

GRAND JUNCTION PLANNING COMMISSION
February 24, 2015 MINUTES
6:00 p.m. to 7:32 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

In attendance representing the City Planning Commission were Christian Reece (Chairman), Ebe Eslami (Vice-Chairman), Jon Buschhorn, Kathy Deppe, Keith Ehlers, George Gatseos, Steve Tolle, and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, were Greg Moberg, (Development Services Manager), Senta Costello (Senior Planner), Scott Peterson (Senior Planner) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 27 citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

There were no announcements, presentations and/or visitors.

Consent Agenda

Minutes of Previous Meetings

1. None available at this time.

2. Crossroads Academy Preschool - Conditional Use Permit

Consider a request for a Conditional Use Permit to operate a daycare/preschool at Crossroads United Methodist Church.

FILE #: CUP-2015-30
APPLICANT: Heather Dennis
LOCATION: 599 30 Road
STAFF: Senta Costello

3. Coon Hill Utility Easement Vacation

Forward a recommendation to City Council to vacate a public utility easement, located at 2693 1/2 Highway 50.

FILE #: VAC-2015-39
APPLICANT: Ben & Faith Hill - Coon Hill LLC
LOCATION: 2693 ½ Highway 50

STAFF: Senta Costello

Chairman Reece briefly explained the Consent Agenda.

Chairman Reece asked the commissioners if they had any questions. Hearing none, Chairman Reece invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing. With no amendments to the Consent Agenda, Chairman Reece called for a motion.

MOTION: (Commissioner Wade) “I move that we accept the items on the Consent Agenda as presented.

Commissioner Deppe seconded the motion.

*** * * END OF CONSENT CALENDAR * * ***

*** * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * ***

Public Hearing Items

On the following item(s) the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Planning Division (244-1430) after this hearing to inquire about City Council scheduling.

4. City Market - Conditional Use Permit

Remand to Planning Commission Regarding Decision on Variance to Section 21.03.070 (b)(2)(ii) of the Zoning and Development Code (store and fuel island hours of operation) and Conditional Use Permit Issued to City Market.

FILE #: CUP-2014-134
APPLICANT: Joel Starbuck - City Market
LOCATION: 2628 1/2 N 12th Street
STAFF: Scott Peterson

Staff’s Presentation

Scott Peterson, Senior Planner, explained that on January 21, 2015, the City Council remanded the matter of the Variance approval of the business being open to customers 24 hours, 7 days per week and the conditional approval of a Conditional Use Permit (CUP-2014-134), back to the Planning Commission.

The matter was remanded back to the Planning Commission to consider the matter further with development of the record as to the variance and the conditional use permit.

During their discussion, City Council members referred to concerns with the official record lacking information as to what was the basis Planning Commission made its

decision, where the criteria was not referenced. Mr. Peterson noted, as to the conditional approval of a Conditional Use Permit, the appeal concerns the location of the fuel islands abutting the residential property, Patterson Gardens, on the east and the 8 foot masonry wall. The Appellant argues that the fuel station is too close to the residential development and the wall should be 10 feet tall. The Appellant also appealed the conditional approval of a Variance request to operate the store and fuel islands 24 hours a day, 7 days a week.

Mr. Peterson explained that on November 12, 2014, a public hearing was held by the City of Grand Junction's Planning Commission for review of a Conditional Use Permit (CUP) to construct a building for City Market in excess of 15,000 sq. ft. (59,258 sq. ft.) in a B-1 (Neighborhood Business) zone district. City Market also requested approval of a series of Site Plan deviations from the Zoning and Development Code ("ZDC") as part of the CUP and also two separate Variance requests.

Mr. Peterson showed a slide of the area and described the surrounding land uses.

Mr. Peterson stated that the Planning Commission, at the November 12th meeting, reviewed the contents of a written staff report, including citizen correspondence; a presentation by the City Senior Planner, the applicant and the applicant's representative, Galloway Engineering; along with public testimony taken during the Public Hearing. The Planning Commission conditionally approved the requested Conditional Use Permit, Site Plan deviations from the Zoning and Development Code as part of the CUP and also the two separate Variance requests.

On November 20, 2014, Keith Williams, Vice President of Patterson Gardens HOA, filed an appeal of the Planning Commission's decision in accordance with the current Zoning and Development Code.

