



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF JULY 20, 2016**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON AUGUST 3, 2016**

Call to Order

7:02 p.m.

A. Roll Call

Present: Bansal, Fessler, Hansen, Hastings, Martinez, Williams

Absent: Crawford, Hajek, Peterson

Student Members:

Staff Present: Planning Team – Allison Laff, Sara Kopinski, Gabrielle Mattingly, Erin Venard
Engineering Team – Kelly Dunne, Yifang Lu

B. Minutes

Approve the minutes of the July 6, 2016 Planning and Zoning Commission meeting, as amended.

Motion by: Williams

Second by: Fessler

Approved
(6 to 0)

C. Old Business

D. Public Hearings

D1.

PZC 16-1-055

Truth Lutheran

The petitioner requests approval of the rezoning of the subject property to OCI (Office, Commercial and Industrial District) upon annexation, a preliminary/final plat of subdivision to create a one lot subdivision, and a plat of vacation for a portion of West Street.

Commissioner Fessler recused himself from the dais.

Sara Kopinski, Planning Services Team, gave an overview of the request.

Paul Mitchell, Attorney with Kuhn, Mitchell, & Moss, spoke on behalf of the petitioner:

- Requesting annexation, rezoning to OCI, approval of a one lot subdivision and the vacation of an unused portion of West Street.
- The rezoning is consistent with the City's comprehensive plan and the development to the north.
- Client has a contract with the Truth Lutheran Church to construct a church facility on the site.
- Available to answer any questions from the Commission and the public.

Public Testimony:

Lena Beal

- Treasurer at the Courts of Cress Creek subdivision.
- How will traffic be handled? Lu – Based on the traffic study, the majority of traffic will travel east to Mill Street. Only 10% of the cars, approximately 12 cars during the peak hour, will travel west to turn on Royal Saint George Drive.
- Beal – Is church service only on Sunday? Lu – Based on the current study, the petitioner has one or two sessions on Sunday. Mitchell – The church only has one service at 9:30am on Sundays. It is a small church with only 90 members; facility is being built for a 322 seat maximum. Subject property has two access points; staff asked for a second access point for fire purposes. Part of the agreement with the City involved allowing the existing residential property access on to Bauer Road.
- Was there any consideration on rerouting the access to Commons and not Bauer Road? Mitchell – South of Commons to Bauer Road is approximately 9 or 10 acres. We are purchasing the south 3 acres. There is no access to Commons, which is hundreds of feet to north.
- Understand that there are only Sunday services now, are there plans to have more services in the future? Are there plans for a daycare? Mitchell – I obviously don't know the future. This church has been on Washington St. for 19 years; they only have services on Sunday morning.
- Are there any plans for berms or barriers of evergreens along the parking lot? Bill Perry, Watermark Engineering – Yes, we are proposing a 6ft board on board fence along our western property line. Additionally, we will have taller landscaping adjacent to the fence.
- Lighting? Perry – The lighting is set up so it is down lit fixtures directed away from the residential properties and into the parking lot.

Andrea Milanta

- Part of a mother's organization in Cress Creek.
- Did a study with the Police Department regarding traffic in the neighborhood.
- Main concern is the entrance and exit on Bauer Road.
- Study said Bauer Road is an issue for the neighborhood in terms of speeding and an excessive amount of traffic.
- This development is one small piece that will affect our community.

Rashmi Raj

- Happy to provide the traffic study to the Commission or the petitioner.
- The study was generated because there was some children being picked up at a bus stop close to Bauer Road and there was an overturned car.
- Not only a traffic issue, but an issue of safety for our children.
- Wants to make Commission aware of the traffic concerns in Cress Creek and also aware of the committee (Safer Streets in Cress Creek) that is working with the police department.

Brad Miller

- Lives at corner of West Street and Royal Saint George, less than 100 yards from the proposed entrances on Bauer Road.
- Had a number of neighbors ask me to voice our concerns as being the most immediately affected.
- Would like to have a more welcoming environment in our neighborhood and push the entrances off of Bauer Road; have enough traffic.

John McCarthy

- Concern is traffic patterns.
- Traffic starts at 4:30am until 7:00pm at night.
- Something could be done to reduce the cut through traffic.
- Other concern is flooding; will this be tied into Cress Creek sewer system?

