

TOWN OF HERNDON, VIRGINIA

PLANNING COMMISSION PUBLIC HEARING MINUTES

OCTOBER 4, 2010

The Planning Commission met on Monday, October 4, 2010, in the Ingram Council Chambers located at 765 Lynn Street, Herndon, Virginia. Chairman Robert P. Burk called the meeting to order at 7:00 p.m.

ROLL CALL:

Chairman Burk asked the Recording Secretary to call the roll.

Ms. Tappan called the roll, as follows:

Commissioner Bettard:	Present
Commissioner Burke	Present
Commissioner East:	Present
Commissioner Jonas:	Present
Vice Chairman LeReche:	Present
Commissioner Moses:	Present
Chairman Burk:	Present

Ms. Tappan turned the meeting over to Chairman Burk, who noted that a quorum was present.

Staff Present:

Elizabeth M. Gilleran, Director of Community Development
 Mark R. Holland, Zoning Administrator
 Dana E. Heiberg, Senior Planner
 Patsy Tappan, Recording Secretary

APPROVAL OF MINUTES:

Chairman Burk presented the minutes from the public hearing of September 13, 2010, and the work session of September 20, 2010, for review and approval.

MOTION: Commissioner East moved approval of the minutes from the public hearing of September 13, 2010, as submitted.

Commissioner Moses seconded the motion. The motion carried unanimously, 7-0.

MOTION: Commissioner East moved approval of the minutes from the work session of September 20, 2010, as submitted.

Commissioner Jonas seconded the motion. The motion carried unanimously, 7-0.

APPROVAL OF AGENDA:

Vice Chairman LeReche suggested that the agenda move forward as presented.

COMMISSIONERS' COMMENTS:

Commissioner East announced that Fall Clean Up would be held during the week of October 18th, even though it was not shown on the Herndon Town Calendar. He explained that the Town Council had reinstated the event and items would be collected on the normal trash days during the week of October 18-22.

STAFF COMMENTS:

There were no staff comments.

CITIZENS' COMMENTS:

There were no citizens' comments.

PUBLIC HEARING ITEMS:

1. APPLICATION FOR A SPECIAL EXCEPTION – SE#10-01, 703 Tamani Drive. Descriptive Summary of Proposed Action: Consideration of an application for a special exception to permit an accessory dwelling unit to be occupied by a caregiver to assist the occupants of the principal dwelling who are at least 62 years of age and have a physical disabilities. The proposed accessory dwelling unit will be within the principal dwelling located at 703 Tamani Drive. The property is zoned PD-R, Planned Development – Residential, which permits an accessory dwelling unit with the granting of a special exception and compliance with the applicable requirements of Zoning Ordinance Section 78-402.7(a). The subject property is identified as Fairfax County Tax Map Reference 0161-18-0147A. Owner: Mr. Pandu R. Soprey. *Deferred from the September 13, 2010, public hearing.*

STAFF COMMENTS:

Mark R. Holland, Zoning Administrator, presented the staff memorandum dated September 30, 2010, which is on file in the Department of Community Development.

Staff noted that he had spoken to Bill Davis, President of the Four Seasons Homeowners' Association, who advised staff that he had reviewed the covenants of the Association and found that there were no conflicts, so he had no objection to the approval of the application. Staff recommended approval of SE #10-01, with conditions.

QUESTIONS FOR STAFF:

There were no questions for staff.

COMMENTS FROM THE APPLICANT:

Kamlesh Verma of 703 Tamani Drive stated, "This is what we wanted and we are happy."

QUESTIONS FOR THE APPLICANT

There were no questions for the applicant.

CITIZENS' COMMENTS:

There were no citizens' comments.

Chairman Burk closed the public hearing.

COMMENTS FROM THE COMMISSION:

Commissioner Bettard asked if the limitation on the number of occupants had come from the Planning Commission.

Ms. Gilleran responded, "It was discussed by this body, but it may have come from one of the speakers. Mark, you may remember its origin."

Mr. Holland responded, "It was one of the adjacent property owners who came to last month's public hearing, who mentioned it."

