

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1951
Wednesday, November 10, 1993, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Dick	Gardner	Linker, Legal
Broussard	Horner	Hester	Counsel
Carnes, 2nd Vice Chairman	Neely	Stump	
Doherty, Chairman	Parmele		
Midget, Mayor's Designee			
Pace			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, November 9, 1993 at 1:10 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:30 p.m.

Minutes:

Approval of the minutes of October 27, 1993, Meeting No. 1949:
On **MOTION** of **CARNES**, the TMAPC voted **5-0-1** (Broussard, Carnes, Doherty, Pace, Wilson "aye"; no "nays"; Ballard "abstaining"; Dick, Horner, Midget, Neely, Parmele "absent") to **APPROVE** the minutes of the meeting of October 27, 1993 Meeting No. 1949.

REPORTS:

Chairman's Report

Chairman Doherty reported that at the November 9 City Council meeting, the Planning Commission's recommendations were approved for amendments to the Comprehensive Plan for Districts 6, 7, 18 and the Major Street and Highway Plan with some additions.

Ms. Wilson commented on attending the City Council meeting, and noted that this was a difficult decision for the City Council. She added that the Planning Commission was fortunate to have Chairman Doherty in attendance to represent the Planning Commission's position. She declared that he eloquently addressed all questions that were posed to him and did an admirable job.

Chairman Doherty commended Councilor Hogue on the work he put in this project, and expressed appreciation for the manner in which the meeting was conducted.

Director's Report

Mr. Gardner reminded the Planning Commission of the work session scheduled for November 17.

ZONING PUBLIC HEARING

Application No.: **Z-6422:** Present Zoning: IL
Applicant: James G. Norton Proposed Zoning: CBD
Location: The west half of the block bounded by Main Street, Boston Avenue, Brady Street and Archer Street
Date of Hearing: November 10, 1993
Presentation to TMAPC: James G. Norton

Relationship to the Comprehensive Plan:

The District 1 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property as Special District-High Intensity.

According to the Comprehensive Plan, the requested CBD District is in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 0.4 acres in size and is located in the northeast corner of N. Main Street and East Archer Street. It is nonwooded, flat, and is vacant.

Surrounding Area Analysis: The tract is abutted on the north by a parking lot, zoned CBD; to the northeast by an automotive repair shop, zoned CBD; to the southeast by a parking lot, zoned IL; to the south, a community service agency, zoned IL; and to the west by a vacant lot zoned IL.

Zoning and BOA Historical Summary: The history of zoning actions in this area indicate that TMAPC has approved CBD zoning within the industrial area of downtown on the tract directly south of the subject tract and encourages high intensity zoning inside the Inner Dispersal Loop. The Board of Adjustment has also allowed a community service center in the industrial area south of the subject tract.

Conclusion: The subject property is identified as being within the Expanded Core area of the District 1 Special District-High Intensity. The Comprehensive Plan recommends that existing mixed uses, if compatible with the adjacent uses existing, should remain within this area; those include office, retail and services uses.

Therefore, Staff recommends **APPROVAL** of CBD zoning for Z-6422.

there were no persons present wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **WILSON**, the TMAPC voted **7-0-0** (Ballard, Broussard, Carnes, Doherty, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Horner, Neely, Parmele "absent") to recommend **APPROVAL** of Z-6422 to CBD as recommended by Staff.

LEGAL DESCRIPTION

Lot 4, the South Half of Lot 5 of Block 41, Original Townsite of City of Tulsa, Tulsa County, State of Oklahoma, according to the official plat thereof.

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ZONING PUBLIC HEARING

Application No.:	Z-6423	Present Zoning:	RS-3
Applicant:	M. G. Whitmire	Proposed Zoning:	IL
Location:	5618 South Mingo		
Date of Hearing:	November 10, 1993		
Presentation to TMAPC:	M. G. Whitmire		

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property as Special District 1, Industrial Area.

According to the Comprehensive Plan the requested IL District **may be found** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 1.15 acres in size and is located on the west side of S. Mingo Road, south of the southwest corner of 58th Street and S. Mingo. It is nonwooded, flat, and contains a single-family dwelling.