Kurt Dorr

- Concerned with lack of parking during possible church events. Bauer Road should be signed no parking.
- Also concerned with the two curb cuts on Bauer Road. Suggests creative collaboration with the new facility to the north; maybe an exit on Mill Street or an exit just for the church on West Street.

Jim Ma

- Church member, past chairperson of the church council.
- Part of the church for 13 years, we have only had two weddings and no funerals.

Jerry Campbell

- Lives in the townhomes just south of the proposed entrance on Bauer Road.
- Years ago they tried to develop Mayneland Farm, which was turned down by the City because of the density of the area.
- Many cars use Royal Saint George as a shortcut to and from Ogden; concerned about adding more cars.
- Prefer it would stay residential in nature.

Frank Haynes

- Lives in the line of townhomes on the west side of the subject property.
- No objection.
- Interested in the space between the east side of our townhomes behind my garage and West Street.
- The HOA has been maintaining that property for approximately 15 years; suggests finding a way to vacate the property to the HOA.
- Lu – The small triangle piece is City owned, West Street right of way. The church is purchasing a portion and vacating it (for improved access). The City has contacted the HOA regarding purchasing the remaining property; unsure of the outcome of the discussion.

- Mitchell – The City’s position is that West Street will not be used south of Commons.
- Haynes – Concern is the remaining portion of the right of way. Is there anything that can eventually develop on that parcel? Mitchell – That is part of the right of way. It is owned by the City.
- Bansal – Main concern is about traffic and parking. Did staff look at this in detail? Lu – Based on the traffic study, the current traffic volume on Bauer Road is typical for a neighborhood connector. Royal Saint George is classified as a collector street, the traffic volume is actually less than what we see for a collector street.
- Martinez – Want to clarify that most of the residents had concerns with speeding on Bauer and Royal Saint George. Milanta – Yes.
- Martinez – And traffic as well? Milanta – Yes.
- Hastings – Was there an effort made to talk with the neighbors? Mitchell – Two neighbors called with questions.
- Hastings – There was a concern about parking on Bauer Road, can staff address this? Lu – If parking becomes a problem on Bauer Road, we will evaluate it.

Carl Christensen

- Is the existing home going to remain? Martinez – Yes.
- Do the same people own the property from Bauer Road and Mill to the next street north and also including Harbor Chase? Mitchell – The original owner held north of Commons Drive and south all the way to Bauer.
- A key corner is developing; what is happening with the remaining portion of the property? Martinez – We can only comment on the case that is before us tonight.
- This area is one of the most heavily developed condominium and apartment areas in the City; it is likely a developer will pursue a condominium development on remaining parcels.

Petitioner responded to the testimony:

- Have been told that West St will remain closed; will never reopen.
- Mill Street is County highway; the County will not allow a full access on Mill Street. At best, access would be a right turn only. This dictated the access on Bauer Road.
- Development is compliant with all parking and stormwater requirements.
- Others have asked the City to develop townhomes at Northwest corner of Commons and Mill; response was that this area is OCI.
- I don’t know of a use that would cause fewer problems (detention, traffic, etc.) than a small, 15,000 square foot church.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Williams – For this. Residents were excellent this evening; had legitimate concerns. Very well thought out and planned project. Lack of communication between the neighbors and the developer is concerning. Suggests that if residents have concerns, talk to the developer and staff. This area is developing; traffic will not get more bucolic.
- Hansen – Agrees with Commissioner Williams. Of all the uses that are contemplated within the designated land use of Office, Research and Development, a small church with one or two services will have the least impact. Offices typically go a full work day and put traffic on the road. Certainly empathize with the traffic concerns of the neighbors. Lovely congregation; will be a great neighbor. Supporting.
- Bansal – Agrees with fellow Commissioners. Seems like a good project. Traffic can be handled. Other issues can be handled between developer and residents. Supporting.
- Hastings – The only concern is the lack of communication between the developer and the community. Concurs with fellow Commissioners; supporting.
- Martinez – Supporting; agrees with fellow commissioners. Church's make some of the best neighbors. Of all the uses that could go on this corner, this is one of the best.

