

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO PLANNING COMMISSION MEETING
December 3, 2020**

A meeting of the Louisville Metro Planning Commission was held on Thursday, December 3, 2020 via Webex.

Commissioners present:

Vince Jarboe, Chair
Marilyn Lewis, Vice Chair
Te'Andre Sistrunk
Robert Peterson
Lula Howard
Rich Carlson
Ruth Daniels (arrived at 1:10 p.m.)
Jeff Brown
Patricia Seitz
Jim Mims

Commissioners absent:

No one.

Staff members present:

Emily Liu, Director, Planning & Design Services
Joe Reverman, Assistant Director, Planning & Design Services
Brian Davis, Planning & Design Manager
Julia Williams, Planning Supervisor
Cynthia Elmore, Historic Preservation, Planning & Design Supervisor

Jay Lockett, Planner I
Joel Dock, Planner II
Travis Fiechter, Legal Counsel
Beth Stuber, Transportation Planning
Mark Sites, MSD
Chris Cestaro, Management Assistant (minutes)

The following matters were considered:

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APPROVAL OF MINUTES

Approval of the Minutes for the November 19, Planning Commission public hearing.

00:04:54 On a motion by Commissioner Carlson, seconded by Commissioner Peterson, the following resolution was adopted:

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the minutes of the Planning Commission public hearing conducted on November 19, 2020.

The vote was as follows:

YES: Commissioners Lewis, Peterson, Brown, Mims, Howard, Carlson, Seitz, Sistrunk, and Jarboe.

ABSENT: Commissioner Daniels.

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BUSINESS SESSION

CASE NO. BLD-WRE-0081

Request: Request to Waive Two Year Deed Restriction - Wrecking Permit BLD-WRE-20-00081
Project Name: Demolition of 1512 S. 7th Street
Location: 1512 S. 7th Street
Owner: Opportunity Louisville I LLC
Applicant: Opportunity Louisville I LLC
Representative: Opportunity Louisville I LLC
Jurisdiction: Louisville Metro
Council District: 6 - David James

Case Manager: Cynthia Elmore, Planning & Design Supervisor

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:06:09 Cynthia Elmore presented the case and showed a Power Point presentation (see recording for detailed presentation.)

00:08:42 Commissioner Mims asked if Historic Preservation had looked at this case and if they were in support. Ms. Elmore said yes, and gave some clarification for the reasons that they are in support of this request.

The following spoke in support of this request:

Austin Gutgsell, representing Todd Underhill, Opportunity Louisville, 733 Waterford Road, Louisville, KY 40207

Summary of testimony of those in support:

00:09:31 Austin Gutgsell, representing Todd Underhill, presented the applicant's case (see recording for detailed presentation.)

00:11:41 In response to a question from Commissioner Sistrunk, Mr. Gutgsell said the contractor has not provided specifics yet about what type of retail use is being proposed. The contractor has 90 days to identify the tenant for that location.

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BUSINESS SESSION

CASE NO. BLD-WRE-0081

00:12:42 Emily Liu, Director of Planning & Design Services, said she had received a phone call from Councilman David James, who represents this area. She said Councilman James expressed support for this project and the waiver as well.

An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:13:10 On a motion by Commissioner Howard, seconded by Commissioner Sistrunk, the following resolution, based on the evidence and testimony presented today, was adopted:

WHEREAS, the Louisville Metro Planning Commission finds that the proposal meets requirements of the Land Development Code, and also offers economic benefit as well as community benefit; now, therefore be it

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested request to waive a two year deed restriction to allow Wrecking Permit BLD-WRE-20-00081 for the demolition of a building at 1512 S. 7th Street.

The vote was as follows:

YES: Commissioners Lewis, Peterson, Brown, Mims, Howard, Carlson, Daniels, Seitz, Sistrunk, and Jarboe.

