

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE THIRTEENTH DAY OF JULY, NINETEEN HUNDRED AND NINETY THREE AT 7:30 P.M. IN THE COUNTY GOVERNMENT CENTER, BOARD ROOM, 101C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Mr. Alexander Kuras, Chairman
Mr. A. G. Bradshaw
Mr. Martin Garrett
Ms. Willafay McKenna
Mr. Wallace Davis
Mr. John Hagee
Ms. Victoria Gussman
Mr. Donald Hunt

ALSO PRESENT

Mr. O. Marvin Sowers, Jr., Director of Planning
Mr. John T. P. Horne, Manager of Development Management
Mr. Leo P. Rogers, Assistant County Attorney
Mr. R. Patrick Friel, Senior Planner
Mr. Trenton L. Funkhouser, Senior Planner
Mr. Larry M. Foster, General Manager of the James City Service Authority

Mr. Kuras stated that he was pleased to announce that he had been informed by an architect that the service he received from Mr. Patrick Friel and the Planning Department was professional and courteous.

2. MINUTES

Upon a motion by Ms. McKenna, seconded by Mr. Davis, the Minutes of the June 8, 1993 Planning Commission meeting were approved, as presented, by unanimous voice vote.

3. DEVELOPMENT REVIEW COMMITTEE REPORT

Mr. Garrett reported that a brief worksession was held prior to this meeting regarding a drainage problem on Case No. S-38-93, First Settler's Landing, Section 2. Mr. Garrett stated that the drainage problem would be resolved to meet the State requirements. Mr. Garrett further stated that Ms. Elizabeth Friel, Senior Planner, would discuss with Code Compliance the occurrence of homes built with crawl spaces below the actual ground level.

Mr. Hagee stated that a conflict of interest would prevent him from participating on Case No. SP-54-93, Kingsmill Golf Course #3/Access Road and Utilities.

Upon a motion by Mr. Garrett, seconded by Ms. McKenna, the Development Review Committee Report was accepted as presented, with Mr. Hagee abstaining from voting on Case No. SP-54-93.

4. CASE NO. Z-5-93. VINEYARDS AT JOCKEY'S NECK.

Mr. Sowers stated that the applicant, Mr. C. Lewis Waltrip, had requested deferral until the August 10, 1993 meeting.

Mr. Kuras opened the public hearing. There being no speakers the public hearing was continued until the August meeting.

5. CASE NO. SUP-24-93. GREENSPRINGS PLANTATION WATER LINE

Mr. Friel presented the staff report (appended) for a special use permit to construct a 12 inch water main along Centerville Road for approximately 6500 feet. The main would be dedicated to and operated by the James City Service Authority. Mr. Friel stated that staff recommended approval with the conditions detailed in the staff report.

Mr. Hagee asked for an explanation regarding eligibility to tie into a water main.

Following a brief discussion, Mr. Sowers offered to meet separately with Mr. Hagee to discuss the matter if he desired.

In response to Ms. McKenna's inquiry, Mr. Friel responded that condition #5 on Case No. SUP-25-93 would be added to the conditions of this case.

Ms. McKenna made a motion, seconded by Mr. Garrett, to approve the additional condition. On a roll call vote, the motion passed: AYE: Bradshaw, Garrett, McKenna, Davis, Hagee, Gussman, Hunt, Kuras (8). NAY: (0).

Mr. Kuras opened the public hearing.

Mr. Ralph Simmons, the applicant, stated that he was available to answer questions.

Mr. Willie E. Richardson, 3313 News Road, questioned if the 30 foot right-of-way was wide enough to install the water line. Mr. Richardson also asked about 150-200 year old magnolia and red oak trees being removed.

Mr. Simmons responded that the water line had been engineered and VDOT had plans to expand the right-of-way to News Road with a gap between News Road and Brick Bat where there are no improvements and there is a questionable right-of-way. VDOT has approved installing the water line within the VDOT right-of-way just two feet off the edge of the 30 foot right-of-way which would put it in the ditch. The right-of-way where VDOT is currently taking the water line is two feet off the new (extended) right-of-way which would put it approximately on top of the existing property lines along Centerville Road. There will be no more cutting of trees than what VDOT is already going to be doing. Mr. Simmons further stated that it is two feet off the right-of-way line towards the centerline of the road within the right-of-way.

Ms. Fannie Trull, 108 Thompson Lane, felt that everyone should be able to connect to it and questioned if everyone on Centerville Road could connect to it.