MOTION: Commissioner East moved to recommend approval of Special Exception, SE #10-01, 703 Tamani Drive, as presented in the staff memorandum dated September 30, 2010, with the following amended conditions:

1. Substantial Conformity. The site shall be developed and maintained in substantial conformance with the special exception plan dated June 14, 2010, for the special exception submission.
2. Permitted use. There shall be no more than one accessory dwelling unit on the lot in addition to the principal dwelling. The accessory dwelling unit shall be located in the basement of the existing single family detached dwelling.
3. Floor Area. The gross floor area of the accessory dwelling unit shall not exceed 537 square feet.
4. Number of Bedrooms/Occupants. The accessory dwelling unit shall not house more than ~~one person~~ *two persons*.
5. Occupancy Standards. The accessory dwelling unit shall be subject to the dwelling unit occupancy standards of Section 78-401.2(d)(4).
6. Qualifying Occupants. Either the accessory dwelling unit or the principal dwelling on a property shall be occupied by at least one person who meets the following qualifications:
 - a. The person is at least 62 years of age; or
 - b. The person has a physical, mental, or cognitive disability:
 1. As certified by the Social Security Administration, the Veterans Administration, or the Railroad Retirement Board; or
 2. As confirmed in writing signed by a licensed medical practitioner or a practitioner licensed in an allied health field.
 3. This section shall not be deemed to exclude individuals who meet the qualifications above and are able to seek or engage in employment.
7. Parking. There shall be a minimum of one off-street parking space with convenient access to a street for the accessory dwelling unit. The parking shall be in addition to the four required off-street spaces for the principal dwelling.
8. Owner Occupancy. Either the accessory dwelling unit or the principal dwelling shall be occupied by the owner of the principal dwelling.
9. Sale of Property. The accessory dwelling unit shall not be sold apart from the principal dwelling.
10. Applicable Standards. The accessory dwelling unit shall comply with all applicable standards for the principal dwelling.
11. Applicable Code Regulations. The accessory dwelling unit shall meet the applicable code regulations for building, safety, health, and sanitation standards. During reasonable hours upon prior notice, the applicant shall make provisions to allow officials to make the appropriate inspections.
12. Zoning Inspection Permit. Prior to occupancy of the accessory dwelling unit a zoning inspection permit shall be obtained from the Town of Herndon.
13. Conflict Between Standards and Requirements. In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of this chapter or the subdivision ordinance, the standards of this section shall control.

14. Inspection and Review Schedule. The accessory dwelling unit and use shall be inspected and reviewed by the town staff every 24 months from the date of issuance of an occupancy permit, and during reasonable hours upon prior notice the property owner shall make provisions to allow officials to inspect the property.
15. Expiration. The special exception and zoning inspection permit for the accessory dwelling unit shall expire:
 - a. 90 days from the date on which the owner no longer occupies the property. The owner shall notify the zoning administrator at such time as the owner no longer occupies the property.
 - b. Two years from the date of approval of the special exception if required improvements have not been completed.
 - c. One year from the date the use ceased.
 - d. At any time the use does not comply with any of the conditions of approval or the terms of this chapter.
16. Ownership. The Town shall be notified at least 15 days prior to the sale or transfer of the property and an affidavit by the future owner stating that the use of the property shall continue to meet all of the conditions of this special exception shall be provided to the zoning administrator prior to the sale or transfer. If all conditions are not met and so it is not possible to provide such an affidavit, the special exception shall expire upon the date of transfer of title. Upon expiration, all food preparation, equipment, appliances and associated electrical outlets in the accessory unit shall be removed from the property prior to the date of sale or transfer. The owner of the property shall permit inspection of the unit by zoning and building officials prior to sale or transfer to ensure compliance with the conditions of the approved (if it is approved) special exception and with the standards of the Zoning Ordinance.

Commissioner Bettard seconded the motion.

Chairman Burk called for a vote on the motion. The motion carried unanimously, 7-0.

2. COMPREHENSIVE PLAN AMENDMENT, CPA #10-01, DOWNTOWN MASTER PLAN. Amend the Town of Herndon 2030 Comprehensive Plan adopted August 12, 2008, to incorporate by reference a Downtown Master Plan. The plan amendment will also make minor changes to the appropriate plan text (mainly Chapter III: Land Use Plan) in order to reference a master plan. The Downtown Master Plan includes a map of specific planned land use and related information. The general purpose of the plan amendment is to carry out the vision, goals and objectives of the 2030 Comprehensive Plan to encourage a vital downtown with a mix of land uses. The master plan depicts residential, commercial and public uses and parking facilities to support these uses; the plan displays the approximate height and level of density on each block of a core downtown area. The area is similar or equal to areas displayed as Sectors 1, 2 and 3 in the 2030 Comprehensive Plan. 16 block areas are affected; they are located in the center of the Town of Herndon in the general area of Elden Street, Center Street, Vine Street, Lynn Street, Station Street, Spring Street, Pine Street, Monroe Street, Jefferson Street, Jackson Street, Van Buren Street and the Washington and Old Dominion Railroad Regional Park. Downtown Master Plan maps and related information are posted on the Town of Herndon website at www.herndon-va.gov (click on Planning and Zoning and follow links). A descriptive summary of the proposed action is to update plan text and maps to reflect changed conditions and to incorporate land use policy based on the results of a major community planning process. *Deferred from the September 13, 2010, public hearing.*

STAFF COMMENTS:

Dana E. Heiberg, Senior Planner, presented the staff memorandum dated September 30, 2010, which is on file in the Department of Community Development.