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PUBLIC HEARING

CASE NO. 20-ZONE-0010

***NOTE: Items #3 and #4 were heard and voted on together (Case No 20-ZONE-0010 and Case No. 20-STRCLOSURE-0002)**

Request: CONTINUED to the 12/17/20 PC Hearing - Change in zoning from R-4 to R-6 with detailed district development plan

Project Name: Tucker Creek Apartments

Location: 9311 Old Six Mile Lane

Owner: 9311 Old Six Mile, LLC

Applicant: Ramage Company

Representative: Bardenwerper, Talbott, & Roberts, PLLC

Jurisdiction: City of Jeffersontown

Council District: 11 - Kevin Kramer

Case Manager: Joel P. Dock, AICP, Planner II

Notice of this public hearing appeared in The Courier-Journal, a notice was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:22:40 Joel Dock said that this case is associated with a street closure (Case No. 20-STRCLOSURE-0002.) Because there was not 100% consent on the street closure, a 30-day notice for a public hearing was required. The street closure portion of the case cannot be heard today. The applicant wishes to continue this case as well as the street closure portion of the request to the December 17, 2020 Planning Commission public hearing.

One motion/one vote was taken for both this case and the associated Case No. 20-STRCLOSURE-0002.

The following spoke in support of this request:

No one spoke.

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PUBLIC HEARING

CASE NO. 20-ZONE-0010

The following spoke in opposition to this request:

No one spoke.

An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:24:41 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted:

RESOLVED, the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the **December 17, 2020** Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Lewis, Peterson, Brown, Mims, Howard, Carlson, Daniels, Seitz, Sistrunk, and Jarboe.

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PUBLIC HEARING

CASE NO. 20-STRCLOSURE-0002

***NOTE: Items #3 and #4 were heard and voted on together (Case No 20-ZONE-0010 and Case No. 20-STRCLOSURE-0002)**

Request: CONTINUED to the 12/17/20 PC Hearing - Street Closure for Tucker Road Project
Project Name: Tucker Creek Apartments
Location: 9311 Old Six Mile Lane
Owner: 9311 Old Six Mile, LLC
Applicant: Ramage Company
Representative: Bardenwerper, Talbott, & Roberts, PLLC
Jurisdiction: City of Jeffersontown
Council District: 11 - Kevin Kramer

Case Manager: Joel P. Dock, AICP, Planner II

Notice of this public hearing appeared in The Courier-Journal, a notice was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:22:40 Joel Dock said that this case is associated with a change in zoning request (Case No. 20-ZONE-0010.) Because there was not 100% consent on the street closure, a 30-day notice for a public hearing was required. The street closure portion of the case cannot be heard today. The applicant wishes to continue this case as well as the change in zoning portion of the request to the December 17, 2020 Planning Commission public hearing.

One motion/one vote was taken for both this case and the associated Case No. 20-ZONE-0010.

The following spoke in support of this request:

No one spoke.

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PUBLIC HEARING

CASE NO. 20-STRCLOSURE-0002

The following spoke in opposition to this request:

No one spoke.

An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:24:41 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted:

RESOLVED, the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the **December 17, 2020** Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Lewis, Peterson, Brown, Mims, Howard, Carlson, Daniels, Seitz, Sistrunk, and Jarboe.

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PUBLIC HEARING

CASE NO. 20-ZONE-0087

Request: Change in zoning from R-7 to UN with development plan and amendment to record subdivision plat
Project Name: Buechel Landing
Location: 4215-4229 Lambert Avenue
Owner: Hugg Properties, LLC; Lee Ann & John Michael Hugg, Jr.; Randall & Theresa Yates; and Marilyn Graham
Applicant: Council of Co-Owners
Representative: Sabak, Wilson, & Lingo, Inc.
Jurisdiction: Louisville Metro
Council District: 2 - Barbara Shanklin

Case Manager: Joel P. Dock, AICP, Planner II

Notice of this public hearing appeared in The Courier-Journal, a notice was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:25:43 Joel Dock presented the case and showed a Power Point presentation (See recording for detailed presentation.)

00:28:50 In response to a question from Commissioner Mims, Mr. Dock discussed the proposed lot size and how that is related to the requested UN zoning classification.