Mr. Kuras responded that existing houses adjacent to the water line would be able to connect to it.

Following discussion, it was determined that Ms. Trull's property was inside the PSA and could connect to the water.

Ms. Alma Thompson, owner of property from News Road toward Route 5 stated that she understood the line would be solely for Ford's Colony and Greensprings and she would have no right to hook onto the line. It was determined that Mr. Thompson's property was inside the PSA.

Mr. Friel suggested that anyone questioning whether their property was inside the PSA should come to the Planning Division for clarification.

There being no further speakers the public hearing was closed.

Mr. Davis felt he did not have adequate information regarding the right-of-way and the property line and felt a workshop should be scheduled to assist the people who live in that area.

Mr. Garrett suggested that concerned citizens visit the Planning Division to determine if their property is within the PSA.

Ms. McKenna stated that the conditions protect the property owner and the greenbelt and made a motion, seconded by Ms. Gussman, to accept the staff's recommendation of approval with the additional condition.

Ms. Gussman asked how this SUP and the SUP-25-93 (following this case) would be affected if the PSA line were to change in the future.

Mr. Kuras responded that if the PSA line is extended then anything within the new PSA would be able to connect.

Ms. Gussman asked if it would apply to structures existing at this time.

Mr. Friel stated that it would apply to structures existing at this time.

Mr. Horne stated that should the County change the PSA line in an area that has one of these water lines with one of these conditions, to make it consistent with the true policy it would be necessary to amend the condition should we wish to afford the same rights to structures that are in existence at that time as opposed to now. Mr. Horne further stated that it is something that will have to be changed in the SUP condition should the County change the PSA.

On a roll call vote, the motion passed: AYE: Bradshaw, Garrett, McKenna, Hagee, Gussman, Hunt, Kuras (7). NAY: Davis (1).

6. CASE NO. SUP-25-93. CRANSTON'S MILL POND ROAD WATER MAIN EXTENSION

Mr. Friel presented the staff report (appended) for a special use permit to allow the construction of a 12 inch water transmission main located along Cranston's Mill Pond Road for approximately 7800 feet. Mr. Friel stated that staff recommended approval with the conditions detailed in the staff report.

Mr. Friel stated that Mr. Larry Foster, General Manager of the James City Service Authority, was available to answer questions.

Mr. Kuras opened the public hearing. There being no speakers the public hearing was closed.

Ms. McKenna made a motion, seconded by Ms. Garrett, to accept the staff's recommendation of approval. On a roll call vote, the motion passed: AYE: Bradshaw, Garrett, McKenna, Hagee, Gussman, Hunt, Kuras (7). NAY: Davis (1).

7. CASE NO. SUP-2-93. WILLIAMSBURG CROSSING MASTER PLAN AMENDMENT
CASE NO. SUP-3-93. WILLIAMSBURG CROSSING OUTDOOR CENTER OF
AMUSEMENT

Mr. Friel presented the staff report (appended). Mr. Friel stated that the applicant presented a new conceptual plan showing a shift in the orientation of the driving range, the elimination of the go-cart track, skateboard bowl and bumper boats, and the addition of an 18 hole, par 3 golf course.

Mr. Friel stated that staff recommended approval of the special use permit for reasons stated in the staff report.

Mr. Friel reviewed the conditions attached to Case No. SUP-2-93 as stated in the staff report.

Mr. Friel also reviewed the conditions attached to Case No. SUP-3-93 as stated in the staff report.

Mr. Hagee questioned the preservation of trees in the driving range and the mini golf areas.

Mr. Sowers stated that he was not optimistic about the likelihood to preserve the trees but it would depend upon the grading plan at the time of development review.

Mr. Friel stated that the condition required the justification for removal of trees in that area.

Mr. Garrett questioned how much glow could be seen from the lights of an 18 hole golf course and driving range at the intersection of Route 199 and South Henry Street and how it compared with a shopping center.

Mr. Friel responded that the glow would be very visible and more intense.

Mr. Garrett further questioned the glow that could be seen from Druid Hills, Indigo Park and Birchwood Subdivisions.

Mr. Friel responded that the glow would be similar to that from the Mid County Park Recreation Center and could probably be seen from those locations.

Mr. Garrett stressed that the glow would impact a good size environment and not confined to the site.

Mr. Friel agreed that the glow could be seen from a wide area.

