVE OF THIS USE.

ISRAEL PENA MADE A MOTION TO RECOMMEND TO CITY COUNCIL THE APPROVAL REGARDING THE USE OF A RETIREMENT COMMUNITY IN A R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT AND R-3, HIGH-DENSITY RESIDENTIAL DISTRICT FOR 20 OLD SAN ANTONIO ROAD, A TOTAL OF 5.609 ACRES, FRONTING EAST BANDERA ROAD, KAD NO. 39338. (FRANKLIN DEVELOPMENT PROPERTIES FOR BRUCE CALDER, OWNER). TRES PAXTON, III SECONDED THE MOTION.

CHAIRMAN HOLLINSHEAD CALLED FOR A RECORDED VOTE.

COMMISSIONER BACHMANN, YEAH; COMMISSIONER CHAPMAN, YEAH;  
COMMISSIONER COHOON, YEAH; COMMISSIONER PENA, YEAH;  
COMMISSIONER SENA, YEAH; COMMISSIONER HAYWAR, YEAH;  
COMMISSIONER PAXTON, YEAH; COMMISSIONER NOLL, YEAH.

THE MOTION PASSED 8-0.

ITEMS FOR DISCUSSION/ACTION

11.     [2016-387](#)     Untable and consider a creative alternative to Article 3, Section 09 Combined Commercial Design Standards, Section 3.09.003 Parking, for a proposed commercial development located at 101 Woods of Boerne Blvd (Woods of Boerne, Commercial Lot 7C).  
Take necessary action.

MRS. TALLEY STATED THAT STAFF HAS BEEN WORKING WITH THE PROPERTY OWNER AND ARE COMING CLOSE TO A RESOLUTION TO THE POINT WHERE THEY WILL NOT NEED A CREATIVE ALTERNATIVE TO THE COMMERCIAL DESIGN STANDARDS. STAFF WOULD LIKE TO HAVE A SUB-COMMITTEE MEET WITH THE DEVELOPER TO WORK OUT ANY UNRESOLVED ISSUES. VOLUNTEERS FOR THE SUB-COMMITTEE ARE MEMBERS HAYWARD, PENA, AND HOLLINSHEAD.

PATRICK COHOON MADE A MOTION TO UNTABLE AND APPROVE A CREATIVE ALTERNATIVE TO ARTICLE 3, SECTION 09 COMBINED COMMERCIAL DESIGN STANDARDS, SECTION 3.09.003 PARKING. FOR A PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT 101 WOODS OF BOERNE BLVD (WOODS OF BOERNE, COMMERCIAL LOT 7C). JEFF BACHMANN SECONDED THE MOTION. THE MOTION PASSED 8-0.

MEMBER HAYWARD MENTIONED AN ARTICLE SHE READ IN THE S. A. EXPRESS NEWS ABOUT THE WORK THAT THE UTSA ARCHITECTURE STUDENTS ARE DOING REGARDING SOLUTIONS FOR BETTER TRANSITIONING OF RESIDENTIAL AREAS TO COMMERCIAL AREAS. SHE ASKED THE MEMBERS TO PLEASE FIND AND READ THE ARTICLE ON THE INTERNET.

MRS. TALLEY RECOMMENDED THAT THE AGENDA ITEM BE TABLED UNTIL WHICH TIME THE DEVELOPER IS READY TO PROCEED WITH THE PROJECT.

PATRICK COHOON MADE A MOTION TO TABLE THE CONSIDERATION FOR A CREATIVE ALTERNATIVE TO ARTICLE 3, SECTION 09 COMBINED COMMERCIAL DESIGN STANDARDS, SECTION 3.09.003 PARKINJG, FOR A PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT 101 WOODS OF BOERNE BLVD (WOODS OF BOERNE, COMMERCIAL LOT 7C) UNTIL AN AMENABLE DECISION IS MADE ON THE PROJECT BETWEEN BOTH PARTIES. MEMBER CHAPMAN SECONDED THE MOTION. THE MOTION PASSED 8-0.

12.     [2016-386](#)     Consider a request for a variance to the City of Boerne Subdivision Ordinance, Article 6, Drainage and Flood Hazards, Section 6.01.003 Stormwater Management, for Menger Springs, Unit 3A to construct detention facilities at a later time within the development of the master planned community of Regent Park (parent tract) owned by 420 Investment Group. Take necessary

action.

MRS. TALLEY INTRODUCED THIS AGENDA ITEM AND STATED THE COMMISSION HAS ALREADY APPROVED THIS 10 ACRE DEVELOPMENT PLAT THAT BUTS UP TO THE REGENT PARK AND THAT IS PART OF MENDER SPRINGS SUBDIVISION BUT FALLS INTO THE REGENT PARK MASTER PLAN COMMUNITY. THE PUBLIC WORKS DIRECTOR HAS PROVIDED A MEMO IN SUPPORT AND STAFF IS IN SUPPORT AS WELL.

RICHARD SENA MADE A MOTION TO APPROVE A REQUEST FOR A VARIANCE TO THE CITY OF BOERNE SUBDIVISION ORDINANCE, ARTICLE 6, DRAINAGE AND FLOOD HAZARDS, SECTION 6.01.003 STORMWATER MANAGEMENT, FOR MENDER SPRINGS, UNIT 3A TO CONSTRUCT DETENTION FACILITIES AT A LATER TIME WITHIN THE DEVELOPMENT OF THE MASTER PLANNED COMMUNITY OF REGENT PARK (PARENT TRACT) OWNED BY 420 INVESTMENT GROUP. PATRICK COHOON SECONDED THE MOTION. THE MOTION PASSED 8-0.

13. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

MRS. TALLEY ANNOUNCED THAT MR. TURK IS RETIRING IN MARCH AND THAT HE HAS STEPPED DOWN AS DIRECTOR OF THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. SHE SHARED SOME VERY THOUGHTFUL WORDS ABOUT MR. TURK AND THANKED HIM FOR HIS HARD WORK AND DEDICATION.

BARRY JACKSON, FORMER PZ CHAIRMAN, EMAILED A NOTE TO STAFF TO PASS ON HIS MOST SINCERE CONGRATULATIONS TO MR. TURK ON HIS RETIREMENT AND WISHES HIM THE BEST OF LUCK ON THE NEXT CHAPTER OF HIS LIFE.

LARRY LESTER ALSO THANKED MR. TURK FOR HELPING MAKE BOERNE THE GREAT PLACE IT IS TODAY AND OFFERED HIS CONGRATULATIONS ON HIS RETIREMENT.

JEFF THOMPSON STATED THAT MR. TURK IS VERY WELL THOUGHT OF, CONGRATULATED HIM ON HIS RETIREMENT AND STATED THAT MR. TURK WILL CERTAINLY BE MISSED.

SEVERAL OF THE LONG TIME COMMISSIONERS SAID A FEW WORDS OF APPRECIATION FOR HIS EFFORTS AND GUIDANCE ALONG THE WAY AND WISHED HIM WELL FOR A WELL DESERVED RETIREMENT.

MR. TURK THANKED THE COMMISSION AND STAFF FOR THEIR COOPERATION AND PARTICIPATION

14. ADJOURNMENT

THE PLANNING AND ZONING COMMISSION MEETING ADJOURNED 7:14PM.

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P & Z Chairman

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P & Z Secretary

ATTEST:

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Deborah Willson