Planning and Zoning Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 16-1-055, rezoning the subject property to OCI (Office, Commercial and Industrial District) upon annexation, a preliminary/final plat of subdivision to create a one lot subdivision, and a plat of vacation for a portion of West Street for the property located at the northwest corner of Mill Street and Bauer Road.

Motion by: Williams
Seconded by: Hastings

Approved
(5 to 0)

Ayes: Bansal, Hansen, Hastings, Martinez, Williams
Nays: None
Absent: Crawford, Hajek, Peterson

Commissioner Fessler returned to the dais.

**D2.
PZC 16-1-092
Penny Mustard
Parking Variance**

The petitioner requests approval of a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces for the property located at 1120 S. Route 59.

Erin Venard, Planning Services Team, gave an overview of the request.

Brad Kropp, Perspective Design, Architect for Penny Mustard Furnishings, spoke as the petitioner:

- Penny Mustard finds that the proposed Luna Flooring tenant is a great fit for the use within the existing store.
- Based on the manner in which the proposed tenant will operate (appointment based design center), it appears that the zoning code requires too much parking as compared to the actual need.

Public Testimony:

Rosalyn Urbanek

- Property was the subject of an involuntary annexation and rezoning to B2. As a result, home sits on the property as legal non-conforming.
- Believes that the petitioner will increase their profit and property value if the proposed variance is approved.
- Prior approvals were related to one tenant (Penny Mustard) proposed in the existing building. Believes that the proposed variance will result in a change to the building's appearance resulting in more of a multi-tenant building appearance. If future interior subdivision of the building occurs again, will it require approval from the City? How will potential traffic impacts be monitored?
- Provided history of development of the Mayfair property as it surrounds her property.
- Believes the proposed variance will result in additional traffic and impact on her property. Noted that the proposed variance was not submitted to IDOT for review.
- How was the traffic study done?
- What Luna store was utilized in the study included in the agenda item?
- Will products be available for carryout? Or will it be strictly a design center?
- Requesting that the fence remain between her property and the subject property.
- Opposes the variance.
- Provided a site plan and photos detailing her concerns.
- Primary concerns: traffic, snow removal, and division of building from one tenant to two.
- Would like traffic study amended to reflect the correct address of the property analyzed for the study.
- Penny Mustard keeps the lights on within the building overnight.
- Martinez – Clarify the status of the fence along Lot 6 in the Henley Lane right-of-way. Venard – The fence will need to be removed prior to the formal dedication of Henley Lane to the City.
- Provided additional information related to the history of the fence construction along Henley Lane.
- Hastings – Will the fence be required to come down due to Henley being a public right-of-way? Venard – Yes. Hastings clarified if the removal is due to liability for the City if it remains in the right-of-way? Venard – Correct.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Hansen – Concurs with petitioner that there is a disconnect between parking requirements for the proposed flooring store and actual parking needs (requirement is more than twice that required for a furniture store, when uses are actually quite similar). Believes there is more than adequate space for the two proposed uses. Confirmed that the additional 2,400 square feet shown on site plan is intended for use by Penny Mustard and is therefore calculated at the 2 spaces/1,000 square feet requirement. Comfortable with request.
- Williams – Agrees with Commissioner Hansen regarding parking code disconnect. Finds removal of fence along Lot 6 unfortunate, but understands the needs to do so. Does not believe parking is adequate, but finds that the standards for a variance are met. All things considered, believes approval is in the best interest of the public.
- Fessler – Traffic study not needed? Commissioner Martinez clarified that parking information is provided. Do parking requirements include assumptions for employees? Venard – They do. Fessler – Doesn't believe that a hardship has been met and is not in favor of proposal.
- Hastings – Commissioner Fessler's points are well taken. Having driven past the Penny Mustard store several times, has observed that the parking lot is never full. Believes that the Luna model, which includes in home services, will not generate significant parking needs. Current parking requirement for flooring stores may be inflated.
- Bansal – The parking study shows that the current parking needs of Penny Mustard are well below the capacity. Given the parking needs of a design center (vs. a carryout retail location), parking will be adequate.
- Martinez – Supporting, based on the parking data meeting the needs of both tenants.

Planning and Zoning Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 16-1-092, a variance from Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces for the property located at 1120 S. Route 59.

