

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
AGENDA FOR REGULAR MEETING
DECEMBER 17, 2018
7:00 PM**

COUNTY EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 N. THIRD STREET, ST. CHARLES, MO 63301

**TENTATIVE
AGENDA**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS

I. REZONING REQUEST AND PRELIMINARY PLAT FOR AUDEN PRAIRIE - WILSON ROAD

Application: RZ18-12 & PRE18-19

Owner: Wilson T&B, LLC

Developer: J S Clement Construction, LLC

Current Zoning: A, Agricultural District (5-acre minimum lot size)

Requested Zoning: RR, Single-Family Residential District (3-acre minimum lot size)

Number of Lots: 16

Parcel Size: 51.18 acres

Location: On the west side of Wilson Road, approximately 800 feet northwest of Lakeway Drive; near Broemmelsiek Park

Council District: 2

Parcel Account Nos.: 597450A000 and 597450B000

II. CONDITIONAL USE PERMIT REQUEST - 4431 HIGHWAY P

Application: CUP18-17

Owner: James Smarko

Applicant: Loyal Order of Squirrels

Property Zoning: A, Agricultural District

Use Requested: Private Club

Parcel Size: 10.00 acres

Location: On the north side of Highway P, approximately 500 feet southwest of Flint Hill Drive; near Flint Hill

Council District: 1

Parcel Account No.: 293341A000

PLATS

SEE PRELIMINARY PLAT FOR AUDEN PRAIRIE ABOVE

TABLED ITEMS

NONE

APPROVAL OF MINUTES FROM THE NOVEMBER 21, 2018 REGULAR MEETING

Documents:

[11.21.18 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. 2030 MASTER PLAN DRAFT: REVIEW AND RECOMMENDATION

ADJOURNMENT

INCLEMENT WEATHER: In case of inclement weather, please call (636) 949-7335 after 3:00 PM on the day of the meeting to be informed of the status of the meeting.

MINUTES OF REGULAR MEETING

ST. CHARLES COUNTY PLANNING AND ZONING COMMISSION

DATE: NOVEMBER 21, 2018

TIME: 7:00 P.M.

PLACE: COUNTY EXECUTIVE BUILDING
300 N. THIRD ST.
THIRD FLOOR COUNCIL CHAMBERS
ST. CHARLES, MO 63301

MEMBERS PRESENT: Gary Griffin; Kevin McBride; Kevin Cleary; Roger Ellis; Jim Leonhard; Craig Frahm; Robert McDonald; and Mike Klinghammer, County Councilman

MEMBERS ABSENT: Tom Kuhn

STAFF PRESENT: Ellie Marr, Senior Planner; Ardita Roark, Associate County Counselor; and Jhimae Brock, Recording Secretary

SPEAKERS:

CUP18-15: Michael Koehneman, applicant; Teresa Waddington, 4521 Killdeer Drive, Augusta, Missouri

CUP18-16: Brad Goss, applicant's representative, SmithAmundsen, LLC

PRE18-17: Dominic Lickteig, property owner; John Dyer, 3670 Dyer Road, O'Fallon, Missouri,

PRE18-18: None

CALL TO ORDER

Chairman Roger Ellis called the meeting to order at 7:00 PM. Following the Pledge of Allegiance, Chairman Ellis welcomed the audience; explained the procedures for speakers; and explained the functions of the Planning and Zoning Division, the Planning and Zoning Commission and the County Council. He explained to the audience that the Planning & Zoning Commission will make a recommendation on applications heard during the meeting, which will then be submitted to the St. Charles County Council for their final decision. Public comment on conditional use permit applications will be taken during tonight's meeting, and at the County Council meeting on Monday, December 17, 2018. Public comment on conditional use permit applications will not be taken at any meeting of the County Council held thereafter.

Chairman Ellis introduced the following documents into the record: The Unified Development Ordinance of St. Charles County (UDO), including zoning maps; and the Year 2025 Master Plan for St. Charles County, which includes the Year 2025 Future Land Use Plan Map.