Mr. Peterson showed a revised site plan (since the November Planning Commission meeting) that incorporated the previously approved site deviations. Regarding the anticipated size of the building, the applicant is to provide appropriate mitigation measures, as part of the Conditional Use Permit, from adjacent residential properties.

Mr. Peterson stated that the applicant has provided mitigating measures by proposing to construct an 8' tall masonry wall and an 11' wide landscaping strip along the east property line (minimum City Zoning Code requirement is a 6' tall fence), the site layout with the location of the City Market building and the additional retail buildings helps to block the views and the noise from the streets and the residential neighborhood, as does the detention ponds and the landscaping.

Mr. Peterson noted that the applicant has offered more landscaping than is required by the Code. Also, since the November 12, 2014 Planning Commission meeting, the applicant has provided additional Colorado Blue Spruce trees along the east property line to help screen and buffer the fueling islands from the adjacent Patterson Gardens multi-family residential development. Adequate off-street parking requirements have

been met with the applicant proposing to provide 301 parking spaces on-site, 59 more spaces than required by code.

Mr. Peterson stated that the site and building meets with applicable criteria of the Zoning Code for the development of a 59,000 sq. ft. building. The applicant has provided appropriate mitigation measures between commercial and residential land uses and thus is considered compatible.

Request for Grocery Store and Fuel Islands to be Open 24 Hours a Day:

Mr. Peterson explained that the City Market is requesting a variance from the B-1 (Neighborhood Business) zone district requirement that store and fuel island hours be from 5AM to 11PM as the code dictates. City Market has requested an allowance that enables the store and fuel islands to be open for business 24 hours a day, 7 days per week. However, City Market is willing to limit delivery hours to between 7AM and 10PM as the Code allows. City Market believes that 24 hour business operations will be beneficial to the community and surrounding neighborhoods and, with the limitation on delivery hours, feels that there will not be a noise encumbrance to the adjacent homes.

Mr. Peterson stated City Market is moving more stores to be 24 hours a day (including the 24 Road and Rood Avenue stores) to be more competitive in the market (ex: Walmart is open 24 hours). Other stores in the area (Albertson's on N. 12th Street and Safeway on Horizon Drive) are open from 5AM to Midnight. City Staff understands the applicant's request since the parking lot will still be lighted at night for security purposes and employees will be in the store stocking shelves etc., whether the store is open or not, so a 24 hour store might be a convenience and choice to some area residents that have different work shifts than a normal 8AM to 5PM job and cannot get to a grocery store during normal business hours. Also, a 24 hour grocery store could also benefit and serve the nearby university campus student population.

Mr. Peterson expressed that, after review, there does not appear to be exceptional conditions creating an undue hardship in this manner, the applicant simply wants to operate the store 24 hrs. a day. The applicant would be conferred a special privilege to operate a 24 hr. store in a zone district that does not allow it, because other businesses in the B-1 district do not enjoy the privilege. A literal interpretation of the code does not deprive the applicant of rights enjoyed in similar zone districts. Many other grocery stores do not operate 24 hrs. a day even though the zone district allows it. The variance request cannot be characterized as the minimum necessary, such as 5AM to midnight, it is the maximum conceivable request, to be 24 hours a day.

Mr. Peterson also stated that the variance request also does not conform to the purposes of the zoning code in the sense that the purpose of the B-1 zone is to provide small areas of office and professional services combined with limited retail uses, designed in scale, with surrounding residential use.

If the applicant wanted to be open 24 hrs., there are other zone districts that could accommodate such as PD, and noted that the applicant can request a rezone at a later date. Therefore, as City Project Manager, Mr. Peterson stated that he does not support the operations of the store, or fuel islands, be 24 hrs. a day.

Mr. Peterson showed a slide of the revised landscaping plan that shows the additional trees along the east property line and noted that they will become 55 feet in height. Mr. Peterson stated that the applicant is also proposing a landscaping strip, adjacent to Wellington Ave., ranging in width from 35 to 45 feet, noting that the minimum landscaping strip adjacent to right of way is 14 feet. Along the east property line, the applicant is proposing an 11 foot wide landscaping strip and the construction of an 8 foot tall wall in lieu of a 6 foot tall fence.