Motion by: Williams
Seconded by: Hastings

Approved
(5-1)

Ayes: Bansal, Hansen, Hastings, Martinez, Williams
Nays: Fessler
Absent: Crawford, Hajek, Peterson

**D3.
PZC 16-1-059
Charleston Row**

The petitioner requests approval of a preliminary plat of subdivision to consolidate 4 lots into 1 lot, a conditional use to allow for single-family attached dwelling units in the R2 zoning district, and a variance from Section 6-6C-8 of

the Naperville Municipal Code to permit a 3.5 story building instead of a 3 story building.

Sara Kopinski, Planning Services Team, gave an overview of the request.

Vince Rosanova, Attorney with Rosanova & Whitaker, Ltd., spoke on behalf of the petitioner:

- Introduced the development team.
- Showed photographs of the subject property.
- Property is transitional in nature; reviewed zoning of surrounding properties.
- Water Street development has impacted the property, bringing more intense commercial areas closer to the property.
- Property is currently zoned R2; requesting a conditional use for a six unit townhome building.
- R2 district is intended to accommodate a wide variety of housing stock.
- Project is in conformance with Downtown Plan and Washington-Hillside Study.
- Quality is readily apparent in the elevations.
- Seeking to consolidate four lots into one lot.
- Accessing units off of Webster; two parking spaces in a garage and two in the driveway.
- Landscaping is substantial, creating a nice aesthetic and buffering.
- Not requesting a height variance. Requesting to finish a portion of the attic to add a half story. If the variance is not granted, the building height, etc. will not change. The variance is almost undetectable.
- Roof top deck is behind the false mansard roof.

Planning and Zoning Commission inquired about:

- Williams – Is this similar to the townhome development on Naper Boulevard near Bailey? Rosanova – My client on that is not here, so I can truly say this is the nicest project I have ever worked on.
- Williams – This project will replace four homes. Are they historical? Rosanova – The homes are old, but not historical.

Public Testimony:

Mary Ann Cusick

- Owns the property directly to the south since 1998; did a tear down last year and now lives on site.
- Supporting the project; have always been concerned about future of the property. Happy to see it remaining relatively low density residential.
- Development is a good buffer by a quality builder.
- Main concern is the driveways/access in our back and side yards. We want to make sure it is a safe place and that the trees remain. Williams – We can talk about a visual break but how can we make it safe?

- Rosanova - There are some answers. Providing landscape buffer to the rear of the property; we can also with Ms. Cusick if she wants to see some additional landscaping. Engineer looked at traffic generation for single-family detached homes versus townhomes; the townhomes will generate less traffic. The turning movement into the garage can be accomplished at a low speed.
- Hansen – You have an exceptionally large lot for the R2 district and have positioned your home on the southern portion of the lot with the expectation that there would be another home between you and this project? Cusick – That is correct.

Toby Hayer

- Am I happy about this? It comes a few years earlier than I expected.
- It is a conditional use, so if all the supporting documents and City Council and staff do their job, then what you see is what you get.
- There is little to object to with the lot consolidation.
- Not thrilled about the height.
- Concern is with the interior side yard. Would prefer no fence on my property line and would like to confirm these arrangements in writing.
- Would like screening on the east along the garage apron and south of the cross access easement.
- Concerned that 100 year old peonies and driveway will be damaged during construction.
- Needs to know what happens if property is damage; also needs this in writing.
- Interested in parking a car in the City garage during demolition process.

Chuck Lesnik

- Has owned and lived in property for 43 years.
- Lending support; great project.
- Do take objection to Mr. Rosanova referring to the property as transitional. It is a transitional zoning but it is still residential.
- Take care of my friend Toby's peonies and her driveway.

Sheldon Hayer

- Discrepancy between recorded and measured length of the property.
- Provided examples of encroachments on his property.
- Questioned why the petitioner is entitled to the extra .91 feet.
- Also concerned with rodents.

Barb Enright

- Lives a block south of the development.
- Very excited about the development; thinks it is beautiful and will enhance the neighborhood.
- Appreciates the time and effort put in by the developer.

