

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2761

Wednesday, January 3, 2018, 1:30 p.m.

City Council Chamber

One Technology Center – 175 E. 2nd Street, 2nd Floor

Members Present	Members Absent	Staff Present	Others Present
Adams	Carnes	Foster	Silman, COT
Covey	Doctor	Hoyt	VanValkenburgh, Legal
Dix	Millikin	Jones	
Fretz		Miller	
Krug		Sawyer	
Reeds		Ulmer	
Shivel		Wilkerson	
Walker			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Wednesday, 27, 2018 at 4:07 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Covey called the meeting to order at 1:27 p.m.

REPORTS:

Chairman's Report:

Work session Report: Work session scheduled for January 17, 2018 at 11:00 am to discuss proposed Subdivision and Development Regulations. Work session also scheduled for February 7, 2018 to discuss Crosbie Heights Small Area Plan and proposed Landscape Ordinance.

Director's Report: Ms. Miller reported on City Council and Board of County Commission actions taken and other special projects.

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Minutes:

1. Minutes of December 6, 2017, Meeting No. 2759

Approval of the minutes of December 6, 2017 Meeting No. 2759

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Fretz, Krug, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Carnes, Doctor, Millikin “absent”) to **APPROVE** the minutes of the meeting of December 6, 2017, Meeting No. 2759.

2. Minutes of December 20, 2017, Meeting No. 2760

Approval of the minutes of December 20, 2017 Meeting No. 2760

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Fretz, Krug, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Carnes, Doctor, Millikin “absent”) to **APPROVE** the minutes of the meeting of December 20, 2017 Meeting No. 2760.

CONSENT AGENDA:

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

3. **LC-879** (Lot-Combination) (CD 2) – Location: East of the northeast corner of South Elwood Avenue and West 81st Street South
4. **LS-21084** (Lot-Split) (CD 1) – Location: West of the northwest corner of East Queen Street and North Peoria Avenue (Related to LC-958)
5. **LC-958** (Lot-Combination) (CD 1) – Location: West of the northwest corner of East Queen Street and North Peoria Avenue (Related to LS-21084)
6. **LS-21090** (Lot-Split) (CD 2) – Location: Southeast corner of South Maybelle Avenue and 84th Street South (Related to LC-963)
7. **LC-963** (Lot-Combination) (CD 2) – Location: Southeast corner of South Maybelle Avenue and West 84th Street South (Related to LS-21090)
8. **LC-964** (Lot-Combination) (CD 2) – Location: Northeast corner of West 41st Street South and South Maybelle Avenue
9. **LS-21092** (Lot-Split) (CD 8) – Location: North of the northwest corner of East 116th Place South and South New Haven Avenue (Related to LC-965)

10. **LC-965** (Lot-Combination) (CD 8) – Location: North of the northwest corner of East 116th Place South and South New Haven Avenue (Related to LS-21092)
11. **LC-967** (Lot-Combination) (County) – Location: North of the northwest corner of West 51st Street South and South 57th West Avenue
12. **LC-968** (Lot-Combination) (CD 4) – Location: West of the northwest corner of South Columbia Avenue and East 15th Street South
13. **LC-969** (Lot-Combination) (CD 4) – Location: Northeast corner of South Cheyenne Avenue and West 11th Street South
14. **LS-21094** (Lot-Split) (CD 2) – Location: Northwest corner of West 91st Street South and South Elwood Avenue
15. **LS-21095** (Lot-Split) (CD 8) – Location: North and west of the northwest corner of East 111th Street South and South Memorial Drive
16. **PUD-803-3 Shaw Homes** (CD 8) Location: East of the southeast corner of South Yale Avenue and East 121st Street South requesting a **PUD Minor Amendment** to increase front yard coverage of parking area

STAFF RECOMMENDATION:

SECTION I: PUD-803-3 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to increase concrete coverage to 50%, referred to as Maximum Front Yard Coverage by Parking Area.

Currently, the development standards limit the Maximum Front Yard Coverage by Parking Area to 40%. The increase is being requested due to the unusual shape of the subject lots.

Current Maximum Front Yard Coverage by Parking Area:	40%
Proposed Maximum Front Yard Coverage by Parking Area:	50%
(for subject lots)	

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered.”

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-803 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

With considerations listed above, staff recommends **approval** of the minor amendment request to increase the Maximum Front Yard Coverage by Parking Area to 50%.

Legal Description for PUD-803-3:

Lots 5 and 6, Block 1; Lot 3, Block 2; Lots 8 and 9, Block 3 Estates At The River

17. **Maybelle Estates** (CD 2) Final Plat, Location: South of the southeast corner of East 81st Street South and South Maybelle Avenue

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Fretz, Krug, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Carnes, Doctor, Millikin “absent”) to **APPROVE** Consent Agenda Items 3 through 17 per staff recommendation.