CHANGES TO THE AGENDA

NONE

PUBLIC HEARINGS

I. CONDITIONAL USE PERMIT REQUEST – 245 TERRY RD

Application: CUP18-15
Owner: Sunflower Hill, LLC
Applicant: Michael Koehneman
Property Zoning: A, Agricultural District, with Floodway
Fringe Overlay District
Use Requested: A Restaurant
2025 Land Use Plan: Recommends Agricultural-Tourism Uses
Parcel Size: 17.39 acres
Location: On the southwest corner of the of intersection
of Terry Court and Terry Road
Council District: 2
Parcel Account Nos.: 189000D000 & 189000C000

Ellie Marr, Senior Planner, described the zoning of the subject property, the surrounding zoning, and the 2025 Future Land Use Plan. The applicant is requesting a Conditional Use Permit to operate a restaurant in association with an existing conditional use (event center) that was granted under CUP17-10. Ms. Marr stated that the facility has a commercial kitchen that is currently used for events held there, and the applicant is proposing to make use of this facility by opening a café. The café would provide a limited breakfast and lunch menu while incorporating produce from the farm. She stated that County Staff has already reviewed the applicant's site plan from CUP17-10. Everything is in order and the submitted concept plan shows adequate parking. The applicant has been operating under the existing conditional use permit, and everything has been in conformance with St. Charles County Ordinances.

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval of the application as conforming to the criteria of Section 405.410.B. of the County Code and subject to the following conditions:

1. An updated site plan in substantial conformance with the approved CUP concept plan, and indicating compliance with all applicable UDO requirements and these conditions shall be submitted to and approved by the Department of Community Development prior to any construction activities.
2. No more than ninety-nine (99) guests shall be allowed in the event center building at any time.
3. The restaurant/café shall not open to customers prior to 7 a.m. and shall close no later than 5 p.m.
4. No conditional use shall be active until all conditions of the approval have been met.

For the record, staff did not receive any written communications regarding this application.

Chairman Roger Ellis asked if the Commission had any questions for the Planning & Zoning staff.

Kevin Cleary asked if the conditional use permit request negates CUP17-10 or is it an addition to it.

Ellie Marr responded that this conditional use permit request requires an additional conditional use permit. Therefore, they are required to come back before both the Planning & Zoning Commission and the County Council for approval.

Chairman Roger Ellis asked if the Commission had any further questions for staff. Seeing none, Chairman Ellis opened the public hearing and asked the applicant to come forward.

Michael Koehneman, Karen Koehneman, and Dylan Louis, were sworn in.

Michael Koehneman stated that after the conditional use for the event center was granted under CUP17-10, they had an area cordoned off to sell produce that has become a community gathering place. The commercial kitchen is next door, and they would like to open a coffee shop during the morning hours and serve coffee and a limited breakfast menu. He stated that for the afternoon, they would like to serve food items from their farm for lunch. It will be more like a café rather than a full restaurant, and they envision having four tables inside and a couple of tables outside.

Chairman Ellis asked Mr. Koehneman if they will sell alcohol.

Michael Koehneman responded that they will only sell alcohol if they are granted a liquor license.

Chairman Ellis asked if there were any further questions for the applicant. There being no further questions, Chairman Ellis asked if anyone from the audience wished to make public comments on this application.

Teresa Waddington, 4521 Killdeer Drive, Augusta, Missouri, was sworn in. Ms. Waddington is in support of the conditional use permit request. She stated that Sunflower Hill Farm is an incredible addition to the area, and the café will be a compliment to their business.

There being no other speakers from the audience, Chairman Ellis closed the public hearing and called for discussion from the Commission.

Gary Griffin stated that he was familiar with the area of the subject property, and the improvements that have been made to this property are fantastic. He stated that there aren't any nearby restaurants that serve breakfast in this part of the County. He and believes the applicant's business would be very successful, and would be a great addition to St. Charles County.

Kevin Cleary stated that he thinks that the proposed café would be a natural evolution under the existing CUP, and he thinks it makes sense for the applicant to add the proposed café.

There being no further discussion, Mike Klinghammer made a motion to recommend approval of Application No. CUP18-15, subject to the staff recommended conditions. Craig Frahm seconded the motion.

The vote on the motion was as follows:

Gary Griffin	- Yes	Kevin McBride	- Yes	Kevin Cleary	- Yes
Roger Ellis	- Yes	Jim Leonard	- Yes	Craig Frahm	- Yes
Robert McDonald	- Yes	Mike Klinghammer	- Yes		

Application No. CUP18-15 was recommended for **APPROVAL**, subject to conditions.

The Vote Count was 8 Yeas, 0 Nays, and 0 Abstentions.

