

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
October 9, 2014

MEMBERS PRESENT: Erik Braun, John Brewer, Karen Bulman, Linda Marchand, John Pinkard, Dennis Popp, Kay Rippentrop, Steve Rolinger, Andrew Scull and Jan Swank. Amanda Scott, Council Liaison was also present.

MEMBERS ABSENT: Brett Monson and Tim R. Rose

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Robert Laroco, Patsy Horton, Tim Behlings, Dale Tech, Carla Cushman and Andrea Wolff.

Marchand called the meeting to order at 7:00 a.m.

Marchand reviewed the Consent Agenda and asked if any member of the Planning Commission, staff or audience would like any item removed from the Consent Agenda for individual consideration.

Staff requested that Item 4 be removed from the Consent Agenda for separate consideration.

Motion by Rolinger seconded by Swank and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 5 in accordance with the staff recommendations with the exception of Item 4. (10 to 0 with Braun, Brewer, Bulman, Marchand, Pinkard, Popp, Rippentrop, Rolinger, Scull and Swank voting yes and none voting no)

---CONSENT CALENDAR---

1. Planning Commission approved the September 25, 2014 Planning Commission Meeting Minutes.
2. 14TP034 - 2015 Draft Unified Planning Work Program for the Rapid City Area Metropolitan Planning Organization

Planning Commission recommended approval of the 2015 Unified Planning Work Program Draft.

3. No. 14PL054 - Copperfield Vistas Subdivision
A request by Renner and Associates, LLC for ETC Venture LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot A Revised, Lots 15 thru 25 of Block 3, Lots 21 thru 40 of Block 4, Lot 2 of Block 8 and Lots 5 thru 17 of Block 14 of Copperfield Vistas Subdivision, legally described as a portion of the SE1/4 of the NW1/4, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the current terminus of Summerfield Drive.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:

1. **Prior to submittal of a Development Engineering Plan application, the**

preliminary plat document shall be revised to address redline comments. Upon submittal of a Development Engineering Plan application, the revised plat document along with the redlined comments shall be returned to the Community Planning & Development Services Department;

2. Upon submittal of a Development Engineering Plan application, construction plans for Homestead Street shall be submitted for review and approval showing the street located within a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, construction plans for Summerfield Drive and Conservation Way shall be submitted for review and approval showing the streets located within a minimum 52 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
4. Upon submittal of a Development Engineering Plan application, written documentation shall be submitted verifying Rapid Valley Sanitary District's acceptance of plans and agreement(s) for water main installation and reservoir improvements. In addition, the written documentation shall verify that Rapid Valley Sanitary District has adequate fire flow and sewer capacity to serve Lots 5, 6 and 7 of Block 14;
5. Upon submittal of a Development Engineering Plan application, sewer plans and design report prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The sewer plan and design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. Utility easements shall also be secured as needed;
6. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show a 12 foot wide Major Drainage Easement along the south lot line of Lot 15, Block 3;
7. Prior to approval of the Development Engineering Plan application, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. The utility plans shall also be reviewed and approved by the South Dakota Department of Environment and Natural Resources. The private utility layout plan shall also be submitted to the respective utility

companies. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;

8. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
 9. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
 10. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.
5. No. 14PL055 - Vista Hills No. 2

A request by Sperlich Consulting for Jay and Mandi Schmierer to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 4A and Lot 4B of Block 2 of Vista Hills No. 2, legally described as Lot 4 of Block 2 of Vista Hills No. 2, located in Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4967 Skyview Drive.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:

1. Upon submittal of a Development Engineering Plan application, construction plans for Skyview Drive shall be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit and sewer or an Exception shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, an on-site water plan prepared by a Professional Engineer shall be submitted for review and approval showing that the soils are suitable for on-site wastewater systems. The on-site wastewater plan shall be designed in accordance with Chapter 13.20 of the Rapid City Municipal Code for on-site wastewater disposal and treatment;
3. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The water plan and analysis shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows. In addition, utility easements shall be secured as needed;
4. Upon submittal of a Development Engineering Plan application, geotechnical analysis and pavement design shall be submitted for review and approval if subdivision improvements are required;
5. Upon submittal of a Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and the Infrastructure Design Criteria