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Mr. Walker read the opening statement and rules of conduct for the TMAPC meeting.

PUBLIC HEARINGS:

18. **LS-21085** (Lot-Split) (County) – Location: North of the northeast corner of East 146th Street North (Hwy 20) and North Trenton Avenue (Continued from December 20, 2017)

STAFF RECOMMENDATION:

The Lot-Split proposal is to split an existing Agriculture-Residential (AG-R) tract into four tracts. All tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on December 7, 2017 and had the following comment. The County Engineer is requesting that 30' of right-of-way be dedicated along North Trenton Avenue, including any previously dedicated right-of-way. Washington County Rural water district # 3 stated that water service is available for Tract 1, Tract 2, and Tract 3. At such time as water service is requested for Tract 4, all requirements of the district must be met.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Fretz, Krug, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Carnes, Doctor, Millikin "absent") to **APPROVE** LS-21085 per staff recommendation.

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19. **LS-21086** (Lot-Split) (County) – Location: South of the southeast corner of West 41st Street South and South 61st West Avenue (Continued from December 20, 2017)

STAFF RECOMMENDATION:

The Lot-Split proposal is to split an existing Residential Single-Family (RS) tract into two tracts. On December 19, 2017 Tulsa County Board of Adjustment approved a variance of the minimum frontage requirement on a public street/dedicated right-of-way from 30 ft. to 0 ft. The County Board approved the variance with the condition that the applicant submits a survey showing a mutual access easement from the applicant's property to a public street. Therefore, both tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on December 7, 2017 and had the following comment. Development Services has stated that Tract 2 would require a waterline easement and extension at the time service is requested.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

The applicant indicated his agreement with staff’s recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Fretz, Krug, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Carnes, Doctor, Millikin “absent”) to **APPROVE** LS-21086 per staff recommendation.

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- 20. **LS-21091** (Lot-Split) (County) – Location: North of the northwest corner of East 86th Street North and North Yale Avenue

STAFF RECOMMENDATION:

The Lot-Split proposal is to split an existing Agriculture-Residential (AG) tract into two tracts. All tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on December 21, 2017 and the Washington County Rural water district #3 stated that water service is available for Tract 1 and Tract 2.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

The applicant indicated his agreement with staff’s recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Fretz, Krug, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Carnes, Doctor, Millikin “absent”) to **APPROVE** LS-21091 per staff recommendation.

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21. **Z-7430 Tulsa City Council/Jim Burcham** (CD 2) Location: South of the southeast corner of East 71st Street South and South Quincy Avenue requesting rezoning from **OM to MX2-V-U**

STAFF RECOMMENDATION:

SECTION I: Z-7430

DEVELOPMENT CONCEPT:

This request for rezoning is responsive to the City Council initiative that encourages mixed-use development near the anticipated enhanced stations along the proposed bus rapid transit system route. The current zoning on the site is Office-medium intensity (OM) which allows unlimited height and building coverage. OM zoning allows office uses, apartments, hospitals, library's, financial institutions single household and many other uses that are consistent with the MX2 zoning classification.

MX2 zoning generally allows similar uses as OM zoning however the lot and building regulations require additional detail for transparency requirements, build to zone standards and other desirable standards for development in this area.

DETAILED STAFF RECOMMENDATION:

Case Z-7430 request MX2-V-U is consistent with the expected development pattern in the area and,

MX2-V-U is not injurious to the surrounding property owners and,

The MX2 requested is considered a community mixed use to accommodate retail, service, entertainment and employment uses that may serve the surrounding neighborhood. MX2 is also intended to accommodate larger scale development and supports the anticipated uses in this area location along South Peoria. The rezoning request is consistent with the Bus Rapid Transit System study and its land use recommendations and,

MX2-V-U is consistent with the Town Center land use vision in the Tulsa Comprehensive Plan therefore,

Staff recommends Approval of Z-7430 to rezone property from OM to MX2-V-U.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *MX2-V-U is consistent with the Tulsa Comprehensive Plan.*

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision: None that would affect site redevelopment. River parks and the associated trail is approximately 750 feet from the west boundary.

Major Street and Highway Plan:

Trail System Master Plan Considerations: The only public access to the trail from this site is from East 71st Street South. The south end of Quincy is currently constructed as a dead end street with no access to Riverside Drive or to the park and trail system. Staff suggest a street and trail connection to this site from the south end of Quincy.