Mr. Garrett felt the glow would affect the amenity of an area that the County wishes to maintain.

Mr. Hagee asked what provisions were made for the glows from Mid County Park.

Mr. Friel stated that the lights at Mid County Park are permitted by right and are installed by lighting professionals and are aimed to light the field. Mr. Friel further stated that back lighting is controlled with baffles.

Mr. Kuras opened the public hearing.

Mr. Alvin Anderson briefly discussed and asked the Commission to compare the impacts of the proposed interim use and its intensity to the currently permitted uses of 300,000 additional square feet of commercial space and its intensity.

Mr. Anderson stated that the proposed lighting for the driving range for the tee area would be solely and wholly from behind the tee area and all of the lighting on the project would be subject to design review and all of the lighting would have baffles with the lighting for the tee area to be at a higher level than the lighting for the par 3 golf course.

Mr. Anderson referred to the lighting at the Mid County Park (adjacent to Steeplechase Apartments and across from The Meadows Subdivision) and at the James City County/Williamsburg Recreation Center (adjacent to Longhill Woods Subdivision) where, he stated, the light poles were virtually on top of the property line. Mr. Anderson further stated that the existence of the park and the lighting fixtures did not have any material or adverse effect on the construction and marketing of the new homes in Longhill Woods.

Mr. Anderson stated that the proposal was consistent with the Comprehensive Plan, compatible with the adjacent development, and the lighting was virtually identical to that which government itself used immediately adjacent to the Longhill Woods Subdivision where homes were constructed, marketed, and occupied in very short order.

Mr. Anderson stated that the developer listened to the comments of the Planning Commission and the public. He has eliminated the go cart track, the pool for the bumper boats and the skate board bowl, as well as totally reorienting the driving range away from Route 199. Mr. Anderson asked for favorable consideration of the special use permits.

Mr. Calvin Davis in discussing the high lighting stated that the baffle system in the 15 acre driving range area would be exactly what it would have been had it been a shopping center built in the same location. Mr. Davis also stated that on the par 3 site, all the lighting is on the side of the proposed golf holes pointing away from the property line and below the tree line. Mr. Davis stated that 15 acres of heavy lighting is involved and the remaining portion of the 46 acres is directed away from the property.

Mr. George Wright, President of the Historic Route 5 Association and Chairman of its Coordinating Council, which represent property owners, developers and businesses along John Tyler Highway and who resides at 148 Cooley Road stated that modifications proposed to satisfy the Commission's objection at the May 11, 1993 meeting still leave local residents with the prospect of 40 foot high brilliant lights, operation until midnight, and basically a change in the character of the neighborhood. Mr. Wright further stated that retail development allowed under the ordinance would not require ballpark lights, nets, speakers on poles, and operation after most working people have retired for the night. Mr. Wright wished that the County and Mr. Davis could reach an agreement that allows him to realize his investment in the shopping center and could not accept the interim circus atmosphere until something better comes along. Mr. Wright felt that the county and the city have many recreation facilities for people of all ages. Mr. Wright stated that the Historic Route 5 Association does not want an amusement park, or anything like it, at Williamsburg Crossing.

Mr. J. Carey Minor, 4 Corbin Close, Chairman of the Golf Sub-committee for the Chamber of Commerce, stated support of the driving range and par 3 golf course. Mr. Minor stated that the proposed golf and practice facilities at Williamsburg Crossing met all of the golf committee's criteria for promoting golfing opportunities in the Greater Williamsburg Area.

Mr. Louis E. Catron, 413 Mill Neck Road, in Williamsburg, stated concern regarding increased traffic since the shopping center was built, numerous occasions of near misses of speeding cars through the residential area, numerous complaints of the city's imposition of a 25 mph speeding limit in the residential area, and boom box automobiles in the area. If this facility is open until midnight Mr. Catron felt the increase in traffic would be highly detrimental to the residential areas. Mr. Catron felt that what is done at this shopping center would have a wide span of influence and for those who wish to preserve their way of life in a residential area this is an intrusion and he asked the Commission to deny the proposal.

