

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: October 11, 2021
Time: 5:30 pm
Place: Hoover Municipal Center
Present: Mr. Mike Wood - Chairman
Ms. Jennifer Peace –Vice-Chairman
Mr. Mike Shaw
Mr. Allan Rice
Ms. Becky White
Mr. Ben Wieseman
Mr. Jason Lovoy
Mr. Carl West

Absent: Mr. Nathan Reed

Also Present: Mr. Chris Reeves, City Engineer
Mr. Marty Gilbert, Director, Building Inspections
Mr. Mark Thornton, Fire Marshal
Mr. Mac Martin, City Planner
Mr. Jehad Al-Dakka, Chief Operations Officer
Mr. Marty Gilbert, Director, Building Inspections
Ms. April Danielson, Assistant City Attorney
Mr. Blake Miller, Assistant City Engineer

1. CALL TO ORDER

The meeting was called to order by Mr. Wood. Mr. Wood then asked the Secretary to call the roll in which a quorum was present.

2. Mr. Rice gave the invocation.

3. Mr. West led the Pledge of Allegiance.

4. Mr. Wood announced that prior to this meeting, board members had been given the minutes from the September 13, 2021, meeting and if there were no changes or corrections he would entertain a motion to be approved as presented. Mr. Carl West made a motion to approve with Mr. Allan Rice seconding the motion. On voice vote, the motion was approved unanimously.

5. *The following case has been **continued** until the November 8, 2021, P&Z meeting: (Case # Z-0421-08 (Walmart) has been continued due to the court case being set to be heard in latter October 2021.)*

(a) Z-0421-08 – Darin Boykin on behalf of **Walmart** is requesting to amend conditions placed on the zoning of property at **2780 John Hawkins Parkway** (AL Hwy 150). The property is zoned C-2 (Community Business District) with Conditions, with said zoning being adopted by the City Council on July 19, 1999. Specifically, Wal-mart requests the following amendments: (1) Condition #6 be amended to permit morning deliveries beginning at 4am until 10pm; and (2) Condition #19 be removed, lifting the prohibition on drive up/drive thru restaurants. The property would remain zoned C-2 with all remaining conditions intact.

6. The following cases were **continued** at the **September 13, 2021**, P&Z meeting:

(a) S-1119-43 – David Rawson, MTTR Engineers, Inc., representing Multi-Vest LLC/Baronwood Property, LLC, is requesting Preliminary Plat approval for Baronwood Commercial Subdivision, being a resurvey of Lots 4 & 5 of 2nd Amendment to ATI Industrial Park subdivision and acreage. This is a proposed 4 lot subdivision located off Medford Drive/ATI Parkway. The property is owned by Multi-Vest LLC/Baronwood Property LLC, and is zoned I-1 (Light Industrial District) in Hoover and R-4 in Jefferson County. **(APPROVED)**

Staff Comments: Recommend approval contingent upon the Applicant addressing the following items prior to the permitting by the City of Hoover for this development:

- 1. Permit through ALDOT and re-stripe the westbound left turn lane on AL Hwy 150 at Medford Drive/Grove Boulevard to accommodate 450 feet of vehicle stacking.*
- 2. (a) Provide a \$125,000 cash donation to the City of Hoover that would be used for the future permitting and installation of a traffic signal at AL Hwy 150 and ATI Parkway.*

2 (b). No permits will be issued for this site until the city or the developer receives a written confirmation or documentation from ALDOT concurring with the warrant study and approving the installation of a traffic signal. ALDOT did give staff and applicant's traffic engineer verbal approval last week so they were very confident there wouldn't be any issues with getting that documentation from ALDOT.
- 3. Remove the right turn only restriction from the intersection of ATI Parkway and AL Hwy 150.*
- 4. Execute the proposed access easement agreement between Baronwood Property, LLC, TDG Lake Crest LLC, and 150 Partners (Harden & Farris property).*

5. Construction drawings need to be updated to show signalized intersection at ATI Parkway and AL Hwy 150.

COMPREHENSIVE PLAN SUPPORTS CONTINUED NON-RESIDENTIAL USE IN THIS VICINITY.