- Manual shall be submitted for review and approval if subdivision improvements are required;
6. Prior to Development Engineering Plan approval, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer;
 7. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements, if applicable;
 8. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 9. Prior to submittal of a Final Plat application, the existing shed shall be relocated and/or removed from the property to prevent straddling the proposed lot line. The shed shall not be located on proposed Lot 4A since a principal structure does not exist on this lot. If the shed is located on Lot 4B with the existing residence, then all setback requirements shall be met;
 10. Prior to submittal of a Final Plat application, a Wild Land Fuels Mitigation and Management Plan shall be prepared and executed pursuant to Rapid City Fire Department requirements;
 11. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
 12. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).

---END OF CONSENT CALENDAR---

4*. No. 14PD028 - Auburn Hills Subdivision

A request by Joe and Jeremy Muth to consider an application for a **Final Planned Development Overlay to allow an apartment building in the Medium Density Residential District** for Lot 6 of Block 5 of Auburn Hills Subdivision, located in Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4660 Coal Bank Drive.

Lacock presented the application and reviewed the associated slides. Lacock stated that the property is zoned Medium Density Residential District with a Planned Development Designation requiring that the Final Planned Development be approved prior to issuance of a Building Permit. Lacock noted that the applicant is not requesting any Exceptions from the minimum requirements of the Medium Density Residential District. Lacock also noted that the parking,

landscaping, three-story building height, and setbacks are all in compliance with the Zoning Ordinance. Lacock stated that staff had received a letter of opposition from a neighbor and that staff has met with the neighbor and reviewed his concerns including: the notification requirements for Planned Developments, which he feels does not allow enough notice to surrounding property owners, the proposed building height, the landscaping, and the drainage of the proposed development. Lacock noted that the application meets all requirements of the Zoning Ordinance and that no Exceptions have been requested. Based on this information, staff recommends that the **Final Planned Development Overlay to allow an apartment building in the Medium Density Residential District** be approved with stipulations.

In response to a question from Bulman whether the neighbor's concerns had been satisfied, Lacock replied that they had not and that although the neighbor had decided to not attend today's meeting, he had indicated that he plans to appeal the Planning Commission's action to the City Council.

Rolinger moved, Brewer seconded and unanimously carried to approve the Final Planned Development Overlay to allow an apartment building in the Medium Density Residential District with the following stipulations:

- 1. A minimum of 18 parking spaces shall be provided. One of the parking spaces shall be handicap "van accessible". All provisions of the Off-Street Parking Ordinance shall be continually met;**
- 2. A minimum of 25,135 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code, shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;**
- 3. A Building Permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
- 4. Upon submittal of a Building Permit, an Erosion and Sediment Control Plan shall be submitted for review and approval;**
- 5. Upon submittal of a Building Permit, plans shall be prepared and stamped by a licensed Architect or Professional Engineer as appropriate pursuant to SDCL 36-18A;**
- 6. Prior to issuance of a Building Permit, the property owner shall sign an access easement to the water shutoff valve to allow City access;**
- 7. Prior to issuance of a Building Permit, the applicant shall coordinate with the Rapid City Fire Department to determine the locations for the fire sprinkler protection system underground service. All applicable provisions of the adopted International Fire Code shall continually be met;**
- 8. Temporary or permanent site stabilization shall be achieved prior to issuance of a Certificate of Occupancy;**
- 9. Any future proposed signage shall be in compliance with the Sign Code. No electronic signs are being approved as a part of this Final Planned Development. All signage not in conformance with the Sign Code or any electronic reader board signs shall require the review**

- and approval of a Major Amendment. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for all signs;
10. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
 11. All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment; and,
 12. The Final Planned Development shall allow for a three-story 12 unit apartment building and a five stall garage for the property. Any uses permitted in the Medium Density Residential District in compliance with the minimum requirements of the Zoning Ordinance shall require a Building Permit. Any change in use that is a Conditional Use in the Medium Density Residential District shall require the review and approval of a Major Amendment. (10 to 0 with Braun, Brewer, Bulman, Marchand, Pinkard, Popp, Rippentrop, Rolinger, Scull and Swank voting yes and none voting no)