Surrounding Area Analysis: The subject tract is abutted on the north and south by single-family dwellings, zoned RS-3; to the east by a mini-storage and industrial uses, zoned IL; and to the west by vacant floodway property, zoned RS-3.

Zoning and BOA Historical Summary: The history of zoning actions in this area indicate that non-residential zonings have been approved north of the subject tract and approval was granted previously for IL zoning on the subject property that was not within the floodplain.

Conclusion: The subject property is identified as being within a future industrial development area. The Comprehensive Plan recommends detailed and functional plans and development criteria for each development in accordance with the industrial development policy of the City.

Therefore, Staff recommends **APPROVAL** of IL zoning for Z-6423.

There were no interested parties in attendance.

Applicant's Comments

Mr. Whitmire informed that the subject property is currently being used as an office and wants to construct a storage building at the rear of the existing structure. He advised that the proposed storage will house records, files, excess furniture, etc.

Mr. Broussard asked if the applicant has had discussion with area residents regarding his application.

Mr. Whitmire replied that he had not; the homes to the north and south are occupied by renters.

In response to Ms. Wilson's question regarding screening requirements, Mr. Gardner replied that the Zoning Code requires screening on three of the four sides, all sides but Mingo. He added that the applicant may have to appear before the Board of Adjustment for a setback variance.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Broussard, Carnes, Doherty, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Horner, Neely, Parmele "absent") to recommend **APPROVAL** of Z-6423 for IL zoning as recommended by Staff.

LEGAL DESCRIPTION

Lots 4 and 5, Block 2, Anderson Addition, City of Tulsa, Tulsa County, State of Oklahoma.

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ZONING PUBLIC HEARING

Application No.: **Z-6424:** Present Zoning: RS-3
Applicant: Jake Floyd Proposed Zoning: IL
Location: Northeast corner Newton Place and N. Garnett Road.
Date of Hearing: November 10, 1993
Presentation to TMAPC: Jake Floyd

Relationship to the Comprehensive Plan:

The District 16 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Special District 2 (Industrial).

According to the Comprehensive Plan the requested IL District **may be found** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 0.85 acres in size and is located on the northeast corner of East Newton Place and North Garnett Road. It is partially wooded, flat, vacant and zoned RS-3.

Surrounding Area Analysis: The tract is abutted on the north and east by single-family dwellings, zoned RS-3; to the south by vacant property and a single-family dwelling, zoned RS-3; and to the west by vacant property, zoned IL.

Zoning and BOA Historical Summary: The history of zoning actions in this area indicate changes toward industrial uses, with the exception of the property at the southeast corner of the intersection of E. Newton Place and N. Garnett, which was denied OL zoning, and the lots immediately south of that one, which was approved for OL zoning.

Conclusion: Newton Place contains exclusively single-family dwellings as well as large lots north of the subject tract. The general area is planned to be industrial and there is considerable industrial zoning in the area, but Staff believes that even with the protections offered by PUD-504, allowing industrial uses on the entrance to this residential street is not appropriate. Staff could support OL zoning on the lots fronting Garnett Road, but TMAPC rejected OL zoning for the lot on the south side of Newton Place in an earlier application.

Therefore, Staff recommends **DENIAL** of Z-6424.

and

PUD-504: Northeast corner of North Garnett and Newton Place.

The applicant is proposing a 4,680 SF metal building with brick or stone veneer mansard-type roof to house offices and light manufacturing uses. Some outside storage is anticipated. The PUD is abutted on the north and east by single-family residences and to the south, across Newton Place, by a vacant lot zoned RS-3 and another single-family residence. Building setbacks are proposed to be 100' from the east, 75' from the north, 25' from the south and 50' from the west. All vehicular entry and exit would be from North Garnett. Only a wall sign is proposed. A six-foot-high screening fence is proposed on the east boundary as well as the east 190' of the north boundary and the east 220' of the south boundary. The southern screening fence would be set back 10'-12' from the right-of-way of Newton Place to allow for landscaping.