Staff recommended deferral of CPA #10-01 until the public hearing of November 1, 2010 to allow staff to continue to analyze the infrastructure issues and the financial issues associated with this plan.

QUESTIONS FOR STAFF:

Commissioner Moses asked for clarification of the “bridge financing” options. He asked if the Town would need a referendum, or if the Town Council could vote to make the decision.

Mr. Heiberg responded, “I don’t know of any requirement...the Town has issued many financing vehicles for years, such as General Obligation Bonds and others. I know the County, of course, always has referenda on their various items, but we have different authorities here at the Town. We also have seven at large Planning Commissioners and seven at large Town Council members, and that’s probably part of the reason.”

Ms. Gilleran added, “There are some of the potential financing plans that we were educated on, but we were not educated on all of the legal requirements, such as doing a Sanitary District. It’s not something, at least to the best of my knowledge, that the Town has done in the past, so I would not want to sit here and say, No, absolutely not, we do not have to do a referendum. In the past, when we have done General Obligation Bonds, such as when we bought the Police Station, and some other various bonded efforts that we’ve had in the Town, we were not required to go out and do any type of referendum. I should mention at this point, that we did receive for the record (and I’ll pass this over to the Recording Secretary) an e-mail from Mr. John Davis at 780 Third Street to be included within the record. He has comments concerning the Cultural Arts Center. At this time, we are not aware of any need for a referendum.”

Vice Chairman LeReche thanked Ms. Gilleran for the background information. He asked for clarification of the example in Reston that Mr. Heiberg had spoken about during his presentation.

Mr. Heiberg responded, “That was the Reston Community Arts Center which was done with a Sanitary District. The name sounds kind of peculiar, but it’s essentially a district to fund a certain public improvement. It doesn’t have to be a sanitary sewer. There is some flexibility in the legislation on that.”

Ms. Gilleran added, “What we’re talking about...we are referring to the Reston Community Arts Center. When we talk about the gap and what the Town may be financing or attempting to assist with; we are not talking the Arts Center. That’s not something, at this time, is anticipated that the Town is going to be building. What we are talking about are other public improvements such as the parking garage, which holds quite a few public/shared parking spaces. We’re talking about undergrounding in the public right-of-way. We’re talking about some additional streetscape improvements, possibly. So, those are really the infrastructure improvements we are discussing. We only mentioned the Reston example, because it shows that the form of financing called a Sanitary District can, in fact, be used for many things that its name would not lead you to believe it is for.”

Mr. Heiberg added, “It is an ad valorem tax, which is a supplemental real estate tax. I believe that the authority allows it to go as high as 25 cents per \$100. That’s what the enabling legislation provides for.”

Ms. Gilleran commented, “That’s not to say that the Town would be looking at 25 cents. Besides, it is a restricted district, as well. It probably wouldn’t be town wide. Again, we haven’t gotten into the details of it, we’ve just been presented with the fact that there are several different ways to, possibly, finance some public improvements.”

CITIZENS' COMMENTS:

From: John Davis [mailto:jocada3@verizon.net]
Sent: Thursday, September 30, 2010 10:12 AM
To: Community Development E-mail
Subject: Town Master Plan - Comment

I will not be able to attend the 4 October planning commission meeting to provide comment for the town master plan. However, I would like to state my opposition to inclusion of a Cultural Arts Center in the plan without the town ever officially conducting a poll of town taxpayers regarding the need for this expense.

As background: For a number of years efforts have been made by a select few to commit Herndon taxpayers to building and operating a Cultural Arts Center. Since 2000 the town has spent something in the order of \$2.5 million for land, studies and designs for this purpose. However, there has NEVER been a referendum or even an official town poll of taxpayers to validate this requirement.

The ONLY polls ever done about this subject were by former councilman Husch. In each poll that he conducted (4 that I am aware of), the overwhelming response was that taxpayers were NOT in favor of building or operating a Cultural Arts Center at taxpayer expense.