II. CONDITIONAL USE PERMIT REQUEST - 1042 SOUTH POINT PRAIRIE RD

Application: CUP18-16
 Owner: Greystone Holdings, LLC
 Applicant: Maple Leaf Holdings, LLC, c/o Brad Goss
 Property Zoning: C2, General Commercial District
 Use Requested: RV and Boat Storage
 2025 Land Use Plan: Recommends future Commercial Use
 Parcel Size: 9.90 acres
 Location: On the east side of South Point Prairie Road,
 Between I-70 and Interstate Drive; adjacent to
 the City of Wentzville
 Council District: 2
 Parcel Account No.: 730440A000

Ellie Marr, Senior County Planner, described the zoning of the subject property, the surrounding zoning, and the 2025 Future Land Use Plan. The applicant is proposing a 110 stall boat and recreational vehicle storage lot. The applicant is asking for a gravel parking surface for the proposed lot, but that would be subject to approval from the Planning and Zoning Director at the time of site plan approval. The proposed storage lot will be located on the northern portion of the property. There are residential homes located to the south of the subject property, which would be buffered from the proposed use by an existing mature tree line that is located on the northern right-of-way line of Interstate Drive.

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval of this conditional use request for a Boat and RV Storage lot be approved, subject to the following conditions:

1. A site plan in conformance with the attached concept plan must be submitted to and approved by the St. Charles County Community Development Department.
2. All recreational vehicles and boat trailers stored outdoors must remain currently licensed and in road ready condition.
3. Any existing trees within twenty feet of a street right-of-way, and within twenty feet of the west property line, shall remain in place, except to meet sight distance requirements for the driveway.

4. As a precondition for site plan approval, any County Ordinance violations must be abated, and any outstanding County permits must be obtained before the County may issue site plan approval.
5. No conditional use shall be active until all conditions of the approval have been met.

For the record, staff received one letter with comments from the City of Wentzville, one letter of opposition, and one letter from the applicant regarding this application.

Chairman Roger Ellis asked if the Commission had any questions for Planning & Zoning staff.

Gary Griffin asked how the proposed site would impact future development for the City of Wentzville.

Ellie Marr responded that The City of Wentzville's letter listed several recommendations regarding the entrance, pavement, landscaping, public sewer service, lighting, and the existing tree line. She stated that the applicant will have to meet all County Ordinance requirements for this development.

Chairman Ellis asked how the proposed site would impact the current roadway project at South Point Prairie Road.

Ellie Marr responded that the applicant plans to extend the existing roadway to South Point Prairie Road. South Point Prairie Road will become David Hoekel Parkway from the bridge area up to the South Service Road. County staff does not anticipate there being any right-of way requirements or improvements being necessary for the proposed storage lot.

Chairman Roger Ellis asked if the Commission had any further questions for staff. Seeing none, Chairman Ellis opened the public hearing and asked the applicant to come forward.

Brad Goss, applicant, was sworn in. Mr. Goss stated that the subject property is approximately 6.27 acres, and the overall site is 9.77 acres. He stated that the remaining 3.50 acre parcel to the southwest is not included in this application. He stated that his client, Maple Leaf Holdings, is only purchasing 6.27 acres of the parent parcel. County staff has accepted the boundary surveys and legal descriptions that have been submitted for that 6.27 acre portion of the subject property. Mr. Goss stated that existing conditional use permits that have been granted for this property include the following:

1. CUP 273 for a dwelling and warehouse in a completely enclosed dwelling, approved on May 19, 1988; and
2. CUP 25317 for self-storage or mini warehouses, and boat sales, approved on April 28, 2014, which were not developed and have therefore expired; and
3. CUP17-01 for a 125-foot tall cell tower, approved on April 5, 2017.

The current owner also operates a general contracting service business relating to building, electrical, heating and cooling, painting, and plumbing, which is allowed by right in the C2 Zoning District.