Staff cannot support light manufacturing uses at this location due to the surrounding single-family dwellings. Office use with appropriate conditions and some storage of equipment with proper screening could be compatible on the two lots that front Garnett. Staff is also concerned that there is no use proposed for the east 100' of the PUD. Because of these concerns and previous actions on the south side of Newton Place, Staff recommends either to CONTINUE this PUD in order to make revisions, or to DENY the PUD if the applicant does not wish to revise it.

Applicant's Comments

Jake Floyd

2909 East 29th Street

Mr. Floyd explained that a 4,000 SF building is proposed for the subject tract to be occupied by a masonry contractor. He advised that usage would be primarily office; there would be no manufacturing or industrial usage, and there would be inside parking and provisions for some outside storage. The storage would be for related equipment; there would be no material, fabricating or manufacturing storage. The applicant noted that a fence was planned to screen the equipment from adjacent homes. Mr. Floyd explained that a PUD was applied for in an effort to utilize the three lots as one development, to convey to area residents the applicant's desire to make the property complementary to existing residences, and make a more attractive entrance into the neighborhood. He explained that the third lot which indicates no planned use will be the lateral field for a septic tank.

Interested Parties

Rob Kerby

11316 East Newton 74116

Mr. Kerby distributed a letter to the Planning Commission and advised that he is representing his parents, Mr. & Mrs. Bob Kerby, homeowners adjacent to the south; Mr. & Mrs. Joe Compton, homeowners adjacent to the east; and Mr. & Mrs. Robert Silver, homeowners adjacent to the north, in requesting this application be denied. Mr. Kerby advised of meetings that area residents have attended in an attempt to protect investments in their homes. He reviewed the history of the property. Mr. Kerby advised that this

developer has not yet complied with conditions placed on the illegally erected building on the south side of Newton Place. He requested that this application be denied until the developer complies with requirements already in place.

Darren Brazeal

11365 East Newton Place 74116

Mr. Brazeal expressed opposition to the proposed rezoning application. He expressed concern that should this application be approved, it will cause depreciation of his property. Regarding the subject property being used as masonry storage, he voiced concern that the storage area will be unsightly, and expressed doubts as to whether the applicant could be trusted to comply with conditions placed on this property, when he has not yet complied with conditions placed on the building on the south side of Newton Place.

Charles Allen

11350 East Newton Place 74116

Mr. Allen advised having recently constructed a 3,800 SF home at this address. He advised that the subject lot is a treed lot entering the neighborhood and acknowledged that this is an older neighborhood but well-maintained. Mr. Allen voiced concern that if an industrial area is placed at this location, eventually the entire neighborhood will develop industrially, since there is such an area at the opposite end of the neighborhood.

Applicant's Rebuttal

Mr. Floyd advised that by making application for a PUD, this would force the strict standards of development to be adhered to. He requested continuance of this item so he might meet with area residents to work out differences.

Chairman Doherty noted that the construction company that built the building to the south is the applicant for the subject tract and has demonstrated a breach of faith by being in violation of conditions set forth by the Planning Commission.

It was the consensus of the Planning Commission that since this applicant has not complied with requirements previously set out, they could not support the application. Protecting the integrity of the neighborhood was of utmost concern to the Planning Commissioners.

There was discussion over when it was determined that ultimate development for this area was IL, and that the area is remaining residential rather than moving in the direction of IL. Mr. Gardner noted that properties in proximity to this area, except on this street, are industrial. The subject tract is the entrance to their residential area and if frontage properties are zoned industrial, then the neighborhood is isolated. He advised that the neighborhood can probably maintain itself for many years to come if the entrance is protected. Mr. Gardner informed that other safeguards, such as a 75' building setback, screening fence, and certain things can be built into the Zoning Code to help make the transition.

TMAPC Action; 7 members present:

On MOTION of CARNES, the TMAPC voted 7-0-0 (Ballard, Broussard, Carnes, Doherty, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Horner, Neely, Parmele "absent") to DENY PUD 504 and Z-6424 for IL zoning.

