

Minutes of the
Planning and Zoning Commission of the City of Cherry Hills Village, Colorado
Held on Tuesday, November 13, 2012 at 6:30 p.m.
At the Village Center

CALL TO ORDER

Chair Christman called the meeting to order at 6:35 p.m.

ROLL CALL

Present at the meeting were the following Planning and Zoning Commissioners: Chair Laura Christman, Commissioner Joe Poche, Commissioner Jim Rubin, Commissioner Steve Szymanski and Commissioner David Wyman.

Present at the meeting were the following staff members: Robert Zuccaro, Community Development Director; David Foster, Deputy City Attorney; Troy Carmann, City Engineer; and Emily Kropf, Community Development Clerk.

Absent was Commissioner Peter Savoie.

APPROVAL OF MINUTES

Commissioner Szymanski made a motion, which was seconded by Commissioner Wyman, to accept the September 25, 2012 minutes as written. The motion passed unanimously.

AGENDA ITEMS

Request by Denver First Church of the Nazarene for an Expanded Use Permit to Construct a Gymnasium and Youth Building Addition and Associated Improvements

Mr. Zuccaro stated that there has been an addition to the agenda, which consists of a zone change that is associated with the proposed Expanded Use Permit. The requirements for a zone change request are located in a different section of the Municipal Code and require a separate public hearing. A hearing will be held for the zone change first and then the hearing for the Expanded Use Permit will follow.

Mr. Zuccaro continued that the Municipal Code states that a public hearing for a zone change request is required if there is a vote by the majority of the Commission.

Chair Christman asked if there is a motion.

Commissioner Szymanski made a motion to hold a public hearing for the zone change request, which was seconded by Commissioner Rubin. The motion passed unanimously.

Mr. Zuccaro stated that the overall project site includes the main church property and several adjacent lots that are proposed to be used for overflow parking. These lots are the subject of the rezoning request. The church owns five lots that are currently zoned R-3A, variable lot residential. The applicant has requested that the lots be rezoned R-1, 2 ½-acre residential, which allows church or accessory uses. Parking would be considered an accessory use to the church. The lots would have to be consolidated in order to meet the 2 ½-acre minimum lot size, which would require administrative approval. Staff recommends that any zone change be made conditional of administrative approval of the lot consolidation plat.

Mr. Zuccaro continued that the City's 2008 Master Plan designates the lots as institutional, which refers to non-profit institutions like religious facilities. The current zoning of the lots does not support the Master Plan's designation, which is one of the criteria to justify a zoning map amendment. Staff is in support of the proposed zone change request.

Commissioner Poche said that the reason the lots were designated as institutional is because the church intended to use the lots for a temporary expansion rather than a permanent expansion or parking.

Mr. Zuccaro responded that any use by the church would require a zone change.

Commissioner Poche stated that the lots were not intended for this use according to the Master Plan.

Mr. Zuccaro replied that there should not be a conflict between the Master Plan and zoning map. There was a lot of discussion during the Master Plan process and alternative maps were considered, but the final map selected designates the lots as institutional.

Commissioner Rubin asked if the church owned the lots at the time.

Mr. Zuccaro said yes.

Commissioner Wyman stated that the lots were previously zoned R-1.

Mr. Zuccaro agreed.

Commissioner Rubin asked if the Covington subdivision or church was developed first.

Mr. Zuccaro responded that the church was developed prior to the subdivision.

Chair Christman asked if the Commission was hearing a request for a zone change and lot consolidation.

Mr. Zuccaro said that the Commission was hearing a rezoning request only. He continued that staff's memo provides the four criteria needed to justify a zone change. The request does not have to meet all of the requirements but one or more of the criteria. The proposed use is relevant, which would be for parking, as well as conformance to the Master Plan.

Chair Christman asked if the rezoning request was approved would a change of use also be approved.

Mr. Zuccaro replied that the zone change would allow for uses that are permitted in R-1, but an Expanded Use Permit would still be required for any church-related use.

Commissioner Wyman stated that staff has not recommended approval of parking as an allowed use.

Deputy City Attorney Foster said that the rezoning request is a precursor to a conversation about the use of the lots. The zone change request sets the stage for a discussion about an approved church use with an Expanded Use Permit.

Mr. Zuccaro stated that the Commission would be making a recommendation to City Council. If the Commission recommended denial of the rezoning request, the Expanded Use Permit hearing could still take place as the City Council might come to a different conclusion in regards to the zone change.

