

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1718
Wednesday, **October 26, 1988**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes	Harris	Gardner	Linker, Legal
Coutant, Secretary	Kempe	Lasker	Counsel
Doherty	Paddock	Setters	
Draughon	Randle	Stump	
Parmeles, 1st Vice-Chairman			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, October 25, 1988 at 9:58 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, First Vice-Chairman Parmele called the meeting to order at 1:33 p.m.

MINUTES:

Approval of the Minutes of October 12, 1988, Meeting #1716:

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Paddock, Randle, "absent") to **APPROVE** the **Minutes of October 12, 1988, Meeting #1716**.

REPORTS:

Committee Reports:

Mr. Parmele announced the **Budget & Work Program Committee** meeting scheduled for this date was cancelled due to lack of quorum, and had been rescheduled for November 2nd after the regular TMAPC meeting.

Director's Report:

Mr. Gardner reminded the TMAPC members of the bus tour of surplus school sites scheduled for next Wednesday morning.

Mr. Lasker presented a copy of the TMAPC Quarterly Progress Report for the First Quarter - FY 89, to be discussed at next week's Budget & Work Program Committee meeting.

ZONING PUBLIC HEARING:

Application No.: **Z-6213 & PUD 432-A** Present Zoning: PUD, OL, RM-2
Applicant: **Norman (Hillcrest Medical Center)** Proposed Zoning: OMH
Location: SE/c of East 12th Street & South Utica Avenue
Date of Hearing: October 26, 1988
Presentation to TMAPC by: Mr. Charles Norman, 909 Kennedy Building (583-7571)

Relationship to the Comprehensive Plan:

The District 4 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Special District - Hillcrest Hospital.

According to the Zoning Matrix the requested OMH District may be found in accordance with the Plan Map. All zoning categories are considered "may be found" in accordance with Special District guidelines.

Staff Recommendation: Z-6213

Site Analysis: The subject tract is approximately .47 acres in size and is located at the southeast corner of East 12th Street and South Utica Avenue. It is partially wooded, flat, contains a commercial parking lot, a vacant single-family dwelling, and is zoned OL and RM-2.

Surrounding Area Analysis: The tract is abutted on the north by a doctor's building zoned CH; on the east by a parking lot zoned OL and vacant property zoned RM-2; on the south by vacant property zoned RM-2; and on the west by a park zoned RM-2.

Zoning and BOA Historical Summary: Previous rezonings were permitted that allowed medium intensity zonings associated with hospital/medical uses.

Conclusion: Based on the surrounding zoning pattern and uses, Staff can support the requested OMH designation. Staff would also note the requested OMH zoning accompanied with the PUD would be consistent with the Comprehensive Plan.

Therefore, Staff recommends **APPROVAL** of OMH for Z-6213 as submitted.

Staff Recommendation: PUD 432-A

The subject tract has an area of approximately five acres and is located south of the southeast corner of East 12th Street and South Utica. It is bounded on the north by East 12th, on the south by East 13th, on the west by South Utica and on the east by South Victor. The land area included in PUD 432-A is about one half acre larger than the original PUD 432 because of the inclusion of the northwest corner of the block (100' x 137.34') that was not in PUD 432. The applicant is also requesting the rezoning from OL and RM-2 to OMH of a tract approximately 150' x 137' in the northwest portion of the block. The applicant is still only asking for office use.

PUD 432-A is divided into two development areas: Development Area A being the western 167.34 feet of tract abutting South Utica; and Development Area B being the eastern 110 feet of the tract which abuts South Victor.

Area A is planned for 128,832 square feet of floor area with buildings having a maximum height of 60 feet with a 15% minimum landscaped open space requirement. The maximum is proposed to be used only in an area 110 feet or greater from the centerline of East 13th Street, with interim height limitations of 26 feet within 85 feet of the centerline of East 13th Street and 39 feet between 85 feet and 110 feet of the centerline of East 13th Street. Area B is planned for off-street parking and parking structure uses with a maximum height of three feet at the south building setback line and 38 feet in the northeast corner. The property slopes downward from the south on East 13th to East 12th and only the northern half will appear to be three stories. The proposed parking use for Area B will have access to both East 12th and 13th Streets.

The greatest change from PUD 432 is a 72% increase in building floor area from a maximum of 75,000 square feet in PUD 432 to 128,832 square feet in PUD 432-A. There are also increases in maximum building height of from 52 feet to 60 feet and the parking garage from 15 feet to 28 feet. The increase in building floor area has necessitated the previously mentioned rezoning request in the northwest corner of the tract. If this change is approved the proposed increase in floor area would comply with the limitations of the underlying zoning.