Yet, somehow the requirement for a Cultural Arts Center was included in the RFP for a Town Master Plan design. Now, your request for comments states:

"The Herndon Foundation for the Cultural Arts has recently advocated a mixed use building for Block E as an alternative to a multifamily building. The Foundation advocates for a building under condominium ownership, to include a public arts center in the range of 18,000 square feet and an additional 20,000 square feet of privately-owned spaces for offices, studios and other uses. Block E is the current location of ArtSpace at 750 Center Street."

I would like to state my objection to the use of town land or taxpayer funds for a Cultural Arts Center since the town has made no official effort in the past 10 years has ever been made to secure the approval of taxpayers for this purpose. Town taxpayer funds were used (approx. \$2 million) to purchase the land to be used for a Cultural Arts Center, among other things. Therefore, taxpayers have the right to vote on how the property is to be used. Taxpayers need to know why they can't recoup the cost of this land (by sale, or some other use), or whether and how much a 38,000 sq ft building will increase their real estate taxes before agreeing to use of land for this purpose.

John Davis
780 Third St
Herndon, VA 20170
tel. 703 318-8495

Gary Miller of Fortnightly Square stated, "I've been trying to encourage my neighbors to come to the Planning Commission public hearings. It is hard for us to know what input is solicited. I've had trouble, I guess, knowing what financing options are available. What are the pros and cons that have been brought to the Commission? Therefore, what input would actually be considered helpful? I'd just like to help my community and to contribute in whatever way is appropriate. I'm sorry, but I'm at a loss as to finding out what that would be."

Chairman Burk responded, "Based on the information that has been provided to you, you are free to offer your opinion."

Mr. Miller stated, "I appreciate that you are all attentive to my words here, but honestly, I haven't been able to prepare a statement because I've been unable to find information, other than the general master plan options A and B...how to find out what

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the funding options are and the pros and cons or arguments that have been made, perhaps by different analysts and the like.”

Chairman Burk responded, “Quite honestly, we’re in the exploration stage ourselves. We don’t have tons of answers. That’s why we’re continuing this for another month. Any comments are welcome.”

Mr. Miller stated, “How can the public become informed such that their input would be useful?”

Vice Chairman LeReche responded, “How long have you been in Fortnightly?”

Mr. Miller responded, “A year now.”

Vice Chairman LeReche stated, “During the past summer, we’ve had extensive meetings about the Downtown and the design for it, to get and solicit that information. To ask the question, how it’s going to be funded. To see, as a Town, whether or not we support an Arts or Cultural Center or some other venue to help solidify or bring a magnet to the Downtown. That’s all going to cost money. As a replacement, as recommended by the consultants and agreed to by the Committee, we selected a very dense facility right across the street from the bike path. So, these were conscious decisions generated by the process of public hearings, soliciting information and making a choice. Then it came to the Planning Commission level to be discussed in a series of meetings to form a recommendation to forward to Town Council, which we did, and based on the schemes that were developed, we chose Option A. That’s the history, but now it’s come back to us to decide whether or not the Arts Center will be part of it, where the financing will come from and the historic nature of a few building across the street, etc. We are bringing it to public discussion and then we’ll make a recommendation back to the Town Council.”

Mr. Miller responded, “That coincides with my understanding. I’m just wondering if we’re talking about raising \$8.5 million, what our options for doing that are and how it would impact residents like myself.”

Ms. Gilleran responded, “At this point, staff is meeting with, as you heard this evening, Len Wales of Fairfax County. He gave us several ideas of how that might happen; some possibilities that the Town has not used in the past. He also recommended that we go out and obtain the services of a consultant who would be able to tell us what that cost for infrastructure would be. The reason we’re looking at this, and you may have heard this before, the reason we’re looking at the potential for the Town having to take on these costs, perhaps a portion of the parking garage or all of the parking garage or some other public infrastructure, is due to the fact that the current Comprehensive Plan and the current Zoning Ordinance speak to Floor Area Ratio potential of up to 2.5 in the Downtown. We have had developers come in, such as JPI in the past, interested in building 2.0 or 2.5 FAR and the community, in public hearings at that time, found that to be too high density. The new plan, that we did based on public consensus of what people were comfortable with during the various meetings and focus groups, really brought that density down well below 2.0 FAR. As you lower the density, of course, what can be expected of the developers, when it comes to paying for various public improvements, also decreases. Now the Town is looking at how we can fill that gap between the density offset and what the developer will no longer be able to do, and the cost of the public facilities that we need.”