Mr. Peterson then showed a slide of the lighting plan for the project, noting the fuel islands and parking lot will have down-directional lighting which is in accordance to the code and meets with the required compatibility of commercial and residential land uses according to the code.

Mr. Peterson showed a slide of the elevation drawing for the proposed 8 foot masonry wall along the east property line. Noting that the appellate requests that the wall be 10 feet instead of 8 feet, Mr. Peterson stated that the 8 foot wall, with the addition of the landscaping, would provide an adequate buffer to the neighboring properties.

Mr. Peterson concluded that, after reviewing the City Market application for the Conditional Use Permit, it appears that the variance request criteria has not been met for a 24-hour store and fuel island operations.

In addition, CUP review criteria have been met for a building in excess of 15,000 sq. ft. with the approved site deviations, conditions and sign package identified at the November 12, 2014 meeting.

In conclusion, Mr. Peterson stated that the proposed development will not adversely affect the adjacent residential neighborhood by the development of a 59,000 sq. ft. building because this property is adjacent to a high traffic intersection, is presently zoned B-1, is in close proximity to existing commercial, educational, hospital and clinic facilities and within walking distance of existing residential development. The proposed site improvements will help mitigate the commercial building from the nearby residential neighborhoods.

Mr. Peterson stated that he received an email from Jo Feagans that he has distributed to the Commission and noted that the applicant has a power point to present.

Chairman Reece asked if there was any other items to be included into the record.

Commissioner Deppe stated that she had provided some photos she had taken. The photos were displayed and Commissioner Deppe explained that she had gone to the

Albertsons store on N. 12th Street and took pictures at both 8PM when the store was open and at 2AM when the store was closed. She noted that she did not see a difference other than the number of cars.

Questions for Staff

Commissioner Wade asked if there would be sidewalk constructed on the south side of the property line. Mr. Peterson replied that there would be a sidewalk constructed in the south along Wellington.

Commissioner Deppe asked how much lighting there would be in the back side of the building. Mr. Peterson stated that there are 5 lights proposed located along the back side of the building.

Commissioner Gatseos noted that there were two, four foot concrete walls where the deliveries were made on the east side, and asked if that was in addition to the 8 foot wall. Mr. Peterson stated that there would be an additional wall where the truck bays were.

Chairman Reese asked for clarification of the two items being considered, one being the variance for the 24 hour operation and the other being the approval of a CUP for a building size over 15,000 sq. ft. in a B-1 zone.

Mr. Peterson stated that the appellant would also like the Commission to take into consideration the 10 foot wall height and the fuel island location, however, that rolls into the CUP. Mr. Peterson clarified that the site plan was part of the CUP application.

Presentation by Applicant

Carl Schmidlein, representative from Galloway, and Joel Starbuck, representative from City Market gave a presentation that started with a site plan of the proposed project. Mr. Schmidlein noted that the wall to the east was in addition to the docking wall, providing a double screen for that area. Mr. Schmidlein showed a slide comparing the changes they have made to the proposed site plan since 2008. Mr. Schmidlein stated that the density of the site has been downgraded as they originally had proposed six structures and they now have four. The store has increased from 49,000 sq. ft. to 59,000 sq. ft., however there was originally 3 retail buildings proposed.

Mr. Schmidlein showed slides of the elevations of the four sided architecture of the building as well as the fuel center. Mr. Schmidlein showed a slide of the public benefits that this project provides including the easy access to groceries for the neighborhood and new sidewalk and bus shelter. Mr. Schmidlein noted that the store creates a good transition from the intersection of two arterial streets to residential areas as well as roadway improvements that will be constructed concurrently with the site construction.

Regarding the 24 hour operation, Mr. Schmidtlein showed a slide that noted the site is bounded by public streets on the north, west and south sides. The site is located near a medical center and would provide 24 hour convenience to staff and patients. Mr. Schmidtlein noted that 24 hour operation is allowed in similar districts such as B-2, C-1 and C-2, just not B-1. City Market proposes to restrict deliveries to the hours of 7am to 10 pm. Mr. Schmidtlein stated that there are two City Market stores in Grand Junction that are operating 24 hours.

Mr. Schmidtlein showed a slide of the various stores in Grand Junction that are open 24 hrs. in addition to ones open from 5AM to midnight. Mr. Schmidtlein showed another slide of the various fuel stations that are open 24 hrs. Mr. Schmidtlein showed a slide that contained a highlight of the mitigation features that Mr. Peterson had described earlier. Mr. Schmidtlein explained that the lights are "full cutoff directional lighting fixtures" where the bulbs are recessed up inside the fixtures or underside of the canopy.