Mr. Thornton Ratliff, 2914 Linden Avenue, Homewood, AL 35209, was present to represent this case. Mr. Wood asked him if he had any concerns or issues with any of the conditions placed on this case. Mr. Ratliff stated he did not have any concerns. Mr. Wood asked if any of the board members or anyone in the audience had any questions. There were none. Mr. Wood asked for a motion. Mr. Rice made a motion to approve S-1119-43. Mr. Lovoy seconded the motion. On voice vote, the motion was approved unanimously.

(b) C-0921-16- William Kadish, Broad Metro, LLC, is requesting Conditional Use approval to allow an *Entertainment District* to be located in Stadium Trace Village on Lot K-2-A-1. William Kadish/Broad Metro, LLC is the property owner and the property is zoned PUD PC (Planned Commercial).

STAFF COMMENTS: RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:

- 1. COMPLETE ALL RECOMMENDED IMPROVEMENTS PROVIDED IN THE TRAFFIC AND PARKING STUDIES BE COMPLETED.**
- 2. INCLUDE A SHUTTLE SERVICE TO CARRY PASSENGERS BETWEEN THE VENUE AND OVERFLOW PARKING LOT DURING SPECIAL EVENTS.**
- 3. OVERALL DEVELOPMENT CURRENTLY UTILIZES OVERFLOW PARKING THAT WILL NO LONGER BE AVAILABLE IN THE NOT-TOO-DISTANT FUTURE. THIS CONNECTION WILL PROVIDE MORE DIRECT ACCESS FOR PEDESTRIANS PARKING IN THE OVERFLOW LOT AND NEEDING TO ACCESS THE WESTERN SECTOR OF THE DEVELOPMENT. WILL ALSO PROVIDE MORE DIRECT ACCESS DURING EVENTS FOR THOSE NOT DESIRING TO UTILIZE/WAIT FOR SHUTTLE SERVICE.**
- 4. RE-PLANT/FORREST SLOPES OUTSIDE OF POWER AND GAS EASEMENTS AS ILLUSTRATED IN THE TREE CONSERVARION PLAN APPENDED TO THE APPROVED LAND DISTURBANCE PERMIT AND COVERED UNDER LANDSCAPE BOND (DATED AUGUST 2017 – CLEARING PERMIT PREDATES REZONING FROM C-2 TO PUD IN DECEMBER 2017)**

5. UPDATE SOUND STUDY TO REFLECT ALTERATIONS TO THE SITE PLAN AND SIZE OF THE FACILITY.
6. A CONDITION PROVIDING TIME CONSTRAINTS FOR AMPLIFIED LIVE ENTERTAINMENT (TIME FOR CESSATION OF AMPLIFIED LIVE ENTERTAINMENT) MAY BE APPROPRIATE. NEED MORE INFORMATION ON PROPOSED TIMES OF OPERATION.

COMPREHENSIVE PLAN SUPPORTS CONTINUED NON-RESIDENTIAL USE IN THIS VICINITY.

Mr. Mac Martin, City Planner, announced the representative of this case and the following case would like to conduct a presentation and would talk about both these cases one at a time.

Mr. Jim Massengill, representing Broad Metro, LLC, 200 Birchall Lane, Hoover, AL, stated they had several professionals present to speak about these cases. Mr. Massengill stated he would like to address hours of operation. Mr. Massengill stated he saw the venue during the weekdays to be 11-12:00 shutdown consistent with the restaurants and facilities that are currently at Stadium Trace Village. Mr. Massengill added the events on the weekends, live shows, they are looking at a midnight shutdown with ones with live music shutting down completed with a 10-11pm range with an hour for breakdown of the venue.

Mr. Massengill then introduced the architect, Mr. Jarred Fulton, 445 6th Avenue South, Birmingham, AL, who first oriented everyone with the project and programs. Mr. Fulton directed everyone to the actual site with the Conceptual Site Plan shown on the screen. Mr. Fulton stated the program consisted of three parts, the retail space about 3,000 sq. feet, a restaurant which will be approximately 4,500 square feet and the main stage was south of the site. Mr. Fulton stated that Village Green in the middle was the heart of the site, with connecting all the walkable pieces from existing sidewalks into the site and then connect parking back to the rest of the development.

Mr. Fulton went on to explain there were 7 main gates into this space so they would be open all the time, so the Village Green would be a public space 85-90% of the time. When there was an event, they would close down except for the 3 main entries coming off Emery, the back parking, and Duluth. He explained there was a smaller green space between the restaurant retail that those flank onto.

Mr. Fulton continued to explain information showing on the presentation.