Mr. John T. Kellogg, 114 Winston Drive, stated that several very strong arguments were made against the original plan and that the resubmitted plan had a few modifications with only some of the nuisances diminished. However, still existing are the 50 foot nets, the lights, the hours of operation and noise from activity. Mr. Kellogg felt to citizens and tourists an amusement park could be considered inappropriate, a nuisance or an eyesore; to prospective home buyers in the area it may be considered a nuisance and effect property values and tax revenues for the County. Further, Mr. Kellogg stated that Commissioners had pointed out that this proposed development does not fit in with surrounding development. Mr. Kellogg pointed out that 600 petitioners have already said that this is not the type of commercial development for this location.

Mr. Carl Dolmetsch, 108 Hermitage Road, Canterbury Hills, commented on the changes since building his home in 1960. Mr. Dolmetsch stated that he lives in a residential community and tolerates Williamsburg Crossing Shopping Center but to have anything more in the community is an abomination.

Mr. John Brendel, 115 Winston Drive, read a letter from his neighbors, Mr. and Mrs. Edward Steel, opposing the amusement center. Mr. Brendel stated that the proposal is surrounded by residential neighborhoods and felt they deserved to maintain their present lifestyles. Mr. Brendel said they do not want the noise, traffic, lights on until midnight, nor a 50 foot net across the back of his property. Mr. Brendel asked that the application be denied.

Ms. Lydia Brown, 145 Winston Drive, a prospective buyer, stated opposition to the proposal.

Ms. Harryette von Dubell, 107 Kathryn Court, stated that this facility was not needed in Williamsburg and the developer should not be encouraged.

Mr. Shirley Robertson, 105 Oxford Road, asked for a show of hands for this recreation plan (0) and for those who recommend denial (many).

Ms. Sarah Eckhouse, 103 Powie Circle, took issue with the developer's claim that property values had increased in the areas adjacent to the County recreational facilities. Ms. Eckhouse felt that the proposed changes made the lighting worse because the lights will be shining in backyards. Ms. Eckhouse also felt that the very hours that the amusement center would be in use are hours that homeowners would want to use their backyards.

Ms. Kathy Gill, 141 Winston Drive, opposed the facility because of the wildlife and the beauty of the woods and fields that would be disturbed. Ms. Gill asked that we keep Virginia green.

Mr. Robert L. Hurley, 406 Mill Neck Road, stated that the proposal was an outrage and spoke of the noise, traffic and glare that exist at the intersection at this time. Mr. Hurley did not see the need for another golf course.

Mr. David Thompson, who resides in Winston Terrace as does his mother, spoke in opposition to the proposal. Mr. Thompson stated that Winston Terrace was a neighborhood of affordable housing. Mr. Thompson said that residents are dependent upon the Commission to protect the neighborhood environment. Mr. Thompson expressed hope that the developer would realize a return on his investment but that sometimes it takes time to realize a return.

Mr. Emeric Fischer, 110 Druid Drive, asked that the environment be protected and questioned if an environmental impact study should be performed.

Ms. Suzanna Fiederline, Jamestown Farms, asked if the developer had considered granting the property to the County for a park, receiving a tax write off and perhaps naming the park for the developer.

Ms. Elizabeth McKenna, homeowner in Winston Terrace, stated that she grew up in Indigo Park, lived in the area all her life, and purchased her home in Winston Terrace to enjoy the character of the community. Ms. McKenna felt this venture would be an intrusion upon the character of the community. Ms. McKenna also questioned the level of commitment of the developer should trouble develop inasmuch as it is an interim use. Ms. McKenna also felt the lighting could impact the aesthetics as well as the environment.

Mr. Carl Moody, Druid Hills, felt the area was inappropriate for an amusement center.

There being no further speakers, the public hearing was closed.

Mr. Garrett read his comments (appended) regarding local governments' responsibility to act as intervenors, to reduce the impact of unacceptable side effects on themselves, neighbors of projects, on the community and its functioning, and on the environment where it is affected. Mr. Garrett stated that the purpose of the special use permit is to prevent including or excluding many types of development in any particular zoning district and to

provide the Commission, the Board of Supervisors, and developers, the flexibility of adding uses not specified in the ordinance, so long as the use is consistent with good planning. Mr. Garrett further stated that it has been the intent of the Commission, the Board of Supervisors, and the understanding of the community, that Williamsburg Crossing should be developed as a retail center which is why it was zoned B-1. Outdoor centers of amusement and outdoor sports facilities can be permitted in the B-1 district with a special use permit, but the recreational use must be consistent with surrounding neighborhoods. Mr. Garrett stated that this proposal with 46 acres of recreational area, most of which would be well lighted until 12 P.M. throughout most of the year, is not, in his view, consistent with the intended use of the parcel, and it is not consistent with the surrounding area or the Comprehensive Plan.