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

---BEGINNING OF REGULAR AGENDA ITEMS---

- 6*. No. 14PD029 - Copperfield Vistas Subdivision
A request by Renner and Associates, LLC for ETC Venture LLC to consider an application for a **Final Planned Development Overlay to allow a single-family residential development** for Lot A Revised, Lots 15 thru 25 of Block 3, Lots 21 thru 40 of Block 4, Lot 2 of Block 8 and Lots 5 thru 17 of Block 14 of Copperfield Vistas Subdivision, legally described as a portion of the SE1/4 of the NW1/4 and a portion of the NE1/4 of the SW1/4, Section 4, T1N, R8E, BHM Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at the northeasterly corner of Lot A of the SE1/4 of the NW1/4 of Section 4, T1N, R8E, BHM, and thence, S00°10'45"W, along the easterly boundary of said Lot A, a distance of 10.41 feet, to the point of beginning; Thence, first course: S89°46'05"E, a distance of 152.09 feet; Thence, second course: S00°13'55"W, a distance of 794.92 feet; Thence, third course: S83°46'02"E, a distance of 266.31 feet; Thence, fourth course: S76°03'42"E, a distance of 414.15 feet; Thence, fifth course: N89°51'01"E, a distance of 57.51 feet, to a point on the westerly boundary of Block 4 of Copperfield Vistas Subdivision; Thence, sixth course: S00°49'41"W, along the westerly boundary of said Block 4, a distance of 34.81 feet; Thence, seventh course: S13°56'09"W, along the westerly boundary of said Block 4, a distance of 80.09 feet, to a point along the northerly edge of

Conservation Way Right-of-Way; Thence, eighth course: N76°03'54"W, along the northerly edge of said Conservation Way Right-of-Way, a distance of 5.67 feet, to the northwesterly corner of said Conservation Way Right-of-Way; Thence, ninth course: S13°56'06"W, along the westerly edge of said Conservation Way Right-of-Way, a distance of 52.00 feet, to the southwesterly corner of said Conservation Way Right-of-Way; Thence, tenth course: S76°03'42"E, along the southerly edge of said Conservation Way Right-of-Way, a distance of 13.77 feet, to the northwesterly corner of Block 3 of Copperfield Vistas Subdivision; Thence, eleventh course: S13°56'08"W, along the westerly boundary of said Block 3, a distance of 98.06 feet, to a point on the northerly boundary of said Block 3; Thence, twelfth course: N78°04'22"W, along the northerly boundary of said Block 3, a distance of 59.02 feet; Thence, thirteenth course: N76°14'26"W, along the northerly boundary of said Block 3, a distance of 55.32 feet; Thence, fourteenth course: N75°59'52"W, along the northerly boundary of said Block 3, a distance of 65.10 feet; Thence, fifteenth course: N75°57'40"W, along the northerly boundary of said Block 3, a distance of 64.92 feet; Thence, sixteenth course: N76°01'54"W, along the northerly boundary of said Block 3, a distance of 196.42 feet; Thence, seventeenth course: N83°35'11"W, along the northerly boundary of said Block 3, a distance of 70.83 feet; Thence, eighteenth course: N86°00'50"W, along the northerly boundary of said Block 3, a distance of 130.05 feet; Thence, nineteenth course: N87°19'19"W, along the northerly boundary of said Block 3, a distance of 166.68 feet, to the northwesterly corner of said Block 3; Thence, twentieth course: curving to the left, along the westerly boundary of said Block 3, on a curve with a radius of 574.00 feet, a delta angle of 2°29'25", a length of 24.95 feet, a chord bearing of S01°25'51"W, and chord distance of 24.95 feet; Thence, twenty-first course: S00°10'12"W, along the westerly boundary of said Block 3, a distance of 60.00 feet, to the northeasterly corner of Summerfield Drive Right-of-Way; Thence, twenty-second course: N89°43'58"W, along the northerly edge of said Summerfield Drive Right-of-Way, a distance of 52.09 feet, to the northwesterly corner of said Summerfield Drive Right-of-Way, common to a point on the easterly boundary of Block 14 of Copperfield Vistas Subdivision.; Thence, twenty-third course: N00°00'17"W, along the easterly boundary of said Block 14, a distance of 2.00 feet, to the northeasterly corner of said Block 14; Thence, twenty-fourth course: S89°59'43"W, along the northerly boundary of said Block 14, a distance of 120.99 feet, to the northwesterly corner of said Block 14, common to a point on the said Section 1/16 Line; Thence, twenty-fifth course: N00°13'55"E, along the said Section 1/16 Line, a distance of 1038.01 feet, to the southwesterly corner of said Lot A; Thence, twenty-sixth course: S89°47'06"E, along the southerly boundary of said Lot A, a distance of 145.32 feet; Thence, twenty-seventh course: N00°10'45"E, along the easterly boundary of said Lot A, a distance of 99.96 feet, to the said point of beginning, more generally described as being located at the current terminus of Summerfield Drive.