Mr. Aubrey Long, Skipper Consulting, 3644 Vann Road, Birmingham, AL, then addressed the traffic and parking studies. He stated these studies were slightly different from the other ones done by them in this area, in that there were some later evening studies

included. Mr. Long discussed the illustrations shown on the screen. Mr. Long stated they did expect there to be a good bit of pedestrian traffic in the area and did want the facilities to be able to handle pedestrian traffic and be able to slow traffic down in that area.

Mr. Long also had some recommendation regarding event management. Mr. Long suggested when traffic lets out after a max event or concert, they recommended to utilize police officers at the two main intersections, #3 and #5, to let that traffic flush out. Mr. Long added the good thing was that these would be later at night, so the normal traffic on the main line wouldn't be like it is at peak hours.

Mr. Long then addressed the Parking Study. Mr. Long stated this was a Mixed Use development and given the nature of how things were laid out now and how popular this area was now, they did not make the assumption of shared parking throughout the development. Mr. Long explained they had 2 methods of doing these parking studies, one based on the city code for each individual land use and the second method was based on a shared parking analysis using national guidelines for it. They performed both of these and actually came up with the same number which was 271 parking spaces.

Mr. Long stated they recommended that number be the minimum number of required spaces. Mr. Long explained the breakdown of how many parking spaces for each land use area.

Mr. Matt Ramson, Alexandria, LA, introduced himself as the sound design professional. Mr. Ramson stated he had been in business for 20 years and an independent consultant for 10 years. He then explained how he performed the sound ambient and had decided this area for special events at 65 decibels. He proceeded to show his presentation on the screen for more specificity and the methodology behind his findings. Mr. Ramson stated that at a peak time of a concert, he found they should be blending in with the sound of traffic and would be very negligible to nearby residences.

Mr. Wood asked a question regarding his 75 decibels statement and if he understood Mr. Ramson to say that would be like two people talking. Mr. Ramson answered that was correct that under the assumption there was nothing to defuse that sound in between.

Ms. White asked about the sound profile with the adjacent merchants. She asked specifically about the info received in their packets and if that information would still be correct with the outdoor patios and the restaurants' own music playing. Mr. Ramson answered that outside noise should wash into the ambient.

Mr. Mark Gonzalez, 1550 Woods of Riverchase Drive, Hoover, AL, explained how they had been planning this development. He explained how the parking questions had been

derived; they then brought the venue down from well over 1,000 down to 600 and then felt more comfortable regarding the shared parking agreements on lots where restaurant and retail areas were. Mr. Gonzalez went on to speak about the parking spaces planned out for each of the areas and stated that this really was a walkable area.

Mr. Gonzalez stated they were going to ask the shop owners to put their employees to down in the overflow parking spaces and if they could get them to do that, that would create more spaces at the top.

Mr. Gonzalez discussed the storm water management pond plan and would be a part of the Master Plan Drainage System. Mr. Gonzalez stated all other utilities would be available.

Ms. White asked Mr. Gonzalez if the Village Green area would actually be green, pervious or astro-turf. Mr. Gonzalez stated he felt there was a lot of green space in there, to include grass, but thought there would be some astro-turf or some other artificial turf where there is a lot of foot traffic.

Mr. Robin Gregory, 1816 Chace Drive, Hoover, AL, spoke as the Landscape Architect for the project. Mr. Gregory directed the Commission to look at the screen to see a central spot in the middle, the lawn area, and stated it was probably be synthetic and would be a wonderful gathering area and a great location for people. There would be lots of connecting interlocking sidewalks. Mr. Gregory then directed the public to the Landscape Architecture slide to explain what they would be doing in this area. Mr. Gregory stated as they moved forward into the site planning stage, they would be working with the city's Landscape Architect, Sharon Nelson, to make sure they met all the city's requirements.

Mr. Wood asked if there were any questions from anyone. Mr. Shaw spoke to say he had enjoyed all the presentations and how great it was to see everyone working together and was very excited to see this venue come to Hoover, and also was happy to see how much care they were taking for the sound subject not being an issue for the residents in the area. Mr. Shaw asked if the applicant of this case was the same person who leased the businesses. He was given a positive answer and Mr. Shaw clarified if a resident had a problem with sound, they would take that issue to the applicant (Broad Metro) and that would be an issue that probably would be worked out privately.