Small Area Plan: None

Special District Considerations: None however it should be noted that the river corridor overlay east boundary is Quincy.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is generally flat with no known conditions that would affect site development.

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Quincy single public access provided to East 71 st Street South. Quincy ends approximately ¼ mile south.	None	None	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use

North	RM-1 / PUD 357-A	Town Center	Growth	Vacant adjacent to north boundary Commercial retail further north in PUD 357-A
East	RM-1	Existing Neighborhood	Stability	Duplex
South	OM	Town Center	Growth	Vacant
West	RS-2 / RDO-3	Arkansas River Corridor	Growth	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE:

- Ordinance number 21682, dated November 15, 2007, established OM zoning for the subject property.
- Ordinance number 11828, dated June 26, 1970, established RS-2 zoning for the subject property.

Subject Property:

Z-7074 November 2007: All concurred in **approval** of a request for rezoning a 11.97± acre tract of land from RS-2 and RS-4 to OM on property located south of the southeast corner of East 71st Street South and South Quincy Avenue; including the subject property.

Surrounding Property:

SA-1 September 2016: The Board of Adjustment **approved** a request for a Special Area Overlay on multiple properties along the Arkansas River extending from West 11th Street South to East 121st Street South, to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3, to establish regulations governing form, function, design and use for properties located within the boundaries of the River Design Overlay District. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life.

PUD-808 April 2014: All concurred in **approval** of a proposed Planned Unit Development on a 14± acre tract of land to provide a PUD overlay providing a cohesive framework for future development and to enhance the safety and flow of vehicular and pedestrian traffic through the existing St. John’s Family Medical

Center and Tulsa Police Department Riverside Division, on property located south of the southeast corner of South Riverside Drive and East 71st Street South.

Z-7066 September 2007: All concurred in **approval** of a request for rezoning a 4.78± acre tract of land from RS-2 to OM on property located on the northeast corner of East 75th Place South and South Riverside Parkway.

PUD-691-A October 2003: All concurred in **approval** of a proposed Major Amendment to PUD-691 on a 1.81± acre tract of land to permit a drive thru bank on property located south of the southeast corner of East 71st Street South and Riverside Parkway.

Z-6908 & PUD-691 October 2003: All concurred in **approval** of a request for rezoning a 1.81± acre tract of land from RS-2 to OL and a PUD on property located south of the southeast corner of East 71st Street South and South Riverside Parkway.

BOA-19563 April 2003: The Board of Adjustment **approved** a *special exception* to permit Use Unit 8 for a Congregate Care Retirement Facility in an RS district; a *special exception* for alternate screening along the property abutting a residential district; and a *variance* to increase the maximum building height from 35 feet to 41 feet per plan and with conditions, on property located on the northwest corner of Riverside Parkway and South Quincy Avenue.

BOA-18569 November 1999: The Board of Adjustment **approved** a *special exception* to allow a mini-storage facility in CS-zoned and RM-1 zoned districts; and a *variance* to increase in floor area from .5 FAR to .75 FAR, on property located east of the southeast corner of East 71st Street South and South Quincy Avenue.

PUD-357-A December 1984: All concurred in **approval** of a proposed Major Amendment to PUD-357 on an 8.5± acre tract of land to increase commercial density on property located east of the southeast corner of East 71st Street South and South Quincy Avenue.

TMAPC COMMENTS:

Mr. Dix asked staff if TMAPC would have site plan approval to help protect the RM-1 property to the east from the unlimited height of the subject property.

Mr. Wilkerson answered the unlimited height is true with the existing zoning. There is a ten-foot setback with OM zoning and with MX zoning there are design standards that add additional design details that the OM zoning does not have. Mr. Wilkerson stated the potential for impact on the residential properties is no greater than the current OM zoning and the design standards in the proposed

mixed-use zoning are beneficial to the neighborhood. Mr. Wilkerson stated the MX zoning requires no conditional review so there would not be a site plan approval.

Mr. Covey asked staff if the property to the south of the subject property would remain as OM zoning.

Mr. Wilkerson answered "yes", no one has come forward with an application request to rezone that property.

Mr. Covey asked staff if that property was a common owner with the subject tract.

Mr. Wilkerson answered "no".

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Fretz, Krug, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Carnes, Doctor, Millikin "absent") to **APPROVE** Z-7430 rezoning from OM to MX2-V-U per staff recommendation.