Lacock presented the application and reviewed the associated slides. Lacock stated that Planning Commission had previously reviewed and approved Phase I of this development and that the application before them today was for Phase II. Lacock noted that the applicant is requesting Exceptions for reduced setbacks and pointed out that Planning Commission had, in the review of the previous

phase, denied the reduction of setbacks along the north side of Homestead Street citing the need to retain right of-way space to accommodate for any future expansion to Homestead Street. Lacock presented staff's recommendation that the Exceptions for the setback reductions along the south side of Homestead Street be approved and that the setback from Homestead Street on the north side be denied and that the **Final Planned Development Overlay to allow a single-family residential development** be approved with stipulations.

In response to question from Brewer regarding review and approval of drainage plans and the process to ensure that as development proceeds the drainage plan is being met, Tech stated that all drainage plans must meet Infrastructure Design Criteria Manual criteria prior to approval of platting or development plans. Tech stated that they are working to ensure that the individual lots are built to drainage plan specifications as development proceeds. Tech said that Engineering is part of a new subcommittee to explore options to regulate drainage as part of Building Permit approval and inspection, but that this process is still being developed. Discussion followed regarding how this process will be achieved and how this relates to or is separate from the Drainage Fee.

Scull moved, Rolinger seconded and unanimously carried to approve the Final Planned Development Overlay to allow a single-family residential development with the following stipulations:

- 1. An Exception is hereby granted to reduce the minimum required front yard setback for Lot 17 of Block 14 and Lot 21 of Block 4 as they abut Homestead Street from 25 feet to 20 feet. Access shall be taken from Summerfield Drive;**
- 2. An Exception is hereby denied to reduce the minimum required front yard setback for Lot 2 of Block 8 as it abuts Homestead Street. A minimum 25 foot front yard setback shall be maintained from Homestead Street;**
- 3. A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
- 4. Prior to issuance of a Building Permit, Development Engineering Plans shall be approved;**
- 5. Prior to issuance of a Certificate of Occupancy, a Final Plat shall be approved;**
- 6. Upon submittal of a Building Permit, plans shall be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A;**
- 7. Temporary or permanent site stabilization shall be achieved prior to issuance of a Certificate of Occupancy;**
- 8. An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;**
- 9. All applicable provisions of the adopted International Fire Code shall continually be met;**
- 10. All provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Final**

- Planned Development or a subsequent Major Amendment; and,**
11. **The Final Planned Development Overlay shall allow for the construction of a single-family development. Any change in use that is a permitted use in the underlying zoning district and in compliance with the Parking Ordinance shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the underlying zoning district shall require the review and approval of a Major Amendment. (10 to 0 with Braun, Brewer, Bulman, Marchand, Pinkard, Popp, Rippentrop, Rolinger, Scull and Swank voting yes and none voting no)**

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

7*. No. 14PD030 - Springbrook Acres

A request by Renner and Associates, LLC for Shurald and Nancy Swedlund to consider an application for a **Final Planned Development Overlay to allow a single-family residence with an over-sized garage and storage area** for Lot 1R of Tract B, Springbrook Acres, located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the current terminus of Villagio Lane.