LEGAL DESCRIPTION Z-6424

Lots 1, 2, & 3, Block 1, Modern Acres Addition, City of Tulsa, Tulsa County, State of Oklahoma, according to the official plat thereof.

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ZONING PUBLIC HEARING

Application No.: Z-6425/PUD 235-A

Applicant: Roy Johnsen

Location: North of NE/c of East 71st Street & South Memorial Drive

Date of Hearing: November 10, 1993

Chairman Doherty announced that the applicant has made a timely request for continuance to November 17, 1993 in order to make modifications.

There were no interested parties in attendance.

TMAPC Action; 7 members present:

On MOTION of BROUSSARD, the TMAPC voted 7-0-0 (Ballard, Broussard, Carnes, Doherty, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Horner, Neely, Parmele "absent") to CONTINUE Z-6425 and PUD 235-A to November 17, 1993.

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ZONING PUBLIC HEARING

Application No.: Z-4789-SP-3
Applicant: John Moody
Location: SE/c of U.S. 169 & East 71st Street South
Date of Hearing: November 10, 1993

Mr. Stump advised that Mr. Moody is requesting that this item be continued to November 24, 1993 to allow for additional modifications.

Chairman Doherty noted that the request is not timely.

There were no interested parties in attendance.

TMAPC Action; 7 members present:

On MOTION of BROUSSARD, the TMAPC voted 7-0-0 (Ballard, Broussard, Carnes, Doherty, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Horner, Neely, Parmele "absent") to CONTINUE Z-4789-SP-3 to November 24, 1993.

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ZONING PUBLIC HEARING

Application No.: Z-6426 Present Zoning: RS-1
Applicant: Charles Norman Proposed Zoning: PK
Location: South of the southeast corner of East 31st Street and South Gary Place.
Date of Hearing: November 10, 1993
Presentation to TMAPC: Charles Norman

Relationship to the Comprehensive Plan:

The District 6 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property as Low Intensity-Residential.

According to the Comprehensive Plan the requested PK District is not in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 139.7' x 86' in size and is located south of the southeast corner of E. 31st Street and S. Gary Place. It is nonwooded, flat, contains a paved parking lot and is zoned RS-1.

Surrounding Area Analysis: The tract is abutted on the north by a medical office, zoned OL; to the east by a Walgreen's Drug Store that is under construction and zoned CS; to the south and west by single-family dwellings, zoned RS-1.

Zoning and BOA Historical Summary: The history of zoning actions in this area indicate that OM zoning was denied on the lot located in the southeast corner of Gary Court and E. 31st Street as well as the two lots located on the southwest corner of Gary Place and E. 31st Street. The subject tract was never approved by the Board of Adjustment for use as a parking lot as far as our records reflect.

Conclusion: The subject property is being utilized as a non-conforming or illegal parking lot. Although the Comprehensive Plan designates the property as residential, there is little likelihood that the property will again be used as residential. The present non-conforming use will serve to minimize the impact of the OL use of the adjoining lot to the north if a portion of the lot fronting Gary Place remains RS-1. This arrangement would then require that the west 25' of the lot not permit parking.

Therefore, Staff recommends **APPROVAL** of PK zoning for Lot 2, Block 3, Ranch Acres, less and except the west 25'.

TMAPC Comments

Mr. Midget asked if there was landscaping surrounding the subject tract.

Mr. Gardner replied that there was none and advised that the Ordinance requires that 10% be open space, and that there would be a screening requirement on the west and south boundaries.

Ms. Wilson asked what material would be required for screening on west and south sides of the property.

Mr. Gardner informed that the Ordinance does not mandate that it be masonry; however, it must be a 6' solid surface fence.

Applicant's Comments

Charles Norman, attorney representing the applicant, Walgreen's Stores, and the developer gave a history of the property, noting that the subject tract has never been used for anything except a parking lot. He presented an aerial photograph indicating paving almost to the front lot line. Mr. Norman explained that approved plans for construction provide all of the required parking for the store. He indicated that the subject lot is not a legal requirement for the permit. He informed that Walgreen's would like to use the lot for employee parking. Mr. Norman disclosed that Staff recommendation would prevent any access from the subject lot onto Gary Place. Mr. Norman expressed agreement with Staff recommendation.