Mr. Miller responded, “I understand that we are still looking at how we are going to fill the gap and/or find bridge funding. I guess the alternatives have not been prepared yet. Is that correct?”

Ms. Gilleran responded, “That is correct.”

Commissioner Burke stated, “I would encourage you and anyone else to attend the work session. You asked for methods of learning and that’s a very good one. There will be one two weeks from tonight in the room next door. They are open to the public. I

don't know if that is generally known. We don't normally generally interact in this manner, but a great deal of substantive information is often imparted at the work session."

Ms. Gilleran added, "I should state that the week before, either the work session or public hearing, the staff sends out and makes available to the public, a staff report or memorandum with the latest material that we have and will be presenting to the Planning Commission at the upcoming meeting. Some information is posted on the Town's website and full staff reports can be obtained by contacting the Department of Community Development and we can e-mail or fax them to you."

Commissioner Jonas stated, "I would like to add that since we don't really have a community newspaper anymore, but on-line there is HerndonPatch.com and they have a lot of great listings about the meetings that are coming up and the issues. They would be a good resource for you as well."

Chairman Burk added, "We have been asked to reconsider the location of a potential Cultural Arts Center, which would occupy the space where the Arts Center is now. The plan that we sent to Town Council, assumed that we sold that to a private developer, which added a significant amount of cash and would have lowered the gap. The gap probably would have still been there but it would have been less of a gap. If we have to consider turning that land over for a facility with no income from it, it increases the gap and that is another reason why we had to look at this again."

Commissioner East asked, "All of the reports that were done for the Downtown by the economic consultants and the traffic consultants, those are all available for public viewing in Community Development are they not?"

Ms. Gilleran responded, "That is correct."

Mr. Heiberg added, "Some of it is on the website, too."

Commissioner East added, "So, behind this effort is a great mass of information that we on the Downtown Master Plan Subcommittee, as well as the Planning Commission and Town Council member refer to. There is a lot of information out there that shows and will lead you through the thinking about how that particular map got developed. What we don't know right now is how to pay for it; the stuff that we might have to pay for; if we have to pay for it."

Commissioner Moses commented, "One of the things that I would like...thank you for coming down and speaking to us...I think there are many more of you out there asking these same questions. Any way that we can get this information out to you would be helpful. This turned out to be a blessing to us. Hopefully, people are watching us and seeing that we have all of this information available and that we are still in the study phase. We are no where close to knowing how we are going to pay for this. So, the Town is looking at many, many options as you heard. I live in this Town the same as you do and if it's going to affect my real estate taxes, I want to know, too. I think that the more people who understand what this is going to cost them or not cost them; what they are going to gain; the benefits of doing it or not doing it, outweighs anything that we can sit here and tell you. We need people like you who are interested in this project. Any time you can tell your neighbors to come and listen to us, the feedback is invaluable to us."

Chairman Burk stated, "We will be having at least one more work session and one more public hearing, and then it goes to Town Council, so there are at least a couple of more public hearings for people to express their concerns."

Mr. Miller asked, "So, what input is solicited at this time if there is one last meeting for public input. With the plan largely in place and the funding unknown, what input is being solicited at this time?"

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Chairman Burk responded, “At this level there will be at least one more meeting, then it will go to the Town Council level. Anything you feel is pertinent...you may think the whole thing is a bad idea.”

Commissioner Moses responded, “You may want to add a place to walk your dog in the plan, etc. It is really an open forum at this point.”

Commissioner East commented, “You may think it is too dense. You may want more open space. Do you think there should be a park? It is what you think about the plan. That’s what we want to hear.”

Vice Chairman LeReche added, “If those decisions are made and there are no income produced, then the Town will be paying for those infrastructures and that gap is going to grow. That is why we got the consultants involved. They came in with no emotional background, political ties or anything else, and gave us a black and white, hard line idea of what was going to work for the least cost to the Town. Now it came back with an undercurrent of concern about what is going to happen with the promise of an Arts Center, which has been in the history of the Town for a decade, if not more. That evaporated, and now there is a bubbling up of this conscientiousness. I urge people to take a look at the Arts Centers or Community Centers that have been developed by Fairfax County in areas like Reston. How much of that was paid for by public funds and with what return? What is the profit margin that these were developed? If there’s an Arts Center you would like to mimic. I’ve used the one in Hunter’s Woods in Reston, but it is going on 50 years old. It was revitalized 15 or 20 years ago, so it had new life. It’s a core of opportunity, a facility, and a gathering place that our Downtown could use. If we don’t have one, we are giving away because the building is sitting there now. I think that is what is coming back as another element that we should look at.”