Only the westerly portion of PUD 432-A is designated in the District 4 Plan as a Special District for Hillcrest Hospital. Properties fronting East 13th Street and South Victor are not presently included in the Special District. Therefore, Staff is supportive of PUD 432-A if the Special District - Hillcrest Hospital boundaries are extended to coincide with the boundaries of PUD 432-A.

Based on Staff's following conditions expressed below, Staff would find PUD 432-A to be consistent with the Comprehensive Plan; in harmony with the existing and expected development of surrounding areas; a unified treatment of the development possibilities of the site and; consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff would recommend **APPROVAL** of PUD 432-A subject to the following conditions:

- 1) That the applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein. Further, that the Special District - Hillcrest, be amended to include all of the area described in PUD 432-A.

2) Development Standards:

--- AREA A ---

Area (Gross) :	2.99 Acres	130,240 sf
Permitted Uses:	Principal and accessory use permitted as a matter of right in the OM district, and off-street parking.	
Maximum Floor Area:	128,832 sf	
Maximum Building Height:		
from 55' to less than 85' from the C/L of East 13th Street	26'	
from 85' to less than 110' from the C/L of East 13th Street	39'	
more than 125' from the C/L of East 13th Street	60'	
Minimum Building Setbacks:		
from the C/L of South Utica	50'	
from the C/L of East 12th St.	To be determined *	
from the West Boundary-Area B	0'	
from the C/L of East 13th St.	55'	
Off-Street Parking:	As required by the applicable Use Units. Parking for the first building will be surface spaces; an additional building will require structure parking.	
Minimum Internal Landscaped Open Space:	15% **	
Signs:	Two pedestal identification signs which shall not exceed 8 feet in height or 48 square feet in surface area and shall be consistent in design with other medical center signage.	

* To be determined at the time of approval of the Detailed Site Plan taking into consideration the additional right-of-way needed to realign 12th Street to eliminate a jog in the street at Utica and the need for a pedestrian tunnel from the office building and the existing parking garage to the north.

** Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas. Additional landscaping may be required on the south side of Area A as screening if that area is used for surface parking.

--- AREA B ---

Area (Gross):	2.04 Acres	88,862 sf
Permitted Uses:	Off-street parking and parking structures.	
Maximum Building Heights *:	The height of the deck of a parking structure may vary from 0' above grade at the south building setback to 25' above grade at the NE/c. The parapet of the highest deck may not exceed 3' in height above the deck.	
Minimum Building Setbacks:		
from the C/L of East 13th St.	55'	
from the C/L of South Victor	35'	
from the C/L of East 12th St.	To be determined	
from the West Boundary-Area A	0'	
Minimum Internal Landscaped Open Space:	12.5%	11,000 sf **
Signs:	Two ground identification signs which shall not exceed 6' in height or 16 sf in display area, which shall be located at the entrances to the parking area from East 12th and East 13th Streets.	

- 3) That all trash, mechanical and equipment areas shall be screened from public view.
- 4) That all parking lot lighting shall be directed downward and/or away from adjacent residential areas. Light standards shall be limited to a maximum height of 12' in the south 300' of Development Area A or B, except light standards on the top deck of the parking structure in Area B shall not exceed 8' in height and the maximum height for light standards in the balance of Areas A and B for freestanding lights shall not exceed 18'.
- 5) All signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation and in accordance with Section 1130.2(b) of the PUD Chapter of the Zoning Code and as limited herein.

* Area B slopes from the south to the north with an elevation change of approximately 25'. The variable maximum building heights within Area B are established to accommodate the changes in site elevations.

** Internal landscaped open space includes street frontage landscaped areas, landscaped parking island, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas.

- 6) That a Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continued condition of the granting of an Occupancy Permit and be in accordance with Exhibit B of the PUD Text along East 13th Street and South Victor in Area A and B.
- 7) Subject to review and approval of conditions, as recommended by the Technical Advisory Committee.
- 8) That a Detail Site Plan, including building elevations, shall be submitted to and approved by the TMAPC prior to issuance of a Building Permit. The design of the parking structure in Area B shall restrict lighting from vehicles on the top deck, or lighting from the first level of the parking area or garage from spilling over into adjacent residential areas. No exterior wall mounted lights or signs are permitted on the south and east building facades in Areas A or B.
- 9) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval, making City of Tulsa beneficiary to said Covenants.