Mr. Shaw also asked about the conditions and if everyone was aware of and accepting of them. Mr. Gonzalez brought up the subject of a staircase from the lower parking lot to the venue which was over 6 stories of building. Mr. Gonzalez stated he was hoping not to have to do this as he didn't think people would use it. Mr. Shaw asked Mr. Martin to clarify the recommendation. Discussion followed regarding this item and Mr. Martin

explained the recommendation with the thought process was if there was a way to have more direct access. Mr. Martin explained that right now what was being proposed was from the lower level parking lot you had the sidewalk that ran along the access drive back to Peridot and then up into the Village Center. Mr. Martin stated the event venue would be at the top and thought process was to have more direct access to the event venue and other businesses. Mr. Martin stated they recognized the difficulty of going all ramp going from the parking lot to the event space because of the topographical change. Mr. Martin stated they had in mind a more direct access connection directly from the parking lot to the event venue itself tying into the sidewalk network.

Mr. Shaw asked if they should take out #3 so these would be clear and concise on what they were asking the applicant to do when the case came over to the Council side. Mr. Martin answered #3 could be taken out on the zoning case and clearly stated in the conditional use case.

Mr. Shaw then asked about proposed time constraints for the type of events they chose to have. Mr. Jim Massengill stated they were moving full speed ahead and were planning on having the restaurant ready in July of 2022. Mr. Shaw asked about the actual time they had in mind for the events. He stated the actual events with the concert ending in the 10-11pm range, then would close down the shuttle service, music ending at midnight or earlier and then some ancillary things to take place. Mr. Shaw asked if amplified music to end at midnight or earlier, or ending from midnight to noon. Mr. Massengill agreed that would be accurate.

Mr. Wood wanted confirmation on the recommendation on traffic for the "always stop" at intersection 6 & 7. Mr. Wood asked if that was something they actually were going to do. Mr. Massengill stated they would fully implement the recommendation based on the city's approval of the traffic study. Mr. Wood asked if they were committing to hiring the police at the hours the study proposed. Mr. Massengill agreed that they were committing to that as well.

Mr. Massengill stated they did not have a problem with trying to provide access but they were just concerned about 6 floors of stairs.

Mr. Wood stated he agreed with Mr. Shaw and thought this was project was an outstanding venue for the city, but did think they needed to find a more direct access route.

Mr. Wood asked if there were any other questions. There were none. Mr. Wood asked for a motion. Mr. Shaw made a motion to approve C-0921-16 with the conditions as noted in the exhibit which included:

- (1) complete all recommended improvements, the traffic and parking studies

- (2) include shuttle services to carry passengers between the venue and the overflow lot during special events
- (3) not included in this case
- (4) replant the slopes in line with the landscape plan
- (5) updated sound study to reflect the alterations and the condition there will be no amplified music between midnight and noon of any day.

Ms. Jennifer Peace seconded the motion. On voice vote, the motion was approved unanimously.

(c) Z-0921-15 - William Kadish, Broad Metro, LLC, is requesting a **zoning** change for property located in **Stadium Trace Village**, currently zoned C-2 (Community Business District) be rezoned to SPU (Special Use District) for the *purpose of overflow parking*. Hoover Senior Partners, LLC is the property owner. **(APPROVED)**

COMMENTS: RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:

- 1. CONDITION THE SPU ZONING SUCH THAT A PARKING LOT IS THE ONLY PERMITTED USE ON THE SITE. CONSIDERATION OF ANY OTHER USE WILL PRECIPITATE THE NEED FOR A REZONING APPLICATION.**
- 2. SUBMIT CONSTRUCTION PLANS THAT ARE SUBSTANTIALLY SIMILAR TO THE LAYOUT PRESENTED.**
- 3. INCLUDE A PEDESTRIAN CONNECTION (STAIRS) DIRECTLY WITH THE OVERFLOW PARKING AREA. (ACCESSIBLE PEDESTRIAN ROUTE PROVIDED VIA PERIDOT)**
- 4. PERMISSIONS EXPRESSED IN THE ATTACHED COVENANTS/LEASE AGREEMENT INCLUDE ALLOTING ADDITIONAL SIGNAGE TO CELEBRATION VILLAGE AT THE CORNER OF AL 150 AND I-459. THE STV PUD DOES NOT PRESENTLY INCLUDE ALLOWANCES FOR SIGNAGE AT THIS CORNER. A PUD AMENDMENT WILL BE NEEDED TO ACCOMMODATE THIS SIGNAGE.**

COMPREHENSIVE PLAN SUPPORTS CONTINUED NON-RESIDENTIAL USE IN THIS VICINITY.