Interested Parties

Lynne Brady

3136 South Florence Place 74105

Ms. Brady, representative of the Ranch Acres Neighborhood Association, expressed support of Walgreen's coming into the area. She expressed concern over the business being a 24-hour operation and the disruption it may cause area residents, especially in terms of security. She noted that the screening fence will alleviate some of those concerns. Ms. Brady voiced support of no access onto Gary Place and questioned where the fence would be in relation to existing homes.

Mr. Norman explained where the fence is proposed and noted that there will be landscaping on the outside of the fence.

In response to questions from Ms. Brady, Mr. Norman advised of dumpster location and lighting requirements.

Ms. Brady expressed approval of the project.

Mr. Doherty referred to a letter from Sam Majors-Hardee expressing concerns addressed by Ms. Brady. He also conveyed concern that future use of the tract may be used as parking for a bar. The letter has been made a part of the file.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Broussard, Carnes, Doherty, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Horner, Neely, Parmele "absent") to recommend **APPROVAL** of PK zoning for Lot 2, Block 3, Ranch Acres, less and except the west 25' as recommended by Staff.

LEGAL DESCRIPTION

Lot 2, Block 3, Ranch Acres, less and except the west 25' thereof an Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

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PUBLIC HEARING TO AMEND THE COMPREHENSIVE PLAN:

To consider adoption of "An Economic Development Plan for the Springdale Neighborhood" (maps & text) as a part of the Comprehensive Plan for the Tulsa Metropolitan Area"; instructions to Staff to prepare corresponding amendments to the District Plans for Planning Districts 2 and 3.

Dane Matthews advised that Urban Development Staff has been working with their Planning Team for over a year in the Springdale area. Ms. Matthews advised that Staff has reviewed the Draft Plan, along

with the Comprehensive Plan Committee, and incorporated suggestions for revisions to make it more in line with TMAPC policies and adopted plans. Staff recommends that the Planning Commission adopt this as part of the Comprehensive Plan and instruct Staff to prepare appropriate amendments to Planning Districts 2 and 3 Plans to be heard December 8.

Interested Parties

Dorothy DeWitty 2415 North Wheeling Avenue 74110

Ms. DeWitty, Chair of the Springdale Development Council, advised that this is a multifaceted economic development plan. Among its components are business retention, expansion, and attraction; physical redevelopment with a thoroughly defined Capital Improvement Plan; input from residents within the community; a thoroughly developed social services component; and marketing plan or public relations design which has received much focus. Ms. DeWitty commented on the widespread support received for the plan in the study area and surrounding area.

Kent Schell Urban Development Department

Mr. Schell advised that land use components consist of a residential rezoning recommendation from multifamily to single-family, and additional commercial rezoning to attract additional commercial business into the area and strengthen existing commercial in the area. He referred to a map indicating where additional commercial land use would be suggested. Mr. Schell noted that this is primarily at the intersection of Pine and Lewis and Pine and Harvard Avenues.

Chairman Doherty summarized that being suggested is that commercial developments at the mentioned intersections is more restrictive than is useful for proper development, that they are not likely to develop in the manner in which the Comprehensive Plan envisions, and that an expansion of commercial is warranted. He advised that Staff has pointed out in committee meeting that intersections within the City such as these would be allowed more commercial zoning than is currently shown. Staff does not oppose showing this on the plan, provided that each parcel is reviewed on its own merit. He expressed the concern of the Comprehensive Plan Committee that progression be in an orderly fashion.

Paul Morgan 2100 North Lewis 74110

Mr. Morgan, officer of Maloney Crawford, Inc., who has been involved with the process, advised that his company has two plants in the area and feels a responsibility to it. He expressed support of the Plan.

Scott Sanditen 3314 East 51st Street, Ste. 200A 74135

Mr. Sanditen, who has been involved with the process, expressed support of the plan and noted his ownership of a shopping center in the study area. He voiced support of the Plan.

Chairman Doherty asked Mr. Morgan and Mr. Sanditen how they view the public and government role in furthering redevelopment of the study area.