Applicant's Comments:

Mr. Charles Norman, representing Hillcrest Medical Center, stated agreement with the Staff recommendation. He reviewed the proposal for development of the Hillcrest Medical Center and pointed out that when the Detail Site Plan is presented, the applicant should have a final plan for the northeast corner of the tract, which was now awaiting a final decision by the Traffic Engineering Department. Mr. Norman clarified that, with the addition of the two lots to the PUD, the entire block was now under the control of the PUD standards. Therefore, a major amendment was required to accomplish this.

Mr. Carnes congratulated the developer and Staff for their combined efforts in working out the details of this project. Therefore, he moved for approval of the requested zoning and PUD.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Paddock, Randle, "absent") to **APPROVE Z-6213 and PUD 432-A Norman (Hillcrest Medical Center)**, subject to the conditions as recommended by Staff.

Additional Comments & Discussion:

Mr. Norman commented that the Technical Advisory Committee (TAC) and the TMAPC had approved a plat waiver in connection with the first PUD, and the TAC had also recommended a plat waiver with respect to the two additional

lots. He inquired if the TMAPC could approve the plat waiver at this time as a part of the above motion. After discussion, the consensus was this matter would have to be placed on an upcoming TMAPC agenda, as it was not specifically listed on today's agenda as a part of this application.

Legal Description:

Z-6213: A tract of land that contains 29,284.3 square feet and is part of Block 2 of RIDGEDALE TERRACE, an addition to the City of Tulsa, Tulsa County, Oklahoma, said tract of land being described as follows, to-wit: BEGINNING at a point that is the northeast corner of Lot 23 in Block 2; thence westerly along the northerly line of Lot 23 for 120.34' to a point that is 17.0' easterly of the northwest corner of Lot 23 in Block 2; thence southwesterly to a point that is the northwest corner of Lot 22, Block 2; thence southerly along the westerly lines of Lot 22 and Lot 21 for 95.0' to a point that is 45.0' south of the southwest corner of Lot 22 in Block 2; thence easterly along a line that is parallel to the southerly line of Lot 22 for 137.24' to a point that is 45.0' south of the southeast corner of Lot 22 in Block 2; thence northerly along the easterly lines of Lot 21, Lot 22 and Lot 23 in Block 2 for 145.00' to the POB of said tract of land.

PUD 432-A: All of Block 2 of RIDGEDALE TERRACE, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

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Application No.: **Z-6215** Present Zoning: RM-2
Applicant: **Sharp** Proposed Zoning: CS/OL
Location: East of the SE/c of East 67th Street & South Peoria Avenue
Date of Hearing: October 26, 1988
Presentation to TMAPC by: Mr. Harry Styron, 125 West 15th Street (584-0719)

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity - Residential.

According to the Zoning Matrix, the requested OL District may be found in accordance with the Plan Map and the requested CS District is not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately .70 acres in size and is located east of the southeast corner of East 67th Street South and South Peoria Avenue. It is partially wooded, flat, contains a single-family dwelling and is zoned RM-2.

Surrounding Area Analysis: The tract is abutted on the north by vacant property zoned OM; on the east by single-family dwellings zoned RM-2; on the south by a condominium complex zoned RM-2; and on the west by vacant property zoned CS.

Zoning and BOA Historical Summary: Past rezoning cases have allowed medium intensity zoning at the intersection of East 67th Street South and South Peoria Avenue.

Conclusion: Although the subject tract is not located at the typical node, the precedent for medium intensity zoning, including CS, has been approved on either side of Peoria Avenue in this area. The applicant is proposing to use this tract and the frontage tract for a single commercial use. Staff is supportive of CS zoning on the west 70 feet of the subject tract which would include the existing dwelling and line up with existing commercial zoning north of the subject tract. Staff could support the balance, the east 123.93 feet of the subject tract, for OL zoning which provides a more compatible buffer for the abutting single-family residential properties to the east than the present medium intensity apartment zoning.

Therefore, Staff recommends **APPROVAL** of CS zoning for the west 70 feet and OL zoning on the east 123.93 feet.

Note: If approved by the City Commission, Staff would recommend an amendment to the District 18 Comprehensive Plan to reflect the rezoning. The property to the west, together with the subject tract, requires platting before a building permit can be issued, which assures the TMAPC that the commercial portion will have frontage on a major street.

Applicant's Comments:

Mr. Harry Styron, representing the applicant, stated CS zoning was desired on the entire tract in order to clarify the permitted uses to potential buyers or developers, rather than have confusion by a split zoning pattern. He submitted a diagram indicating the CS/OL split. Mr. Styron pointed out that Staff had suggested the OL as a buffer, and what was being buffered was a parking lot and a residential development that was bordered by OM zoning. He further reviewed surrounding zoning patterns. In reply to Mr. Doherty, Mr. Styron confirmed there was a residence abutting the east side and southeast corner of the subject tract.