Mr. Jim Massingill, representing Broad Metro, 200 Birchall Lane, Hoover, AL, was present to represent this case. Mr. Massingill stated he agreed with the first few points of Mr. Martin's comments and are in agreement with all those items, but would like to address the stairs again.

Mr. Wood asked if there were any questions from the board members or the audience. There were none. Mr. Wood asked for a motion. Mr. Shaw made a motion to approve

Z-0921-15 with the conditions that the parking lot is the only condition as noted in the exhibit:

- (2) Construction plans will be submitted that are substantially similar to the ones presented
- (3) Pedestrian connection directly with the overflow parking area will be included including stairs (if feasible).
- (4) Permissions expressly attached covenants do not include signage. A PUD amendment will be needed to accommodate the signage.

Mr. Rice seconded the motion. On voice vote, the motion was approved unanimously.

7. **C-1021-17**- Mr. Greg Milam, Vulcan Bark, LLC (*Camp Bow-Wow*), is requesting **Conditional Use** approval for a Dog Daycare, Grooming and Training, to include overnight stays to be located at *2153 Clearbrook Road*. Clearbrook Partners, LLC, is the property owner and the property is zoned C-2 (Community Business District).

COMMENTS: RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:

1. ***NO ANIMALS ARE TO BE OUTSIDE BEFORE 7:00 A.M. OR AFTER 6:00 P.M.***
2. ***FENCING MUST BE INSTALLED AS PROPOSED ON THE AMENDED PLAN.***
3. ***ANY ADDITIONAL LIGHTING SHALL BE CAST DOWN TO ELIMINATE LIGHT POLLUTION TO NEIGHBORS.***
4. ***ANIMAL WASTE IN THE OUTDOOR PLAY AREA SHALL NOT LEACH INTO THE STORM SEWER SYSTEM. THE OWNER SHALL IMPLEMENT A STORAGE/WASTE TREATMENT PROGRAM, APPROVED TO FORM AND FUNCTION BY THE CITY ENGINEER, TO HANDLE PET WASTE.***
5. ***DUMPSTER SHALL HAVE A ROOF OVER THE ENCLOSURE AND DRAIN TO SANITARY SEWER SINCE PET WASTE WILL BE DISCARDED INTO THE TRASH. THIS WILL HELP PREVENT WASTE FROM WASHING INTO THE STORM SEWER.***
6. ***DUMPSTER SHALL BE SERVICED AN ADEQUATE NUMBER OF TIMES PER WEEK TO PREVENT ODOR.***
7. ***MAXIMUM CAPACITY OF THE FACILITY IS 55 ANIMALS (1 ANIMAL PER 110 SF = PET PARADISE LIMIT.***
8. ***SIGNAGE WILL BE APPLIED FOR SEPARATELY AND MUST MEET THE C-2 DISTRICT REGULATIONS.***
9. ***A CONDITION ON MAXIMUM NUMBER OF ANIMALS (DOGS) IN THE OUTDOOR PLAY AREA AT ANY GIVEN TIME MAY BE APPROPRIATE. MORE INFORMATION IS NEEDED ABOUT THE PROGRAMMING OF THIS SPACE.***

COMPREHENSIVE PLAN SUPPORTS CONTINUED NON-RESIDENTIAL USE IN THIS VICINITY.

Mr. Greg Milam, 4525 McGill Terrace, was present to represent this case. Mr. Wood asked Mr. Milam if he had a problem with any of the comments. Mr. Milam answered he did not.

Mr. Wood stated he felt the only point needing clarification was the number of dogs. Mr. Milam stated there were indoor/outdoor play areas. Mr. Milam stated it would never be any more than 20 dogs. Mr. Rice asked for clarification. He asked if the indoor maximum capacity of 55 and then the outdoor max capacity would be 20 dogs of that 55 max capacity. Mr. Milam added the dogs are never left unattended, inside or outside.

Mr. Milam added that typically the outdoor space was for relief and for fresh air. Ms. White asked about the overnight accommodations. Mr. Milam explained that process. He stated there would be a total of 49 cabins, roughly 50 square feet. They also have 2 VIP suites with TV's playing Animal Planet, etc. Mr. Rice asked if they were purchasing or leasing the building, for which Mr. Milam answered they were leasing.