Brad Goss addressed the current zoning of the subject property, the submitted boundary survey, and the boundary adjustment survey. He stated that that the Glenhurst Subdivision is located to the south of the subject property. They recently presented this proposal to the Glenhurst Subdivision Homeowners Association during their meeting, where they were able to address questions that residents had regarding the proposed development, and address their concerns. He stated that they were concerned about the tree buffer located to the south, and they were pleased to hear that the tree

buffer would remain in place. The residents of the Glenhurst Subdivision have been living with the nearby storage facilities and they recognize the need for additional boat and RV storage lots in this area. Mr. Goss reviewed the preliminary concept plan with the Commission members, and pointed out the where the access driveway to the storage lot would be located. He stated that the entrance will be gated, and the lot will be surrounded by a 6-foot tall black, vinyl-coated chain link fence. The fencing along South Point Prairie Road will be a wrought-iron fence. They will conform with all County Ordinances requirements regarding stormwater detention and water quality protections. The landscape plan includes 3 trees and 12 bushes, which meets the County's landscaping requirements. The existing tree line will remain, and it is included on the preliminary concept plan.

Gary Griffin asked if the intended use is specifically for boat and RV storage, and not for sales.

Brad Goss responded in the affirmative.

Kevin Cleary asked if the residents had any concerns about the parking lot being gravel rather than paved.

Brad Goss stated that they did not express any concerns regarding the parking lot. He stated that he spoke with Robert Myers, Director of Planning and Zoning, and told him that they plan to have a gravel lot. They will provide dust suppression if that is deemed necessary. Mr. Goss stated that with this type of storage facility there will be expensive vehicles being stored on the lots, and people will drive slowly. Therefore, there will not be a lot of dust residue. He stated that they will comply with whatever the County requires.

Mike Klinghammer asked about the applicant's plans for signage.

Brad Goss responded that they haven't completed a detailed plan for signage, but he believes that it will be a pole sign. He stated that it will not be elaborate, but they would like to have a presentable entrance to the facility. Mr. Goss added that if there are any concerns regarding sanitary sewage disposal, there will not be any requirement for sewage disposal for this storage lot.

Mike Klinghammer asked if there was a lighting plan, and if it complies with the City of Wentzville's lighting regulations.

Brad Goss responded that the County requires shielded lighting. They will also have security lighting that will comply with County requirements.

Chairman Ellis what the intended use for the existing buildings is.

Brad Goss responded that the existing buildings are to be used for storage.

Craig Frahm asked if someone currently lived in the residence on the property.

Brad Goss responded in the affirmative. He stated that the current resident will continue to live on the subject property. In the other buildings there is a business that stores materials for foundation repairs, and another business that stores materials in connection with construction for land disturbance. Those buildings are currently under lease.

Chairman Ellis asked if there were any further questions for the applicant.

There being no further questions, Chairman Ellis asked if anyone from the audience wished to make

public comments on this application. There were no speakers.

Chairman Ellis then closed the public hearing and called for discussion from the Commission.

There being no further discussion, Gary Griffin made a motion to recommend approval of Application No. CUP18-16, subject to the staff recommended conditions. Robert McDonald seconded the motion.

The vote on the motion was as follows:

Gary Griffin	- Yes	Kevin McBride	- Yes	Kevin Cleary	- Yes
Roger Ellis	- Yes	Jim Leonard	- Yes	Craig Frahm	- Yes
Robert McDonald	- Yes	Mike Klinghammer	- Yes		

Application No. CUP18-16 was recommended for **APPROVAL**, subject to conditions.

The Vote Count was 8 Yeas, 0 Nays, and 0 Abstentions.

PLATS

I. PRELIMINARY PLAT FOR NOELLE LANE ESTATES - NOELLE LANE

Application: PRE18-17
Owners/Developers: Dominic and Emily Lickteig, and Ryan and Rachel Blassie
Property Surveyor: Janes Surveying
Current Zoning: A, Agricultural District
Parcel Size: 16.90 acres
Number of Lots: 2
Location: On the southwest corner of the intersection of Eisenbath Road and Noelle Lane
Council District: 1
Parcel Account Nos.: T180200038 and T000200124

Ellie Marr, Senior County Planner, described the zoning of the subject property, the surrounding zoning, and the 2025 Future Land Use Plan. The property currently consists of 16.9 acres. The proposed plat divides the 16.9-acre parcel into 2 lots. Lot #1, (Parcel T180200038) is 6.0 acres and Lot #2 (Parcel T0002000124) is 10.9 acres. The property is zoned A, Agricultural District with both lots conforming to the minimum 5 acre lot size requirement. Ms. Marr stated that one of the applicants applied for a building permit but the subject property requires platting in order to do so. Consequently a preliminary plat was required. The property is not currently adjacent to or near any water or sewer service. Individual well and wastewater treatment systems will be required. A drainage area is located on the southern portion of both lots and will require that a 25-foot vegetated buffer be maintained. Access is via a privately maintained roadway, and membership of the Noelle Lane Homeowners Association will be required. She stated that the Highway Department prohibits access from Eisenbath Road. The School District will not bring busses down Noelle Lane, but will pick up students on Eisenbath Road.