Chair Christman replied that she would like to express her discomfort with the process. She continued that if someone wanted to rezone the lots in order to build a house, there would be no objection. The issues in regards to parking are integral to the zoning of the lots, however.

Commissioner Rubin stated that the Commission is not making a decision about the use of the lots yet.

Deputy City Attorney Foster said that there are four possible justifications for a rezoning request. He continued that Municipal Code Section 16-2-40(b) states that the "Commission shall in all cases examine the proposal and its conformity to the intent of this Chapter and to the City's master plan". Mr. Foster added that the Master Plan designates the lots as institutional.

Commissioner Wyman stated that he heard that the rezoning request would make the lots consistent to the existing zoning in the area. He continued that there is no relation to the lots on the west side of S. Monroe Street and the church's property as there is a public street separating the properties.

Mr. Zuccaro said that there are adjacent lots that are zoned R-1, and staff is comfortable with approval of the rezoning request.

Commissioner Poche replied that during the development of the Master Plan there was some concern expressed regarding the potential commercialization of the area.

Mr. Zuccaro said that the Commission could recommend conditional approval of the request based on approval of the Expanded Use Permit.

Chair Christman asked if the applicant and residents should address the Commission.

Deputy City Attorney Foster responded that there should be a discussion and decision regarding the rezoning request prior to the hearing for the Expanded Use Permit.

Commissioner Rubin asked if the Covington subdivision consists of legal conforming lots.

Mr. Zuccaro replied yes.

Commissioner Rubin asked if five houses could be developed on the lots if there was not a zone change.

Mr. Zuccaro said yes.

Commissioner Szymanski asked if the lots could have any use permitted in R-1 if rezoned.

Mr. Zuccaro said yes, but that any non-residential use would require an Expanded Use Permit.

Commissioner Wyman asked what the required minimum width of the lots would be if consolidated and rezoned.

Mr. Zuccaro said that the City does not have a minimum width requirement, but the front setback would be 75 feet and the side and rear setbacks would be 50 feet.

Chair Christman said that the Commission would not be creating a non-conforming lot by recommending approval of the rezoning request.

Commissioner Wyman stated that it would create a difficult building envelope.

Deputy City Attorney Foster said that the Commission should only determine if the request meets the minimum requirements. If the rezoning request creates a difficult building envelope, it would be the applicant's problem to resolve.

Mr. Doug Spuler, representative of Beck Architecture, stated that he and the consulting staff are present to answer any questions on behalf of the applicant. He continued that the applicant would like to be in conformance with the Master Plan and would consider applying additional restrictions to the lots if necessary.

Commissioner Poche asked if the applicant would be willing to surface the proposed overflow lots.

Mr. Spuler said that the applicant would like to maintain the open space but would be willing to comply with the design requirements.

Chair Christman asked if surfacing the lots would impact drainage.

Mr. Spuler responded yes. He continued that the applicant was planning to increase the detention vault if necessary. He added that the applicant believes that the existing parking is adequate to serve the current and future needs of the church.

Chair Christman asked that any comments from residents be restricted to the rezoning request only.

Mr. David Decker, resident of 21 Covington Drive, stated that he was on the Commission when the lots were rezoned R-3A. He continued that when the lots were purchased by the church the intent was that they would be used for parking. If the proposed use is not approved then the rezoning request is not necessary. He suggested that the Commission discuss the proposed use before recommending approval or denial of the rezoning request.

Commissioner Poche asked Mr. Decker if he supports the proposed use of the lots.

Mr. Decker replied that he believes that the neighbors would support the proposed use if the applicant met the City's requirements. He added that the applicant has proposed the installation of screening and landscaping along E. Jefferson Avenue that would benefit the Covington subdivision.

Commissioner Rubin made a motion to recommend approval of the zone map amendment with approval of the Expanded Use Permit by City Council and administrative approval of the lot consolidation plat as a subsequent condition, which was seconded by Commissioner Poche.

Commissioner Wyman opposed the motion. The motion passed by a majority.

Chair Christman said that the hearing for the Expanded Use Permit request was open.

Mr. Zuccaro stated that all proposed structures are to be located on the church's main property. The lots in which parking has been proposed are located at E. Jefferson Avenue and S. Monroe Street. The proposed addition is 37,630 square feet, which consists of a gymnasium, book store, youth gathering space, lobby, restrooms and basement storage. The height of the proposed structure is 34.95 feet above natural grade and 31 feet above the finished floor grade. There are several improvements associated with the addition, including a utility building, playground, lighting at the north and south entry, landscaping,

tree buffer and wall and relocation of the E. Jefferson Avenue driveway. There would also be a parking and drive aisle reconfiguration with additional overflow parking areas.