Shari Dause

- Very passionate about the area; wants the area to continue to develop.
- Lives across from Central High School; wants to keep the area developed with homes and home ownership.
- Project is well kept, clean, and nice for the neighborhood.

Hannibal Toboas

- Owns the block to the east.
- The net reductions of driveways on Aurora Ave is a positive.
- What is not to like?

Petitioner responded to testimony:

- Will not place a fence in the side yard; will put this in writing and in CCRs.
- Committed to cross access.
- Engineer is hoping to meet with Mrs. Hayer to discuss ways to protect the driveway during construction. Petitioner acknowledges they will fix any damage.
- Regarding rodents, petitioner will spray prior to demolition.
- Engineer is aware also of the frontage discrepancy.
- Will make every effort not to damage the peonies.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Hansen – Very excited about the project; loved elevations. This is the type of use that can take you from a more intensive downtown area to an established residential area. Aurora Avenue has been studied for years and this hits the nail on the head. Work with adjoining property owners is evident. 150% in favor. Mrs. Hayer is former Councilwoman Hayer and is also my former boss. She is a very committed, thoughtful resident.
- Williams – Definitely supporting; concur that it is magnificent. Petitioner addressed most of the issues that Mrs. Hayer has raised. Disagree that the landscaping is inadequate. Glad that the petitioner is working with the neighbors. Slightly concerned about safety. In light of the cooperation between the developer and residents, I am in favor.
- Fessler – Great project; great window to Naperville.
- Bansal – Beautiful project and addition to the City. Great presentation, great plan. Best thing is how all parties are working together. Most issues are being addressed.
- Hastings – Supporting; great.
- Martinez – Absolutely love it. Elevation reminds me of brownstones in Chicago. Would love to live there myself; it will add value to the surrounding properties. Glad you addressed residents' concerns.

Planning and Zoning Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 16-1-059, a preliminary plat of

subdivision to consolidate 4 lots into 1 lot, a conditional use to allow for single-family attached dwelling units in the R2 zoning district, and a variance from Section 6-6C-8 of the Naperville Municipal Code to permit a 3.5 story building instead of a 3 story building for the property located at 128, 134, and 140 Aurora Avenue & 524 Webster Street.

Motion by: Williams
Seconded by: Hastings

Approved
(6 to 0)

Ayes: Bansal, Fessler, Hansen, Hastings, Martinez, Williams
Nays: None
Absent: Crawford, Hajek, Peterson

**D4.
PZC 16-1-090
Naperville South 40**

The petitioner requests approval of the rezoning of the approximately 22.19 acres located at the southeast corner of Route 59 and 103rd Street from R1 (Low Density Single-Family Residence District) with a conditional use for civic uses to B2 (Community Shopping Center District).

Allison Laff, Deputy Director, Planning & Development, TED Business Group, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Hansen – Do you remember the purchase price? Laff – I do not.
- Martinez – The Township building is on this site. The remaining property was sold back to the City. Laff – Correct. The Township had plans to build offices for the Township Road District. They decided not to build the offices; the City purchased the property back.
- Martinez – The Highway Commissioner’s office started at the property. Ended up putting it in the office portion there as well in a much smaller capacity.
- Williams – Proposal screams for adoption.

Public Testimony: NONE

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to adopt the findings of fact as presented by staff and approve PZC 16-1-090, rezoning of the approximately 22.19 acres located at the southeast corner of Route 59 and 103rd Street from R1 (Low Density Single-Family Residence District) with a conditional use for civic uses to B2 (Community Shopping Center District).

Motion by: Williams
Seconded by: Fessler

Approved
(6 to 0)

Ayes: Bansal, Fessler, Hansen, Hastings, Martinez, Williams
Nays: None
Absent: Crawford, Hajek, Peterson

D5.
PZC 16-1-096
Mowing Restrictions

Staff requests approval of amendments to Section 6-14-4.1 (Performance Standards: Noise) of the Naperville Municipal Code, and other sections as necessary, pertaining to the hours permitted for the maintenance of grounds, including mowing and other landscaping activities, on residentially zoned property.

Allison Laff, Deputy Director, Planning & Development, TED Business Group gave an overview of the request.