Mr. Rice asked about the sound proofing technique. Mr. Milam answered there was a co-tenant on the other side of the building. He added that if a dog couldn't be quiet outside, it was brought back inside. He stated they were only using 2/3 of the building.

Mr. Rice asked about the hours of operation. Mr. Milam answered it was 7 days per week, 7am-7pm- hours of operation. Mr. Rice stated the conditions presented to the Planning Commission for approval was no animals were to be outside before 7am or after 6pm at night. Mr. Milam stated those were agreeable. Mr. Milam stated that outside was just an overflow. Mr. Rice asked Mr. Milam for the hours he could actually live with. Mr. Milam stated he has flexibility in these hours, especially for the outside hours. Mr. Milam answered that 7am – 6pm for Monday through Friday, and 10 am to 4pm on Saturday and Sunday. Mr. Milam stated he could live with these hours.

Mr. Martin stated he had done a measurement and the nearest residence was approximately 300 feet from the building.

Mr. Ken Hardin, 2146 Tyler Road, had a question for the building owner. Mr. Hardin asked about the display on the building, exterior wise, would still be on the building during the renovation. Mr. Michael Murray, managing partner of Clearbrook Partners, was the new owner of the property, and stated the architectural renderings that had been used, was the planned renovation for the building. Mr. Hardin asked if they planned to do a facelift of the exterior and Mr. Murray answered yes.

Mr. Wood asked if anyone else had any questions. There were none. Mr. Wood asked for a motion. Mr. Rice made a motion to approve C-1021-17 with comments as stipulated by staff with changes in #1 that the hours for outdoor occupancy by animals be

changed to 7am to 6pm for Monday through Friday and 10am – 4pm on Saturday and Sunday and **addition of #10** which was suitable building improvement plans be submitted for approval by City of Hoover staff to insure that there could be modifications and changes as the process continues and that staff could have a look at to verify they were substantially represented per the conversation just had in the meeting.

Mr. Martin addressed the Chairman that the motion should address comment #9 that the maximum of 20 dogs occupying the outdoor space at any time. Mr. Rice added that to his motion. Mr. Wieseman seconded the motion. On voice vote, the motion was approved unanimously.

8. C-1021-18- Ms. Allesha Rowser is requesting *Conditional Use* approval for a home daycare to be located at *3599 Deerfield Drive*. There will be a maximum of 5 children, with 1 of them being her own son, with hours of 7am – 6pm. Mr. Nick Mohammed is the property owner and the property is zoned R-1 (Single Family Residential). **(APPROVED)**

COMMENTS: RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:

- 1. USE MEETS ALL CRITERIA FOR THE SAME UNDER THE BUILDING AND FIRE CODES.**
- 2. HOURS OF OPERATION BE LIMITED TO THE TIME SPECIFIED IN THE APPLICATION.**
- 3. USE IS LIMITED TO THE NUMBER OF CHILDREN SPECIFIED IN THE APPLICATION.**
- 4. USE MAINTAINS EXISTING FENCED AREA IN THE REAR YARD.**

COMPREHENSIVE PLAN SUPPORTS PRESERVATION AND ENHANCEMENT OF SUBURBAN NEIGHBORHOOD IN THIS VICINITY.

Ms. Allesha Rowser, 3599 Deerfield Drive, was present to represent the case. Mr. Wood asked about when Ms. Rowser's son graduated to kindergarten, if she would be able to still have 5 children. Ms. Rowser answered she would and that 5 children was the maximum. Mr. Wood asked if anyone else had any comments or question. There were none. Mr. Wood asked for a motion. Mr. Wieseman made a motion to approve case #C-1021-18 as submitted. Mr. Shaw seconded the motion. On voice vote, the motion was approved unanimously. Mr. Rice complemented Ms. Rowser for going about this process the right way.

9. For introduction only: Multiple zoning amendments to the Zoning

Ordinance.

Mr. Martin, City Planner, went through 14 zoning amendments to be considered for the Zoning Ordinance for introduction only. Mr. Martin stated these would be presented at the next P&Z meeting on November 8th for consideration.

There being no further business, the meeting was adjourned.

Vanessa Bradstreet, Zoning Assistant