Mr. Zuccaro continued that a non-profit institutional use is allowed only with an Expanded Use Permit. A preliminary review of the application was held on May 8, 2012. The minutes have been provided to the Commissioners on the dais. The Commission can recommend to City Council approval, denial, approval with conditions or continue the hearing to a date certain.

Mr. Zuccaro said that the applicant is required to submit a drainage report as the applicant has proposed an increase in impervious surface. The applicant has also submitted a traffic study that states that there will be no impact based on the proposed work because there is no change in the type of use. The City Engineer is present if there are any questions regarding the drainage report or traffic study. There are several associated requests to be considered in conjunction with the Expanded Use Permit, including a zone change request; variances for setbacks, floor area ratio, parking design and parking contiguity for the E. Jefferson Avenue lot; and a parking reduction request.

Mr. Zuccaro stated that the required setback is 200 feet from all property lines. The applicant is proposing a setback of 90 feet to the north property line, 118 feet to the west and 144 feet to the south. In 1971 the City granted a setback variance, which permitted a setback of 75 feet to the north, 142 feet to the west, 120 feet to the south and 150 feet to the east. A new setback variance is required if the proposed setbacks do not meet the 200-foot requirement.

Mr. Zuccaro said that the maximum floor area ratio allowed for the R-1 zone district is .23, and the applicant is proposing a floor area ratio of .40. The Highline Community Church has a similar floor area ratio. The applicant is requesting a variance for the floor area ratio in part due to high volume spaces, which are counted at 200%. Additionally, the floor area ratio has been calculated only taking into account the church's main property and not the other parcels that are proposed for accessory use. The variance for the parking design is for the overflow lots, which require surfacing, striping, lighting and landscaping. The applicant has proposed a threshold in the development agreement that would require the enforcement of the design criteria based on a certain amount of usage, but the City does not feel that the threshold is enforceable as written.

Mr. Zuccaro said that the parking contiguity variance has been requested for the E. Jefferson Avenue lot because parking as an accessory use is only permitted in adjacent lots that are separated by no more than 60 feet of public right-of-way. The E. Jefferson Avenue parking lot is separated by approximately 118 feet. Mr. Zuccaro continued that the City may grant up to a 40% parking reduction. Based on the proposed addition, the applicant must provide 1,352 parking spaces. The applicant has proposed 1,140 spaces on both the church's main property and the overflow lots, which would require a 15.7% reduction. In order to eliminate other potential parking issues, the applicant has proposed an occupancy limit based on daylight and after dark hours for the facility. The overflow lots would not be allowed for use after dark.

Chair Christman said that the parking requirement for the gym addition is one parking space for every 100 square feet. She added that more than one chair can be placed in 100 square feet.

Mr. Zuccaro responded that the Municipal Code states that the parking requirement for an assembly space without fixed seats is one parking space per 100 square feet. He continued that the memo provided to the Commission includes staff's analysis and recommendation. Staff recommends approval of the zone change request subject to approval of the Expanded Use Permit and lot consolidation plat based on conformance with the City's

Master Plan. Staff recommends approval of the setback and floor area ratio variances subject to approval of the Expanded Use Permit.

Mr. Zuccaro continued that staff recommends denial of the parking design and contiguity variances. The applicant has not demonstrated an exceptional hardship and developing the lots to meet the City's zoning requirements is a viable option. The lack of design requirements may impact neighbors and other properties, as well. Over-use of undeveloped lots may cause dust, mud and erosion problems. Additionally, similar church properties have developed and provided parking without using lots that are not contiguous to the property.

Mr. Zuccaro stated that staff recommends denial of the parking reduction as the City would be unable to enforce the proposed occupancy limit, as well as the development of the overflow lots per the development agreement. Staff is also concerned with a possible shortage in parking if the undeveloped lots were unable to be used during inclement weather. The proposed west entry for the E. Jefferson Avenue lot poses a problem because there is an existing swale, which would require a grading change in order to provide access to the lot. Staff finds that some parking reduction could be justified if the applicant met the minimum requirements for the church's principal use, which is the auditorium.