Planning and Zoning Commission inquired about:

- Martinez – To clarify, we are excluding public and private golf courses. Laff – Correct.
- Williams – Please clarify the amendment. Laff – The amendment allows mowing from 8am to 6pm on Saturdays and Sundays. It only applies to commercial mowers. A resident using non-commercial equipment can still begin mowing at 7am and end at 7pm. The amendment just applies to contractors.
- Hastings – We are taking two hours away from businesses on the weekends. The Chamber does not oppose moving the start time from 7am to 8am, but there was not much mention of 7pm to 6pm. Laff – The Chamber representative is here and can clarify their position.

Public Testimony:

Colin Dalough, Naperville Area Chamber of Commerce

- Did survey of Chamber members on the topic.
- As a general rule, the Chamber would like to make sure any restrictions that this body looks at are respective of the need to operate businesses effectively.
- The business owners reported having less operational hours on the weekends than weekdays; requesting the weekday hours remain as is.
- One concern with the draft legislation: the Code says there can be no noise prior to 8am. This language would prevent a landscaper from arriving at the property prior to 8am. Laff – The intent of the proposed amendment is for commercial landscaping work to begin at 8am. We can work on tweaking the language so it is understood that some level of noise will be occurring on the site by right before 8am, but the actual operation of landscaping does not begin until 8am.
- Fessler – Any person can purchase commercial landscaping equipment; how will we separate this from an individual homeowner who wants to cut his grass on Saturday at 7am because he works 6 days a week.
- Laff – It will be a complaint based enforcement. We will not be policing

and looking for violations. It will require either our Code Enforcement team to monitor (working weekend hours) or the police will be involved. Our hope is that, through the notice process, people will become more aware and speak with their neighbors directly.

- Martinez – Most complaints would be handled by Homeowners Associations (HOAs).
- Fessler – In the downtown areas, there is no HOA. This will be very difficult to enforcement.
- Martinez – If you do not have an HOA, you will have to do it the old fashion way and knock on the door.
- Williams – Can you pour concrete on Saturday and Sunday in Naperville? Laff – The City has construction hours that are specifically applicable to established neighborhoods.
- Williams – Can you fly an airplane out of the airport on 95th Street? Laff – The airport is unincorporated.
- Williams - Can you fly an airplane over Naperville? Laff – The FAA would overrule any zoning restrictions.
- Fessler – This is going to lead to regulations on music and snow removal; there is no end to it. It is not just mowing.
- Martinez – We do have a noise ordinance for music. We have to decide if we are willing to vote to change the hours for commercial mowers.
- Williams – This is over-regulating things. Most people do not get out of their pajamas and work out of their homes. If you mow grass at 5am on a Monday, you are disturbing people in their homes. What kind of sense does this make?
- Martinez – We are really only changing Saturday and Sunday when people would not be working out of their homes, they would be enjoying their weekends.
- Hastings – The Chamber is ok with this? Dalough – It is acceptable.
- Bansal – Residents still can mow? Martinez – Yes.
- Dalough – The amendment only applies to residential properties. Landscape operators can frontload business on commercial contracts.
- Williams – I think your position is politically correct, but this area does not need to be regulated.
- Hansen – Lawn equipment is loud, whether is commercial or a typical lawnmower. How have we arrived at the point where we cannot accept that lawn maintenance is part of living in a residential area and it has to be done over the weekend. There are a lot of noises associated with residential living that are just part of living.
- Williams – I would be happier to hear of a proposed amendment to regulate the times when my next door neighbor's little girl practices her violin as opposed to cutting grass. Some noises have to do with life; we just have to accommodate.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission moved to approve PZC 16-1-096, amendments to Section 6-14-4.1 (Performance Standards: Noise) of the Naperville Municipal Code, and other sections as necessary, pertaining to the hours permitted for the maintenance of grounds, including mowing and other landscaping activities, on residentially zoned property.

Motion by: Williams
Seconded by: Hansen

Not Approved
(0 to 6)

Ayes: None

Nays: Bansal, Fessler, Hastings, Hansen, Martinez, Williams

Absent: Crawford, Hajek, Peterson

E. Reports and Recommendations

Allison Laff introduced Gabby Mattingly, Community Planner, to the Planning and Zoning Commission.

F. Correspondence

H. Adjournment

9:46 p.m.