Interested Parties:

Mr. Vincent Bomgren (3120 East 33rd Street) advised he was the realtor attempting to sell this piece of property. He supported the applicant's request for CS zoning on the entire tract, as he could not envision any other use for this property.

TMAPC Review Session:

Mr. Parmele remarked that with the CS/OL mix, the applicant could use a PUD to spread the CS use into the OL zoned portion. Mr. Gardner clarified Staff's recommendation, and indicated the CS zoning line would be a to a depth that was equivalent to the two lots zoned CS north of the subject tract. Mr. Coutant moved for approved of Staff recommendation, which was for CS zoning on the west 70', with OL zoning on the balance. Mr. Doherty commented that this particular piece of property appeared to be ideal for a PUD, and this action might be the best way of encouraging a PUD, as it could easily be developed as an entire commercial unit.

TMAPC ACTION: 7 members present

On **MOTION** of **COUTANT**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughton, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Paddock, Randle, "absent") to **APPROVE Z-6215 Sharp** for CS zoning on the west 70', and OL zoning on the balance (east 123.93'), as recommended by Staff; **DENIAL** of CS zoning on the east 123.93' of the tract.

Legal Description:

CS Zoning: The West 70.0' of Lot 2, Block 3, KEIM GARDENS ADDITION, to the City of Tulsa, County of Tulsa, State of Oklahoma;
OL Zoning: The East 123.93' of Lot 2, Block 3 KEIM GARDENS ADDITION, to the City of Tulsa, County of Tulsa, State of Oklahoma.

* * * * *

Application No.: **PUD 353-B (Abandonment of PUD)** Present Zoning: IL
Applicant: **Johnsen** Proposed Zoning: Unchanged
Location: South & East of the SE/c of East 51st Street & South Mingo Road
Date of Hearing: October 26, 1988
Presentation to TMAPC by: Mr. Roy Johnsen, 324 Main Mall (585-5641)

Staff Recommendation:

PUD 353 is a nine acre tract zoned IL that wraps around a CS zoned tract at the southeast corner of East 51st Street South and South Mingo Road. The PUD permitted a maximum of 115,951 square feet of floor area and those uses permitted by right in the IL zoned district, as well as, Use Unit 12, 13 and 14 uses. The TMAPC approved PUD 353-A in 1985 which abandoned the south 299 feet of the original PUD. The applicant is now requesting to abandon the balance of the PUD and leave the underlying IL zoning.

Based on the Comprehensive Plan and existing zoning pattern for the area, Staff can support the PUD abandonment and leave the underlying zoning in place. Staff would note the Bent Tree Subdivision Plat would remain in place unless vacated by District Court.

Therefore, Staff recommends **APPROVAL** of PUD 353-B, abandonment, as submitted.

Applicant's Comments:

Mr. Roy Johnsen, representing Landmark Land Company, commented the applicant acquired this property after the PUD was processed, and they did not see the need for a PUD on this tract. In response to Mr. Doherty, Mr. Johnsen reviewed the drainage easements in this area.

TMAPC ACTION: 7 members present

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Paddock, Randle, "absent") to **APPROVE PUD 353-B (Abandonment of PUD)**, as recommended by Staff.

Legal Description:

Lot 1, Block 1, BENT TREE ADDITION to the City of Tulsa, being a subdivision of a part of the NW/4 of the NW/4 of Section 31, T-19-N, R-14-E, Tulsa County, Oklahoma.

OTHER BUSINESS:

PUD 282-3: Minor Amendment to permit Christmas tree sales
South of the SE/c of East 71st Street & South Wheeling Avenue

Staff Recommendation:

PUD 282 is a commercial/office complex located at the southwest corner of East 71st Street and South Lewis Avenue. The applicant is requesting a minor amendment to permit Christmas tree sales and storage for the 1988 season in a portion of the PUD currently being used for open space.

In an effort to accommodate the applicant's late filing date, the TMAPC approved the same request in December 1987. It was discussed with the applicant prior to the hearing and placed in the staff recommendation that the applicant plans to file a major amendment to the PUD after the first of the year to permit Christmas tree sales as a permitted use of the PUD during the holiday season. Staff believes it is important to maintain this existing policy and feels a more thorough evaluation, such as location, parking and impact to existing uses can be studied. Staff would note that when the minor amendment was filed on October 26th, a major amendment would have been heard by the TMAPC on November 30th and not cause the applicant any delay.

Therefore, Staff recommends **DENIAL** of minor amendment 282-3 to permit Christmas tree sales.