Mr. Zuccaro added that the applicant has met the technical requirements for the drainage report. However, the maintenance responsibility of the underground detention vault used by the Covington subdivision has not been assigned. Mr. Zuccaro stated that staff recommends denial of the Expanded Use Permit as the parking design, contiguity and reduction requirements have not been met. Additionally, the maintenance responsibility of the underground detention vault has not been assigned.

Commissioner Szymanski asked what staff's concern is regarding the use of the overflow lots in the development agreement.

Mr. Zuccaro replied that the applicant proposed that if the overflow lots were used a certain number of times in a 6-month period the City could request that the applicant develop the lots or propose an alternative parking plan. The applicant prefers to leave the lots undeveloped, however. The City recommended that the applicant submit a development plan and drainage report for the overflow lots and revise the development agreement to give authority to the City to enforce the development of the lots. This would resolve the City's concerns and a variance for the parking design might not be necessary.

Commissioner Poche asked why the applicant did not have to propose a traffic improvement.

Mr. Zuccaro responded that the traffic volume is determined by use. The proposed addition is for a gymnasium and gathering space, which is considered an accessory use and would not increase the number of vehicle trips to the property. The applicant was not required to analyze the traffic volume as a result of the proposed addition.

Commissioner Poche asked if the dangers of exiting the property after an event have been considered.

Mr. Zuccaro replied that currently the Cherry Hills Village Police provide traffic control following events. This service would most likely be expanded to include the overflow lots, as well.

Commissioner Wyman asked if there would be a higher peak volume.

Mr. Zuccaro said that the church has several non-peak uses.

Commissioner Wyman replied that it only takes one major peak to disturb the traffic flow.

Chair Christman asked if the applicant is requesting a greater setback variance than the one that was previously granted.

Mr. Zuccaro stated that the applicant has proposed a setback of 118 feet from the west property line. The building is currently set back 142 feet. He added that other church properties in the area do not meet the 200-foot setback requirement.

Chair Christman asked if the existing parking lots have been redesigned.

Mr. Zuccaro replied that there were minor modifications.

Chair Christman asked if there are fewer parking spaces as a result.

Mr. Zuccaro said that the redesigned lot provides fewer spaces.

Chair Christman stated that retail and food service are not approved uses.

Mr. Zuccaro replied that the sale of food is not being proposed. A bookstore is proposed, but it is not for retail use.

Commissioner Rubin stated that if the Expanded Use Permit is not approved the other variances are irrelevant.

Commissioner Wyman asked if a 6-foot masonry wall is being proposed.

Mr. Zuccaro replied that a 6-foot masonry wall is being proposed to match the existing wall of the Covington subdivision.

Commissioner Wyman asked if a 6-foot masonry wall facing a public right-of-way was allowed.

Mr. Zuccaro said that it would be allowed with a minimum setback and landscape buffer.

Mr. Spuler stated that there are a few changes to the application based on feedback from the May 8, 2012 meeting. He continued that the area that was proposed to be a parking lot has been changed to a landscaped area to provide a buffer for the Covington subdivision. The applicant has reached out to neighbors in order to resolve any concerns and has proposed a masonry wall and landscape buffer along E. Jefferson Avenue in response. The applicant is also not seeking to increase membership with the proposed addition and believes that additional parking is not needed as a change in the service schedule has greatly reduced the need for parking.

Commissioner Szymanski asked what the existing square footage of the church is.

Mr. Spuler responded that the church is 101,871 square feet. The proposed addition is 27,630 square feet. The combined total would be 129,501 square feet. Mr. Spuler added that if the floor area ratio of the church is .297 if the high volume spaces are not counted at 200%.

Chair Christman asked if S. Monroe Street will be realigned.

Mr. Spuler said no.

Chair Christman asked if there is a practical way to exit the area after an event.

Mr. Spuler replied that traffic control would probably be needed.

Chair Christman asked if approval from the Colorado Department of Transportation is required.

Mr. Spuler said no because there would not be a change to the ingress or egress of the property.

Commissioner Szymanski said that the proposed setbacks are similar to those approved in the variance from 1971. He continued that a floor area ratio of .29 rather than .23 would mean that the property would be over-built by 26,000 square feet on a 10-acre site. If parking spaces on the main property and overflow lots are taken into account, the property is over-built by 7,000 square feet in administrative space and 21,000 square feet in other space. Commissioner Szymanski added that he would like to hear from the residents of the Covington subdivision in regards to the parking plan. He also asked the applicant to clarify how the occupancy limit will be enforced.