The following spoke in support of this request:

Kelli Jones, Sabak Wilson & Lingo, 608 S 3rd St, Louisville, KY 40202

Summary of testimony of those in support:

00:30:16 Kelli Jones, the applicant's representative, presented the applicant's case and showed a Power Point presentation (See recording for detailed presentation.)

00:34:36 Commissioner Mims asked about the separation of the structures and if Metro agencies had reviewed this plan regarding fire resistant construction. Ms. Jones said she is not aware of any Metro concerns regarding this. She said applicant's

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CASE NO. 20-ZONE-0087

surveyors have confirmed that there will be five feet from the property line to each building corner, per regulation.

00:35:24 Commissioner Mims noted that there are single-car driveways leading to single-car garages. Had consideration been given to adding parking pads to accommodate additional vehicles per household? Ms. Jones said there had not. She said there is no intent to construct on the properties; the rezoning request is to subdivide the properties and add property lines. The homes and driveways are already existing.

The following spoke in opposition to this request:

No one spoke.

00:37:02 Commissioners' deliberation.

00:40:58 Mr. Dock suggested an additional binding element regarding the planting of street trees, to read as follows:

One Type A tree shall be planted at each common property line, for a total of four Type A trees. Trees shall be planted within six months of final action/approval by the Louisville Metro Council.

An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Change-in-Zoning from R-7, Multi-family Residential to UN, Urban Neighborhood

00:43:11 On a motion by Commissioner Carlson, seconded by Commissioner Howard, the following resolution, based on the Standard of review and Staff Analysis, and evidence and testimony heard today, was adopted:

WHEREAS, the Louisville Metro Planning Commission finds that the request meets the intents of Land Use & Development Goal 1: Community Form because the proposed district allows for a variety of housing styles and lotting patterns that support alternate forms and styles of housing in an area that supports a higher density of development and maintains a variety of residential options. It is located within proximity to major transportation and employment facilities, as well as services and amenities.

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Appropriate transition between uses that are substantially different in scale and intensity or density of development will be provided, and adjacent uses are similar in density and scale and do not require transition; and

WHEREAS, the Commission further finds that the proposal meets the intents of Land Use & Development Goal 2: Community Form because additional residential options are being provided in an area containing a wide variety of options; and

WHEREAS, the Commission further finds that the proposal meets the intents of Land Use & Development Goal 3: Community Form because the site does not appear to contain any environmental constraints such as wet or highly permeable soils, severe, steep or unstable slopes/soils; and

WHEREAS, the Commission further finds that the proposal meets the intents of Land Use & Development Goal 4: Community Form because the site does not appear to contain distinctive cultural or natural features, and the site does not contain distinctive historic resources; and

WHEREAS, the Commission further finds that the proposal meets the intents of Land Use & Development Goal 1: Mobility because the proposed district allows for a variety of housing styles and lotting patterns that support alternate forms and styles of housing in an area that supports a higher density of development and maintains a variety of residential options. It is located within proximity to major transportation and employment facilities, as well as services and amenities; and

WHEREAS, the Commission further finds that the proposal meets the intents of Land Use & Development Goal 2: Mobility because access is available through areas of similar intensity to the subject site; and

WHEREAS, the Commission further finds that the proposal meets the intents of Land Use & Development Goal 3: Mobility because pedestrian facilities are encouraged, including sidewalks, to improve mobility and access for pedestrians within the community. However, the requested change in zoning is not associated with the construction of residences or other improvements that meet the design threshold for the installation of public walks within the Land Development Code and such installation might not be proportional to the type of development being requested – minor subdivision to create individual lots for existing dwellings; the requested change in zoning does not create new impact on the transportation network; the requested change in zoning is not associated with the construction of residences or other improvements that meet the design threshold for the installation of public walks within the Land Development Code and such installation might not be proportional to the type of

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development being requested – minor subdivision to create individual lots for existing dwellings; no long-range plans for improvement to this network has been identified. The area is sporadically developed with sidewalks; and no access to high speed roadways is proposed or provided. No changes to existing access will be provided; and