Mr. Garrett made a motion, seconded by Ms. McKenna, that staff recommendation of approval be denied.

Ms. Gussman agreed with Mr. Garrett's remarks. Mr. Gussman felt that statements made by members of the public about honesty, dishonesty, greed, and business people, were unfortunate remarks and should not reflect the Planning Commission's feelings about the business community. Ms. Gussman complimented Mr. Calvin Davis on the success of the Williamsburg Shopping Center, and the resubmittal which was greatly improved over the original. However, Ms. Gussman stated that the location was ill-suited for the proposed use because Route 5 is a critical entry corridor for the Williamsburg area and its intersection with Route 199 is highly conspicuous. Ms. Gussman felt that people arriving here from Richmond might think they were in Virginia Beach instead of Williamsburg upon seeing the facility. Also, Ms. Gussman felt the neighborhood impacts were too great with the current proposal.

Ms. Gussman stated that she had no objection to metal halide light it that she felt is was a more natural lighting. Ms. Gussman reiterated Mr. Garrett's point that the area is zoned for business and is envisioned that it will be a business, office or retail development in the future.

Mr. Hunt stated that the development had addressed his concerns regarding the noise levels and would support the proposal.

Mr. Bradshaw felt the staff had worked diligently to work out what was most objectionable in the previous submittal and would support the staff recommendation.

Mr. Hagee felt the developer had resolved his concerns and that visually, without the lighting, that the neighbors would be extremely satisfied. Mr. Hagee stated that this development would be more attractive than a loading dock and the traffic is more attractive than tractor trailers which would create more noise and would be more offensive than a golf course. Mr. Hagee said he would like to look into the lighting situation and others agreed. Mr. Hagee stated that he would not vote in favor of denying the request at this point.

Mr. Davis talked about the noise generated from the Druid Hills pool but also noted the increased traffic in the proposal.

Mr. Kuras stated that he had mixed feelings. Mr. Kuras stated that the country was built on private property rights and development and hoped that Mr. Davis made a reasonable profit from his investment. Mr. Kuras stated that anyone who buys land adjacent to business property knows that there will be some impact. Mr. Kuras felt it would neither increase nor decrease property values. Mr. Kuras further stated that a County goal is to increase

commercial development which would impact the tax base, but because this property is too intensely developed he could not support the proposal.

Mr. Kuras made a motion, seconded by Ms. Gussman, to amend the condition to permit metal halide lights in the active sports areas. On a roll call vote the motion passed: AYE: Bradshaw, Garrett, McKenna, Davis, Hagee, Gussman, Hunt, Kuras (8). NAY: (0).

Ms. McKenna spoke on the surrounding residential area which she described as an area where children play out in the yards, where families barbecue at night, where families enjoy their neighborhood pools, and a real outdoor life. Ms. McKenna stated that the impact that the homeowners in the area have not expected from commercial zoning is the type of noise that the project would generate and also referred to the lights, and the 50 foot net. Ms. McKenna further stated that she could not support this project but felt that it would be developed in the future in the way that it was expected to be developed.

On a roll call vote to recommend denial of Case No. SUP-2-93 and SUP-3-93, the motion passed: AYE: Garrett, McKenna, Davis, Gussman, Kuras (5). NAY: Bradshaw, Hagee, Hunt (3).

Mr. Sowers stated that these cases are scheduled to go to the Board of Supervisors on August 2, 1993. Mr. Sowers suggested that the office be called prior to this date to confirm this schedule.

Mr. Sowers stated that on July 19, 1993 the Board is scheduled to consider another case involving this property for 198 multi-family dwelling units.

Mr. Garrett asked that thorough comments of the Commissioners be sent to the Board of Supervisors.

8. CASE NO. Z-4-93. NEWS ROAD REZONING/FANNIE NEWS

Mr. Friel presented the staff report (appended) for rezoning approximately 89 acres from R-8, Rural Residential to R-2, General Residential, to allow the development of a cluster subdivision with a density of up to 2.5 units per acre, as proffered, and approximately 220 units. Mr. Friel stated that staff recommended approval of Case No. Z-4-93 for reasons stated in the staff report.

Mr. Kuras opened the public hearing.

Mr. Alvin Anderson concurred with the staff recommendation and asked the Commission to recommend approval.