Mr. Spuler responded that the applicant has proposed an occupancy limit in the development agreement. The applicant would provide attendance records to the City, as well as photographs of vacant parking spaces during services.

Commissioner Szymanski asked what the applicant would do if the lots were developed and parking was still an issue.

Chair Christman asked if the City has a history of tracking occupancy for a facility.

Mr. Zuccaro replied no. He continued that if a verifiable violation of occupancy occurred the City could take action.

Commissioner Szymanski asked what other facilities in the City exceed the floor area ratio.

Mr. Zuccaro said that the Highline Community Church likely exceeds the maximum floor area ratio allowed. He believes that Bethany Lutheran Church and First Plymouth Congregational Church might also exceed the maximum floor area ratio allowed, but adequate information was not available to verify.

Chair Christman asked what the parking requirements are for other institutional facilities like St. Mary's Academy and Kent Denver.

Mr. Zuccaro replied that St. Mary's Academy meets the number of parking spaces required and Kent Denver has been granted a 15% reduction in parking.

Chair Christman stated that she is concerned that if a parking variance was granted a precedent would be set for all other institutions in the City.

Commissioner Poche asked why the applicant has not proposed the fifth lot along S. Monroe Street to be used for parking.

Mr. Spuler said that it might be used for parking for the Highline Canal trailhead.

Commissioner Wyman stated that the initial variance was granted prior to the adoption of the floor area ratio. He added that there is not enough data to judge how the floor area ratio will impact properties as it is still a relatively new regulation.

Chair Christman asked how the City can enforce the occupancy limit.

Mr. Spuler said that attendance is far below the anticipated use, and the City could track attendance records in order to verify compliance.

Deputy City Attorney Foster added that the City's police officers direct traffic every weekend at the church and could possibly determine usage of the overflow lots. The City would need a construction budget from the applicant in order to ensure that the development of the lots was possible if the allowed usage was exceeded.

Chair Christman said that she is not comfortable limiting occupancy but is comfortable with the City having broad discretion in regards to the development of the lots, which would be dependent on usage.

Chair Christman opened the hearing for public comment.

Doug Hunter, resident of 25 Covington Drive, stated that the applicant has been extremely accommodating to the Covington subdivision in regards to the proposed addition. He continued that the applicant is aware of the needs of the community, and the proposed landscaping would be a significant improvement. The applicant has met with residents of the subdivision, as well as City staff. Mr. Hunter added that if the trail to the Highline Canal was moved further north, there could be landscaping on the south side of the proposed wall, which would create an additional buffer.

Commissioner Szymanski asked how the residents of the Covington subdivision would feel if the lots were developed to meet the City's design requirements.

Mr. Hunter replied that the development of the lots in conjunction with the proposed wall would be acceptable.

Commissioner Szymanski asked if the trail can be moved.

Mr. Zuccaro said that the trail is not located on the church's property. The trail easement is located on a residential lot to the south of the overflow lots. The trail could be moved through the amended plat procedure and would include input from the Parks, Trails and Recreation Committee during a public hearing.

Commissioner Poche stated that it seems as though the applicant is trying to meet the needs of the neighborhood.

Mr. Hunter agreed. He added that the square footage of the addition is not an issue. The residents of the subdivision would like to see the berm along the north side of E. Jefferson Avenue widened.

Commissioner Poche asked why the applicant has not been asked to develop one of the overflow lots in order to see if it works better than the undeveloped lots.

Mr. Hunter said that it has not been discussed, but there is a gravel lot to the north of E. Belleview Avenue that provides parking for the trail along the Highline Canal but has not been paved. He could envision something similar.

Ms. Laura Shipman, resident of 44 Covington Court, stated that she is strongly opposed to the addition. She continued that most of the neighbors in the area were not aware of the proposed work, and it was not until the last week of October that they were able to meet with members of the church. Ms. Shipman's primary concern is the possible impact on

traffic. She continued that the traffic signal located at E. Hampden Avenue and S. Colorado Boulevard can barely handle existing traffic, and the number of events that the church holds can increase over time and impact traffic further. She is also opposed to reducing the amount of open space in the area through development of the overflow lots.

Chair Christman said that Ms. Shipman's home appears to be located at a major point of ingress and egress for the church.

Ms. Shipman agreed. She added that she is also opposed to the installation of additional lighting.