WHEREAS, the Commission further finds that the proposal meets the intents of Land Use & Development Goal 2: Community Facilities because subject properties are served by existing utilities; subject properties are served by existing utilities, including water and sewage disposal; and subject properties provide an adequate means of sewage treatment and disposal to protect public health; and

WHEREAS, the Commission further finds that the proposal meets the intents of Land Use & Development Goal 1: Livability because the site does not contain any unique characteristics of landscaping or trees; no construction is proposed which impacts the sub-surface; and no negative impacts to the floodplain are expected due to existing conditions; and

WHEREAS, the Commission further finds that the proposal meets the intents of Land Use & Development Goal 1: Housing because the proposed district allows for a variety of housing styles that support alternate forms and styles of housing and lotting patterns in an area that supports a higher density of development and maintains a variety of residential options. The associated development to subdivide the land allows for consistent development patterns with the area; and the proposed district supports and promotes housing options and environments that support aging in place as the proposal provides another option to provision senior, affordable, or intergenerational housing. The change in zoning does not negatively impact the current use of the land; and

WHEREAS, the Commission further finds that the proposal meets the intents of Land Use & Development Goal 2: Housing because the proposed district supports and promotes housing options and environments that support aging in place as the proposal provides another option to provision senior, affordable, or intergenerational housing. The change in zoning does not negatively impact the current use of the land; and the proposed district is located within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. The requested change in zoning is not associated with the construction of residences or other improvements that meet the design threshold for the installation of public walks within the Land Development Code and such installation might not be proportional to the type of development being requested – minor subdivision to create individual lots for existing dwellings; and

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WHEREAS, the Commission further finds that the proposal meets the intents of Land Use & Development Goal 3: Housing because the proposed district allows for the incorporation of housing options in an area that supports a variety of residential options. It encourages the provision of fair and affordable housing by allowing for a variety of ownership options and unit costs throughout Louisville Metro. The proposal specifically allows for the creation of smaller lots which expands access to home ownership; the proposed zoning district does not result in the displacement of residents; and the incorporation of this district in the area encourages a variety of housing types and occupancy types within the area which increases the ability to provision clustering, mixed- use developments, co-housing, and accessory apartments to increase the production of fair and affordable housing; now, therefore be it

RESOLVED, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the requested Change-in-Zoning from R-7, Multi-family Residential to UN, Urban Neighborhood be **APPROVED**.

The vote was as follows:

YES: Commissioners Lewis, Peterson, Brown, Mims, Howard, Carlson, Daniels, Seitz, Sistrunk, and Jarboe.

Detailed District Development Plan AND Amendment to Record Plat

00:45:08 On a motion by Commissioner Carlson, seconded by Commissioner Howard, the following resolution, based on the Standard of review and Staff Analysis, and evidence and testimony heard today, was adopted:

WHEREAS, the Louisville Metro Planning Commission finds that the conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites will not be impacted by the proposal; and

WHEREAS, the Commission further finds that pedestrian facilities are encouraged, including sidewalks, to improve mobility and access for pedestrians within the community. However, the request does not involve the construction of residences or other improvements that meet the design threshold for the installation of public walks within the Land Development Code and such installation might not be proportional to the type of development being requested – minor subdivision to create individual lots for existing dwellings; and

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WHEREAS, the Commission further finds that the provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development will be provided on each proposed lot; and

WHEREAS, the Commission further finds that the Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community; and

WHEREAS, the Commission further finds that the proposed subdivision allows for the continuation of the current pattern of a variety of residential options available in the area and lotting patterns; and

WHEREAS, the Commission further finds that the proposed development plan conforms to Plan 2040 as the proposed subdivision allows for the continuation of the current pattern of a variety of residential options available in the area. Subdivision of the land allows for consistent development patterns with the area. The subject properties are located within proximity to major transportation and employment facilities, as well as services and amenities. The proposed subdivision does not impact the built environment and allows for the expansion of home ownership through reduced sized lots; now, therefore be it

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan and Amendment to Record Plat, **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Within 90 days of final approval of the change in zoning by the Louisville Metro Council, a minor subdivision plat must be approved by Planning and Design Services staff and recorded creating the lot lines as shown on the approved development plan.
3. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content

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of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

4. One Type A tree shall be planted at each common property line, for a total of four Type A trees. Trees shall be planted within six months of final action/approval by the Louisville Metro Council.