Legal Description of Z-7430:

LT 2 BLK 1, RIVER GROVE SUB, City of Tulsa, Tulsa County, State of Oklahoma

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- 22. **CZ-466 Jason Storey** (County) Location: West of the northwest corner of East 171st Street South and South 145th East Avenue requesting rezoning from **CS to IL**

STAFF RECOMMENDATION:

SECTION I: CZ-466

DEVELOPMENT CONCEPT: Rezone from CS to IL in order to permit the development of the property for a light industrial use. The applicant intends to utilize the site for metalwork and welding (Use Unit 25). Industrial uses have a required setback of 75 feet from R and AG zoned lots. In addition, Use Unit 25 uses are required to be located within enclosed buildings, if within 300 feet of an R district. They are also required to install a screening wall or fence along the lot lines in common with an R district. Any accessory storage of materials and

equipment is also required to be screened from R districts with a screening wall of fence.

DETAILED STAFF RECOMMENDATION:

IL zoning would not be appropriate if the setback and screening provisions were not required, but, given the context of the subject lot and those requirements, IL zoning would be non-injurious to the existing proximate properties and;

CZ-466 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-466 to rezone property from CS to IL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: No current comprehensive plan contains a designation for CZ-466.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: East 171st St S does not have a designation on the Major Street and Highway Plan

Trail System Master Plan Considerations: None

Small Area Plan: N/A

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a welding shop.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 171 st St S	None	None	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	N/A	N/A	Hwy 64
South	AG	N/A	N/A	Vacant
East	AG	N/A	N/A	Single-Family / Agriculture
West	CS (RS pending County Commission Approval)	N/A	N/A	Single-Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

CZ-275 January 2001: Resolution number 179193, dated January 16, 2001. All concurred in **approval** of a request for rezoning a 2.91± acre tract of land from CS and AG to CS on property located west of the northwest corner of East 171st Street South and South 145th East Avenue.

Surrounding Property:

CZ-463 November 2017: Pending Case on property abutting the subject property on the west has been approved by TMAPC and waiting approval by County Commission. All concurred in **approval** of a request for rezoning a 2.25± acre tract of land from CS to RS on property located west of the northwest corner of East 171st Street South and South 145th East Avenue.

CZ-661 July 1986: The Board of Adjustment **approved** a *special exception* (Section 710 – Principal Use Permitted in Commercial Districts – Use Unit 1215) to permit an auction house in a CS District; and to **approve** a *variance* (Section

1340(d) – Design Standards for Off-Street Parking Areas – Use Unit 1215) of the all-weather material required for off-street parking to permit travel off-street parking; subject to no more than 2 auctions being conducted each week; subject to filing of a plat; and subject to outside sales being conducted on either Friday, Saturday, or Sunday, 10 a.m. to 5 p.m. and inside sales being conducted on either Friday, Saturday, or Sunday, 7 p.m. to 11 p.m., on the subject property.

CZ-139 December 1985: Resolution number 125636, dated February 24, 1986. All concurred in **denial** of a request for rezoning a 6.25± acre tract of land from AG to CH; however, all concurred in **approval** to rezone from AG to CS except the east 150’ which remained AG, on property located at the intersection of U.S. Highway 64 and East 171st Street South.

The applicant indicated his agreement with staff’s recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Fretz, Krug, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Carnes, Doctor, Millikin “absent”) to **APPROVE** CZ-466 rezoning from CS to IL per staff recommendation.

Legal Description of CZ-466:

PRT SW SE BEG SECR THEREOF TH W335 N333.13 NE268.89 E APP75.47 S
POB LESS S25 FOR RD SEC 28 17 14 2.701ACS,

OTHER BUSINESS

23. 2018 Election of Officers- Current Officers:

Michael Covey, Chairman
John Dix, 1st Vice Chairman
John Shivel, 2nd Vice Chairman
Margaret Millikin, Secretary

Mr. Covey stated that the present Officers have all agreed to continue in their current positions.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Fretz, Krug, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Carnes, Doctor,

Millikin "absent") to recommend **APPROVAL** of the following nominees for TMAPC Officers for 2018 and waive the TMAPC Policies and Procedures concerning serving successive terms: Chair, Michael Covey; 1st Vice Chair, John Dix; 2nd Vice Chair, John Shivel; Secretary, Margaret (Peggy) Millikin.

24. Commissioners' Comments

Mr. Dix asked Ms. Miller what she knew about the new TMAPC Commissioner.

Ms. Miller stated the County Commission appointed a new Planning Commissioner effective January 18, 2018 his name is Josh Ritchie, he is an attorney. Mr. Ritchie also owns some small businesses in the area and he is also on the Local Development Act Review Committee. His first meeting February 7, 2018.

ADJOURN

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Fretz, Krug, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Carnes, Doctor, Millikin "absent") to **ADJOURN** TMAPC meeting 2761.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 1:50 p.m.

Date Approved:

01-17-2018


Chairman

ATTEST:


Secretary