Comments & Discussion:

Mr. Linker commented that he supported Staff's recommendation for denial as the use was being changed, and that required a major amendment per TMAPC policy. He added that if this had gone to the Board of Adjustment as a Special Exception, notice to the surrounding owners would be required. Staff and Commission members discussed the major versus minor amendment process as to cost and time involved. It was also pointed out in the discussions, the fact that this was a temporary change of use and, in most other cases, the use change was of a permanent nature.

Applicant's Comments:

Mr. Tony Jones (9706 East 141st) advised he was speaking on behalf of the owner, Kensington Shopping Center. He commented that it was his understanding of the requirements that if they wanted to do this on a full time basis at this location, then a major amendment would be required. But, as this was of a temporary nature, and their location had moved on the premises of the shopping center from last year, it was his understanding a minor amendment would accommodate their needs.

Additional Comments & Discussion:

Discussion followed among the Commission members, Legal and Staff as to the options available to possibly satisfy the applicant's request at this late date for the Christmas tree sales. Mr. Gardner suggested the Commission possibly review this as an accessory use to this CS zoned area, and it was pointed out that several retail outlets (grocery stores, Wal-Mart's, etc.) sell Christmas trees as an accessory use on a temporary basis.

Mr. Roy Johnsen, as an interested citizen, commented that there were a variety of uses associated with a regional shopping center such as the Kensington and he suggested an alternative might be to consider this as a minor amendment to the Detail Site Plan of the PUD rather than a major amendment to the permitted uses.

Mr. Carnes moved for approval of the minor amendment request for the 1988 season only, subject to Detail Site Plan review. The Commission members continued their discussion as to this being a seasonal accessory use to PUD 282-3, and obtained clarification from the applicant regarding hours of operation, location, inventory, etc.

Mr. Coutant reiterated his concern over determining this as an accessory use. Mr. Carnes clarified that the motion required the applicant to present a Detail Site Plan for approval of the temporary accessory use. Mr. Linker commented that he would not have a problem if the Commission decided to follow the logic of requiring Detail Site Plan review. Mr. Parmele confirmed the applicant would need to present a major amendment before next year's Christmas season if he wanted to pursue his Christmas tree sales at this location in future years.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **6-0-1** (Carnes, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Harris, Kempe, Paddock, Randle, "absent") to **APPROVE** the **Minor Amendment to PUD 282-3 to Permit Christmas Tree Sales**, subject to Detail Site Plan review, and on a temporary basis for the 1988 season only.

* * * * *

PUD 435-A: Detail Site Plan Review
SE/c of East 66th Street & South Yale

Staff Recommendation:

Staff has reviewed detail site plans for the Laureate Psychiatric Clinic and Hospital in Subarea A and the first medical office building in Subarea B. These site plans did not include the Transitional Housing or the parking area for the hospital complex both in Subarea A. Staff finds these site plans, dated October 18, 1988 contain ten hospital and clinic buildings in Subarea A having an aggregate gross floor area of 198,723 square feet, excluding covered connecting walkways between buildings. In Subarea B there are plans for one medical office building containing 40,800 square feet of gross floor area and a parking garage under and beside the office building containing 275 parking spaces. In order to meet the minimum parking requirements of 592 spaces for the hospital and office building, 317 additional spaces of surface parking are planned to be constructed south of the Activities Building (Building C) but the plans for those are to be submitted for approval at a later date.

Staff finds the detail site plans submitted to be in conformance with the requirements of the PUD and therefore recommends **APPROVAL** of the Detail Site Plans submitted subject to the following conditions:

1. A Detail Site Plan for the remainder of the required parking be submitted, to TMAPC for review and approval and the parking spaces constructed prior to issuance of an Occupancy Permit.
2. That a Detail Landscaping Plan for Subareas A and B be submitted to TMAPC for review and approval and installed prior to issuance of an Occupancy Permit.
3. No signs shall be installed prior to approval of a Detail Sign Plan by TMAPC.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Kempe, Paddock, Randle, "absent") to **APPROVE** the **Detail Site Plan for PUD 435-A**, as recommended by Staff.

NEW BUSINESS:

Ms. Ginny Poe, District 18 Chairman, requested that the November 2nd hearing on the District 18 Update be continued. Mr. Parmele advised that special notice of the public hearing on these amendments had gone out and that those who appeared to speak would be allowed to do so. However, the Commission could also decide to continue a final determination after hearing the interested parties at the November 2nd hearing.

There being no further business, the Chairman declared the meeting adjourned at 2:45 p.m.

Date Approved November 9, 1988
Cherry Kempe
Chairman

ATTEST:

Wm. C. Coertant
Secretary

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