Laroco presented the application and reviewed the associated slides noting that for this application the oversize calculation of the garage is based on the 30 percent of the primary residence rather than the 1,500 square foot basis. Laroco stated that the applicant is working with the Fire Department to meet all Fire Code and that staff recommends approval of the **Final Planned Development Overlay to allow a single-family residence with an over-sized garage and storage area** with stipulations.

In response to a question from Brewer regarding the size of the property, Fisher confirmed that the size exceeds that of other properties in the area noting that this was taken into consideration during the review of the application. Fisher pointed out that the lot is 5.5 acres which accommodates the structure and further noted that the neighbors who have inquired about it have not had issue with the proposed building plans.

In response to a question from Bulman regarding the reference to the collector street located on the property being developed to collector street standards should the property be further platted, Fisher confirmed that the applicant is aware of the requirement.

In response to a question by Swank if approval of this Exception would set a precedence that would require approval of similar future requests, Fisher stated that the criteria set forth in a Conditional Use Permit review allows for the individual review and approval or denial of such future requests.

Braun moved, Rolinger seconded and carried to approve the Final Planned Development Overlay to allow a single-family residence with an over-sized garage and storage area with the following stipulations;

- 1. An Exception is hereby granted to increase the permitted amount of garage/storage space on the property from 2,653 square feet to 6,413 square feet;**
- 2. A building permit shall be obtained prior to construction. A certificate of completion shall be obtained prior to occupancy;**
- 3. An air quality construction permit shall be obtained prior to disruption of one acre of earth or greater;**
- 4. Prior to issuance of a building permit, signed and sealed final construction plans shall be submitted. In particular, plans shall include construction details of the public water and sewer main extensions designed with a horizontal alignment in order to accommodate a future collector street;**
- 5. Prior to issuance of a building permit, the applicant shall confirm that adequate fire flows are available on the property. If the required fire flows are not available, plans shall be revised to show that an approved residential fire sprinkler protection system is being provided;**
- 6. Prior to issuance of a building permit, the applicant must coordinate with the Fire Department regarding the length, width, and potential turnaround required for the proposed private driveway. In addition, the applicant shall coordinate with the Rapid City Fire Department to conduct a review of the property and discuss design and fuels mitigation practices consistent with the Rapid City Fire Department Survivable Space initiative guidelines. All requirements of the International Fire Code shall be continually maintained;**
- 7. All requirements of the Low Density Residential District shall be continually maintained unless specifically stipulated as a part of this Final Planned Development of a future Major Amendment to the Planned Development, and;**
- 8. This Final Planned Development shall allow for development of a single family residence with an oversized garage and storage building. Uses permitted in the Low Density Residential District shall be permitted. Conditional uses in the Low Density Residential District shall require a Major Amendment to the Planned Development. (9 to 1 with Braun, Bulman, Marchand, Pinkard, Popp, Rippentrop, Rolinger, Scull and Swank voting yes and Brewer voting no)**

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

8. Discussion Items

In response to an inquiry by Brewer regarding the City's Drainage Plan, Tech stated that these plans are constantly updated and Engineering strives to ensure that the drainage plans are updated as needed to alleviate effects on surrounding properties. Tech noted that this is tied directly to the Zoning Ordinance Discussion followed.

9. Staff Items
10. Planning Commission Items
11. Committee Reports
 - A. City Council Report (September 15, 2014)
The City Council concurred with the recommendations of the Planning Commission.
 - B. Building Board of Appeals
 - C. Zoning Board of Adjustment
 - D. Capital Improvements Subcommittee
 - E. Tax Increment Financing Committee

There being no further business, Swank moved, Braun seconded and unanimously carried to adjourn the meeting at 7:42 a.m. (10 to 0 with Braun, Brewer, Bulman, Marchand, Pinkard, Popp, Rippentrop, Rolinger, Scull and Swank voting yes and none voting no)