The Planning and Zoning Division recommends that the Planning and Zoning Commission approve the preliminary plat for the re-subdivision of 3181 Noelle Lane Estates into two lots. An agreement with the Noelle Lane Homeowners Association for access to both lots will be required.

For the record, staff received two letters from agencies with comments regarding this application.

Chairman Roger Ellis asked if the Commission had any questions for the Planning & Zoning staff.

Gary Griffin asked about the turn-around requirements for the school buses.

Ellie Marr responded that the cul-de-sacs at the end of Noelle Lane are not large enough school buses to drive down. However, the cul-de-sac radius is 108-feet and the school districts and fire protection district typically only require it to be around 60-feet wide, so that should be sufficient.

Kevin Cleary asked if there are any specific utility easement requirements for a sub-divided property such as this one.

Ellie Marr responded that if the applicant chooses to divide the property any further in the future, they would be required to submit a rezoning request and obtain approval. At that time, County staff would look at requiring an interior cul-de-sac or street with a utility easement and boundary lines. She stated that the Noelle Lane Estates Homeowners Association has their ingress and egress requirements and their utility usage outlined in their membership contract.

Chairman Roger Ellis asked if the Commission had any further questions for staff. Seeing none, Chairman Ellis opened the public hearing and asked the applicant to come forward.

Dominic Lickteig, property owner was sworn in, and John Dyer, 3670 Dyer Road, O'Fallon, Missouri, was sworn in.

John Dyer stated that the subject property consists of 16.9 acres. Mr. Dyer stated that he represented the buyer and the seller in this transaction over a year ago. He stated that they missed the deadline for the subdivision splits by one month. Mr. Lickteig has purchased the 6-acre tract and would like to build his house. Mr. Blassie is the owner of the 10.9-acre tract, and he was not aware of how many times the property has already been divided. He stated that Mr. Lickteig contacted him because he was not able to obtain a building permit to build his home. He stated that both parties have been paying \$200 per year to the Noelle Lane Homeowners Association for road access to these parcels.

Dominic Lickteig stated that he hasn't signed an agreement with the Noelle Lane Homeowners Association for road access yet, but he has paid his dues since living at his residence. He stated that he was unsure about the next steps to obtain an approval from the Noelle Lane Estates Homeowners Association.

John Dyer stated that on the deed they are granted access on Noelle Lane. He does not think that this is the type of Association where they are required to pay for road access, but he has been paying in order to remain in good standing and to get along well with the neighbors.

Chairman Ellis asked if there were any further questions for the applicant. There being no further questions, Chairman Ellis asked if anyone from the audience wished to make public comments on this application.

There being no other speakers from the audience, Chairman Ellis called for discussion from the Commission.

There being no further discussion, Craig Frahm made a motion to recommend approval of Application No. PRE18-17. Gary Griffin seconded the motion.

The vote on the motion was as follows:

Gary Griffin	- Yes	Kevin McBride	- Yes	Kevin Cleary	- Yes
Roger Ellis	- Yes	Jim Leonard	- Yes	Craig Frahm	- Yes
Robert McDonald	- Yes	Mike Klinghammer	- Yes		

Application No. PRE18-17 was **APPROVED**.

The Vote Count was 8 Yeas, 0 Nays, and 0 Abstentions.