Mr. Morgan declared that improvement of infrastructure is of great importance, particularly of sidewalks near schools in the area. Mr. Sanditen added that a sense of additional stability is needed in the area, in the form of improvements in code enforcement and other public responsibilities, landscaping, street improvements, sidewalk improvements, etc.

There being no other interested parties wishing to address the Planning Commission, Chairman Doherty declared the public hearing closed.

Chairman Doherty advised that the areas the Planning Commission are asked to address regarding this Plan are incorporating into the Comprehensive Plan the revitalization plan and to amend the District Plans to accommodate a different zoning pattern than currently exists. He noted that the blanket rezoning of areas previously blanket-zoned multifamily has been requested. Chairman Doherty reported that the Comprehensive Plan Committee met to consider this request, and made recommendations which Ms. Matthews earlier advised were incorporated.

Mr. Gardner stated that with the changes they are now consistent with the development guidelines, which are critical to any Comprehensive Plan amendment and advised that Staff can support the Plan.

TMAPC Action; 7 members present:

On MOTION of MIDGET, the TMAPC voted 7-0-0 (Ballard, Broussard, Carnes, Doherty, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Horner, Neely, Parmele "absent") to INSTRUCT Staff to prepare the amendments to the Comprehensive Plan as discussed and set the public hearing for December 8.

TMAPC Action; 7 members present:

On MOTION of WILSON, the TMAPC voted 7-0-0 (Ballard, Broussard, Carnes, Doherty, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Horner, Neely, Parmele "absent") to ADOPT the Economic Development Plan for the Springdale Neighborhood as a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

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OTHER BUSINESS:

PUD 467 Revised Detail Sign Plan to allow a temporary construction sign - northwest corner of East 51st Street South and South Pittsburg Avenue.

The applicant is requesting approval of a 6' high, 5' x 8' temporary sign announcing that the Piccadilly Cafeteria is "Coming Soon". Staff can support the request as long as the sign is removed within 18 months or when the Cafeteria is opened, whichever comes first.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **7-0-0** (Ballard, Broussard, Carnes, Doherty, Midget, Pace, , Wilson "aye"; no "nays"; no "abstentions"; Dick, Horner, Neely, Parmele "absent") to **APPROVE** PUD 467 Detail Sign Plan as recommended by Staff.

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PUD 448 Revised Detail Sign Plan to allow a temporary construction sign - northeast corner of East 91st Street South and South Memorial Drive.

The applicant is requesting approval of a 6' high, 5' x 8' temporary sign announcing that the Piccadilly Cafeteria is "Coming Soon". Staff can support the request as long as the sign is removed within 18 months or when the Cafeteria is opened, whichever comes first.

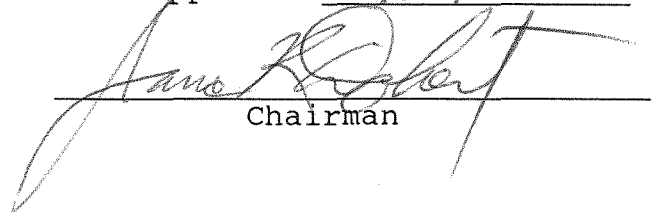
TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **7-0-0** (Ballard, Broussard, Carnes, Doherty, Midget, Pace, , Wilson "aye"; no "nays"; no "abstentions"; Dick, Horner, Neely, Parmele "absent") to **APPROVE** PUD 448 Detail Sign Plan as recommended by Staff.

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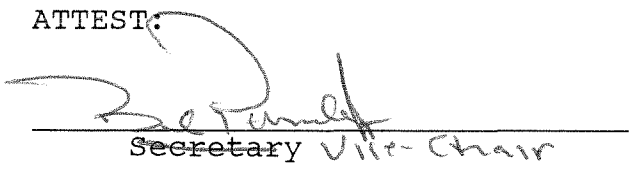
There being no further business, the Chairman declared the meeting adjourned at 2:32 p.m.

Date Approved: 12-1-93



Chairman

ATTEST:



Secretary Vice-Chair