The vote was as follows:

YES: Commissioners Lewis, Peterson, Brown, Mims, Howard, Carlson, Daniels, Seitz, Sistrunk, and Jarboe.

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PUBLIC HEARING

CASE NO. 20-ZONE-0020

*Note: This case was heard out of order. It was heard second on the agenda. Before a vote was taken, Commissioner Seitz recused herself and did not vote.

Request: Change-in-Zoning from R-4, single-family residential to R-5, single-family; R-6, multi-family; and OR-1, office-residential with detailed district development plan and variances - NIGHT HEARING REQUEST

Project Name: Hurstbourne Commons
Location: 8127 Watterson Trail
Owner: John A. Paddock
Applicant: RJ Thieneman
Representative: Dinsmore & Shohl, LLP
Jurisdiction: Louisville Metro
Council District: 11 - Kevin Kramer

Case Manager: Joel P. Dock, AICP, Planner II

Notice of this public hearing appeared in The Courier-Journal, a notice was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:15:43 Joel Dock said he did not have any new information to present. He said it is his understanding that this will be continued to the January 7, 2020 Planning Commission public hearing.

The following spoke in support of this request:

Cliff Ashburner, Dinsmore & Shohl, 101 S 5th St #2500, Louisville, KY 40202

Summary of testimony of those in support:

00:17:07 Cliff Ashburner, the applicant's representative, was present but said he had nothing else to add.

The following spoke in opposition to this request:

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CASE NO. 20-ZONE-0020

No one spoke.

00:18:14 Commissioners' deliberation.

In response to a question from Commissioner Peterson, Commissioner Jarboe clarified aspects of the Governor's directives regarding in-person meeting policies during the current State of Emergency.

An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:19:31 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted:

RESOLVED, the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the **January 7, 2021** Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Lewis, Peterson, Brown, Mims, Howard, Carlson, Daniels, Sistrunk, and Jarboe.

RECUSED: Commissioner Seitz.

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PUBLIC HEARING

CASE NO. 20-ZONE-0034

*NOTE: This case was heard out of order. It was heard third on the agenda.

Request: Change in form district from NFD to SMCDFD, change in zoning from R-4 to C-1, with Detailed District Development Plan and Binding Elements - NIGHT HEARING REQUEST

Project Name: RaceTrac

Location: 11800 - 11908 E Orell Road, 11705 Dixie Highway

Owner: Herman & Karl Gohl, Catherine & Charles Grissett, Kathy Gibson

Applicant: RaceTrac Petroleum Inc.

Representative: Dinsmore & Shohl

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

Case Manager: Dante St. Germain, AICP, Planner II

Notice of this public hearing appeared in The Courier-Journal, a notice was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:20:37 Dante St. Germain said she did not have any new information to present, except that it is currently unsafe for a night hearing to be held. She said it is her understanding that this case will be continued to the January 7, 2020 Planning Commission public hearing.

The following spoke in support of this request:

Cliff Ashburner, Dinsmore & Shohl, 101 S 5th St #2500, Louisville, KY 40202 (was present but did not speak.)

The following spoke in opposition to this request:

No one spoke.

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PUBLIC HEARING

CASE NO. 20-ZONE-0034

An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:21:47 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted:

RESOLVED, the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the **January 7, 2021** Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Lewis, Peterson, Brown, Mims, Howard, Carlson, Daniels, Seitz, Sistrunk, and Jarboe.

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PUBLIC HEARING

LDC Reform Update – 12.03.20

Project Name: LDC Reform Update

Case Manager: Emily Liu, Director, Planning & Design Services

*NOTE: This was an informational update only. No action was taken.

00:46:39 Emily Liu said there are four workshops coming up regarding proposed changes to the Land Development Code. See recording for detailed presentation.

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ADJOURNMENT

The meeting adjourned at approximately 1:53 p.m.

Chairman

Division Director