II. PRELIMINARY PLAT FOR THE RESUBDIVISION OF LOT 149 OF SUMMERFIELD PLAT 2 & PART OF TRACT 20 OF HICKORY DALE

Application: PRE18-18
 Owners/Developers: Kurt A. Mizgate and Kathryn A. Mizgate
 Property Surveyor: Landmark Surveying Company
 Current Zoning: R1E, Single-Family Residential District
 Parcel Size: 1.08 acres
 Number of Lots: Combining two lots
 Location: On the north side of Summerview Drive, approximately 560 feet west of Kickshaw Drive
 Council District: 7
 Account Nos.: 579101A029, and A893000698

Ellie Marr, Senior Planner, described the zoning of the subject property, the surrounding zoning, and the 2025 Future Land Use Plan. The proposed subdivision is a re-subdivision of Lot 149 of the Summerfield Plat 2 and a portion of Tract 20 in the Hickory Dale Subdivision. The subdivision joins one lot from Summerfield Plat 2 with an adjoining lot from the Hickory Dale subdivision. The proposal would enlarge the lot inside of the Summerfield Subdivision by incorporating a 0.60 acre lot from Hickory Dale Subdivision. Ordinarily, this action would have involved a Boundary Adjustment Plat and would have been handled administratively. However, these lots are in two different subdivisions and as such require Planning and Zoning Commission approval to modify the two existing subdivisions. The owner wishes to construct a free standing outbuilding on the lot currently in the Hickory Dale Subdivision. As the R1E, Single Family Residential Zoning District does not allow for the construction of a standalone accessory structure, the applicant has requested to combine the two lots. This would place the proposed accessory structure on the same lot as the home and allow for its construction.

The Planning and Zoning Division recommends that the Planning and Zoning Commission approve the preliminary plat for the re-subdivision of Lot 149 of Summerfield Plat 2 and Hickory Dale Subdivision, Tract 20.

For the record, staff received two letters from agencies with comments regarding this application.

Chairman Roger Ellis asked if the Commission had any questions for the Planning & Zoning staff.

Mr. Cleary asked if this would create a situation where the newly created lot no longer complies with the Hickory Dale Subdivision.

Ellie Marr responded that the subject property is zoned R1E, Single Family Residential, and therefore it would not be affected by that. She stated that Hickory Dale Subdivision was platted in October of 1951 prior to St. Charles County enacting zoning and subdivision regulations.

Chairman Roger Ellis asked if the Commission had any further questions for staff. There were no further questions.

Chairman Ellis asked the applicant or their representative if they wished to come forward and speak on this preliminary plat. The applicant or a representative were not present to speak.

Chairman Ellis asked if anyone from the audience wished to make public comments on this application. There were no speakers from the audience.

Chairman Ellis closed the meeting to public comment, and called for discussion from the Commission.

There being no further discussion, Mike Klinghammer made a motion to recommend approval of Application No. PRE18-18. Kevin Cleary seconded the motion.

The vote on the motion was as follows:

Gary Griffin	- Yes	Kevin McBride	- Yes	Kevin Cleary	- Yes
Roger Ellis	- Yes	Jim Leonard	- Yes	Craig Frahm	- Yes
Robert McDonald	- Yes	Mike Klinghammer	- Yes		

Application No. PRE18-18 was **APPROVED**.

The Vote Count was 8 Yeas, 0 Nays, and 0 Abstentions.

TABLED ITEMS

NONE

APPROVAL OF MINUTES

Chairman Roger Ellis asked for a motion to approve the minutes from the September 19, 2018 and the October 17, 2018 regular meetings.

A motion to approve those minutes was made by Gary Griffin, and the motion was seconded by Jim Leonard. The minutes were both approved by unanimous voice acclamation.

OTHER BUSINESS

I. PLANNING & ZONING DIVISION UPDATE

Ellie Marr stated that the Master Plan Envision 2025 is available on the Community Development Department's website. County staff will soon be sending a link to the Planning and Zoning Commission and the County Council for the 2030 Master Plan draft for their review. She stated that the next Master Plan Steering Committee meeting will be held on November 29, 2018. County staff anticipates the 2030 Master Plan draft to be on the agenda for next month's regular meeting of the Planning and Zoning Commission, pending the approval of the Master Plan Steering Committee.

Ellie Marr stated that there are two zoning applications and one preliminary plat on the agenda for the December 17, 2018 Planning and Zoning Commission meeting. Ms. Marr also stated that the Benne Road brewery proposals will likely be voted on during the County Council meeting on November 26, 2018.

ADJOURNMENT OF MEETING

Chairman Roger Ellis called for a motion to adjourn the meeting. The motion was made by Gary Griffin and was seconded by Kevin Cleary. The motion to adjourn was approved by unanimous voice acclamation, and the meeting adjourned at 7:47 PM.

Respectfully submitted by:

Roger Ellis, Chairman

Tom Kuhn, Secretary