Ms. Katie Turner, resident of 28 Covington Drive, said that she asked to see the applicant's plans in June and was told no. Communication between the applicant and the neighborhood has improved since then, however. There are concerns regarding speeding when leaving the church. She supports widening the berm along E. Jefferson Avenue and the installation of a masonry wall. She is opposed to the installation of additional lighting, as well.

Mr. Bert Johnson, resident of 26 Covington Drive, asked if the lots were gravel would lighting still be required.

Mr. Zuccaro replied that any parking lot requires lighting and a variance would have to be granted for a gravel lot that does not include lighting.

Mr. Johnson said that the only time when traffic is an issue is at 8:00 a.m. or 5:00 p.m. He added that he is not opposed to the development of one or two lots.

Ms. Patti Haas, resident of 3 Covington Drive, stated that she agrees with her neighbors. She continued that the community would like to work with the applicant and come to an agreement. She asked if it was possible to install a sign that restricts parking along E. Jefferson Avenue on Sundays. A gravel lot on the north side of the proposed wall might also encourage drivers to park in the lot and not on E. Jefferson Avenue.

Mr. Decker said that there are larger landscaped areas with berms along E. Jefferson Avenue near the Highline Community Church and the Colorado Community Church. He suggested that the proposed wall be moved to the north and a park should be developed on the fifth overflow lot.

Chair Christman asked if any of the residents in attendance were speaking on behalf of the home owners association.

Mr. Decker replied that the home owners association has not discussed the issue at length. He added that there seems to be a general consensus that if the applicant is able to resolve the traffic and parking issues to the City's satisfaction an agreement could be reached between the neighborhood and the applicant.

Ms. Patti Haas stated that she and Ms. Turner are on the board of the home owners association. She continued that most of the neighbors are in agreement in regards to the proposed work, but there are a few issues that still need to be addressed.

Mr. Spuler said that Ms. Shipman's home is located to the west of the proposed drive, and the curb cut is centered on open space.

Ms. Shipman responded that if a car were to turn right onto E. Jefferson Avenue from the drive her property would be affected.

Mr. Chris Foshee, representative of Felsburg, Helt and Ullevig, prepared the traffic report for the applicant and stated that most of the church's activities take place after 5:45 p.m. The church accounts for only 1% of traffic at night and 10% of traffic on Sunday mornings. Additionally, the overflow lots are only to be used during extreme events. If the lots are to be used, the church would provide management in order to discourage drivers from going through the Covington subdivision.

Chair Christman replied that parking in two of the lots would not trigger the church's obligation to manage parking per the development agreement.

Mr. Zuccaro said that the lots can be used often without exceeding the threshold as currently proposed by the applicant.

Mr. Foshee responded that the overflow lots are not planned for regular use.

Mr. Spuler said that the overflow lots were established as a contingency plan. There are usually 150 open parking spaces during the church's high capacity service.

Commissioner Szymanski said that the applicant needs to continue discussions with neighbors in order to establish more definitive plans. The issues left to resolve include landscaping, parking and the development agreement.

Commissioner Poche agreed.

Commissioner Wyman said that occupancy limitation needs to be addressed as the City should not be concerned with attendance records. He added that he is worried about setting a precedent for other properties.

Commissioner Rubin asked if the residents of Covington use S. Monroe Street to exit the neighborhood.

Mr. Decker said yes.

Commissioner Rubin stated that the overflow lots on S. Monroe Street and E. Jefferson Avenue do not seem to work well for the community, which also seems to be staff's primary issue. He added that development of the overflow lots could be enforceable if the language in the development agreement is addressed.

Chair Christman said that it does not seem that there is a consensus. She asked that the applicant work with the neighbors to reach further agreement.

Deputy City Attorney asked if the applicant would be able to continue discussions with the Covington subdivision and staff and continue the hearing at a later date.

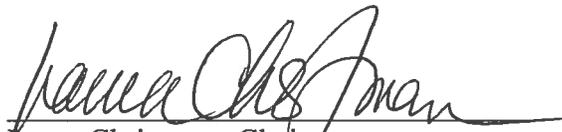
Mr. Spuler said yes.

Mr. Zuccaro suggested that the Commission vote to continue the hearing to a date certain.

Commissioner Wyman made a motion to continue the hearing to January 8, 2013, which was seconded by Commissioner Szymanski. The motion passed unanimously.

ADJOURNMENT

The meeting was adjourned at 9:52 p.m.


Laura Christman, Chair


Emily Kropf, Community Development Clerk