Mr. Myrl Hairfield, agent for the estate of Fannie News, concurred with the staff report and stated appreciation for the staff's diligence in working with him in developing what he felt was an appropriate plan under the cluster section of the ordinance.

Mr. Hairfield stated Norman Mason and Vaughan Rinner with the firm of Langley & McDonald were present to answer questions.

There being no further speakers the public hearing was closed.

Mr. Bradshaw made a motion, seconded by Mr. Hunt, to accept the staff recommendation of approval.

Ms. Gussman stated that this proposal encompasses all that could possibly be done, including a proffer to perform an archaeological study, and that she would support the motion.

On a roll call vote, the motion passed: AYE: Bradshaw, Garrett, McKenna, Davis, Hagee, Gussman, Hunt, Kuras (8). NAY: (0).

9. SITE SELECTION FOR JAMES CITY COUNTY LIBRARY

Mr. Sowers presented the staff report (appended) regarding the location of a second library building in the Norge/Lightfoot area. Mr. Sowers stated that staff recommended that the Planning Commission endorse the Norge/Lightfoot area, which the Site Selection Committee recommended and was endorsed by the Library Board.

Mr. Garrett felt the library personnel would know best where the library should be located.

Ms. Gussman, Planning Commission representative on the committee, stated that on occasion in the past the Commission has not had the opportunity to review a location until it had been almost decided; however, this would allow the Commission to voice any serious problems they might have with this general area.

Mr. Garrett questioned the possibility of having a library building located in an area with little population in the event the County does not grow in the Norge/Lightfoot area.

Ms. Gussman responded that the selection of this location provides adequate separation from the main library yet will likely be able to find a site of suitable size to enable future growth of the satellite branch. It is also distributed so that additional branches could later on be spaced in a way to serve other sectors of the County. Also, having the site at the upper end of the County draws away from the center and the accompanying congestion.

Mr. Garrett felt the bigger the library the better and this might spread out the facility.

Ms. Gussman stated that there are plans to expand the downtown library in addition to branches.

Ms. Sowers stated that this is part of an overall effort to determine first, what can be accommodated downtown and to plan for an expansion of the existing library and, depending upon the outcome of the study, determine the nature and size of the proposed County facility.

Ms. McKenna made a motion, seconded by Mr. Davis, to endorse the Norge/Lightfoot area for the library. The motion passed by unanimous voice vote.

10. DESIGN IDEAS AND SUGGESTIONS BOOK

Mr. Funkhouser presented the staff report (appended) for a design ideas and suggestions book that would illustrate the various aspects of design that should be encouraged in James City County. Mr. Funkhouser stated that staff recommended that the Planning Commission

discuss the merits of developing a general Development Ideas and Suggestions Book and direct staff as to if and how the Commission would like staff to proceed.

Ms. McKenna felt such a book would be valuable to the development community as an assistance in meeting the County's expectations. Ms. McKenna felt it would provide subtle suggestions that would likely be followed by developers in an effort to receive timely project approval. Mr. McKenna felt it would reduce cost as illustrations would be available and therefore eliminate the necessity for consulting with others to develop those for them.

Mr. Bradshaw asked how the general public would be assured that the book is not an architectural review board and it is not mandatory.

Ms. McKenna stated that the book would not have force behind it but are suggestions. The book would be used by the Planning Department in discussions with developers and by the Planning Commission in reviewing particularly the developments before the Development Review Committee as they are dealing with specifics of the plans.

Mr. Garrett pointed out a need for input from developers.

Mr. Sowers suggested that the Commission have a representative of the Development Review Committee on the Committee.

Mr. Garrett agreed to serve on the Committee.

The Commission directed staff to proceed with the development of a Design Ideas and Suggestions Book and to keep the Commission informed of its progress.

11. PLANNING DIRECTOR'S REPORT

Mr. Sowers asked that the Commission direct staff according to State law to forward an amendment to the Zoning Ordinance to add a "non-emergency medical transporting facility" as a listed use in the MU, B-1 and M-1 Districts.


Mr. Kuras made a motion, seconded by Ms. Gussman, to proceed with the stated amendment to the Zoning Ordinance. The motion passed by unanimous voice vote.

12. ADJOURNMENT

There being no further business, the July 13, 1993 Planning Commission meeting adjourned at 10:00 P. M.



Alexander C. Kuras, Chairman



O. Marvin Sowers, Jr., Secretary