There were no other citizens’ comments.

COMMENTS FROM THE COMMISSION:

Chairman Burk commented that this application had been deferred until the November 1, 2010, public hearing and asked if a motion was necessary.

Mr. Heiberg responded that he would suggest that the Commission make a motion to continue the item until the next public hearing.

Ms. Gilleran agreed that a motion for continuation would be advised, so that there would be no confusion about whether or not there would be a public hearing next month.

MOTION: Commissioner East moved to recommend continuance of the public hearing and deferral of CPA #10-01, Downtown Master Plan until the public hearing of November 1, 2010.

Commissioner Jonas seconded the motion.

Commissioner East commented, “With all due respect to the research that our capable staff is doing; it’s fairly evident this evening that it’s the bottom line information that we need to make an informed decision and informed recommendation to Council. I’m a little disturbed that it won’t be available for the work session, because as we’ve just got through telling Mr. Miller, that’s where we have our substantive discussions in addition to the public hearing discussions, and I think the last thing that we need at a public hearing is a work session where we debate down to the “nitty-gritty” of different financing options. For each financing option, I can imagine that you would provide the sources and uses. Okay, here is the source of funds and here is how it’s used. This is how this scenario works; this is how General Obligation Bonds work; this is how T.I.F. financing works; this is how a Special Taxation District works. I don’t want to do that in the public hearing, as much as I’d like to do it in a work session and then bring it out in a public hearing. Can you help me out?”

Mr. Heiberg responded, "Certainly. I went at it with the approach of trying to provide the information by your work session, and we will try to do that, but there are procurement steps that I have to walk through in order to meet the requirements of the Finance Department (as laid out in this particular procurement.) Then, to get the firm that is selected to produce and turn around the information. We may be able to do it by the work session, but it's only two weeks, so I think it would be challenging."

Ms. Gilleran added, "We had been hoping to, possibly...once we were able to meet with the County, and that took a little while just because of schedule conflicts, then we were hoping to be able to ride the County contract, but it did not look like that would be possible. So, we do have to go out and do at least four written bids, and we are trying to get those out as soon as possible, now that we've learned that we won't be able to ride the County contract."

Commissioner East commented, "I'm also concerned that, if the first time we get the information is at the public hearing, it will also be the first time that the public gets the information. I don't know about my esteemed colleagues, but I have a reasonable amount of trepidation about getting information (fairly sophisticated, detailed, financial information) on public/private partnership financing, and digesting it all, having a public hearing and voting on it in the same evening. I just don't see how we can do that; expect the public to be likewise as informed and to make informed commentary to the Planning Commission. I just don't see how it happens. I see us, therefore, deferring this one more month. I'm not quite sure how that sits with everybody, but I'm not prepared...as it stands right now, if we don't have a discussion like this at the work session, I'm not going to be prepared to vote on this next month."

Ms. Gilleran responded, "I think staff finds that completely understandable. In fact, when we found out that it was going to take us longer than we had hoped to get a consultant on board to look at this, we were thinking about the fact that you would probably end up having to defer and continue once again."

Commissioner East asked for the date of the November work session.

Commissioner Jonas responded, "November 15 is the work session."

Chairman Burk asked if the motion was for continuance until the November public hearing.

Commissioner East responded, "Yeah, we'll take it up again in November."

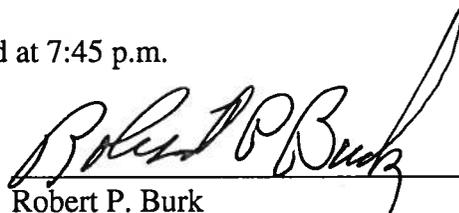
Chairman Burk called for a vote on the motion. The motion carried unanimously, 7-0.

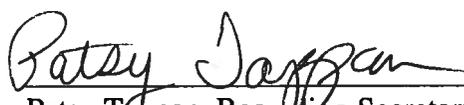
Commissioner East moved to adjourn.

Vice Chairman LeReche seconded the motion.

Chairman Burk called for a vote on the motion. The motion carried unanimously, 7-0.

The Planning Commission adjourned at 7:45 p.m.


 Robert P. Burk
 Chairman, Planning Commission


 Patsy Tappan, Recording Secretary

Minutes Approved: 11/01/2010