Mr. Schmidtlein showed a slide illustrating that City Market is proposing more shrubs and trees than are required as well as the screen wall that exceeds the requirements. Additional improvements exceeding the B-1 zoning requirements included the colored concrete walkways, enhanced architectural features on the store and retail building, increased landscape strip adjacent to residential, outdoor seating areas, and 8' wide walkway to all three streets and a 35 ft. landscape strip adjacent to Wellington Ave.

Questions for Applicant

Commissioner Gatseos asked why the tank location for the fuel station is on the east of the canopy. Mr. Schmidtlein explained that the placement allows for refueling without cutting off access for use of the fuel station during that time. Mr. Schmidtlein explained that the refueling is a closed containment system when the truck is dropping the fuel into the underground tanks.

Commissioner Ehlers asked if the lighting plan takes into consideration the recently approved lighting standards. Mr. Schmidtlein stated it does.

Commissioner Wade asked if City Market has statistics on the number of shoppers that come between midnight and 5AM. Mr. Starbuck stated that, in other stores, they have one register open and he would expect 10 to 20 customers per hour during the later hours. It is more a convenience for their customers. Commissioner Wade asked how many additional employees would the 24 hour operation provide, over the store having limited hours. Mr. Starbuck stated that probably two additional employees would be used. Commissioner Wade asked if the Pharmacy would operate 24 hours. Mr. Starbuck stated that the pharmacy would not operate 24 hours.

Chairman Reece stated that the meeting was open for public comment and asked if there was anyone who wished to speak in favor of the proposal. Hearing none, Chairman Reece asked if anyone would like to speak against the proposal. It was

noted that there is a citizen, on behalf of Patterson Gardens, that would like to make a presentation.

Keith Williams, Vice President of the Patterson Gardens Board of Directors, stated that Patterson Gardens is not opposed to having the City Market in the neighborhood. Mr. Williams noted that regarding the CUP, the City Council was not clear that the criteria was met and also noted that the City Staff was not in support of the 24 hour operation. Mr. Williams noted that the B-1 zoning is intended to be a buffer between commercial and residential zones. Mr. Williams stated that they are opposed to the location of the fuel station as well as the 24 hour operation of both the fuel station and the City Market.

Mr. Williams stated that they received a letter from Galloway and noted that they had mentioned the convenience of the 24 hour operation in relation to St. Mary's. Mr. Williams stated that they have talked with St. Mary's staff and their schedules allow them to shop during normal hours.

Mr. Williams showed a slide of Patterson Garden's concerns which included; fuel odor, noise pollution, lighting pollution, fuel deliveries, and other deliveries such as bakery trucks. Mr. Williams stated that they looked at many other areas locally, and statewide, where fuel station are on the corner of the property. Mr. Williams showed a slide of the down directional lighting at the 24 Road City Market's fuel station. The picture was taken 8 feet high at approx. 80-90 feet away to illustrate the concern that the lights will affect the second story bedrooms of two adjacent buildings of the Patterson Garden's complex.

Mr. Williams summarized that Patterson Garden's residents would like to ask the Planning Commission to reconsider and not allow the current location of the fuel stations. They would request that they move them to the corner of 12th and Patterson and adhere to the B-1 code hours of operation for businesses in the area.

Commissioner Wade asked how far away from the building would the fuel center be if it were moved to the corner. Mr. Williams stated if he were to guess, it would be more than 100 feet away.

Bruce Verstraete 1321 Wellington, stated that he lives across the street from the proposed store. He has lived there 25 years. Mr. Verstraete stated that the applicant has been turned down for Commercial zoning twice in 16 years at this site. Mr. Verstraete stated that with the proposed variances, the applicant would in effect, be getting the C-1 zoning. Mr. Verstraete also expressed concern over the cost of the intersection improvements that the City would have to contribute due to the increase in traffic.

Pat Verstraete 1321 Wellington, stated that if the variances are passed, that they would be the only neighborhood in Grand Junction with a big box store and open 24/7. Ms. Verstraete stated that zoning is to protect the neighborhood and she feels that they are not being protected.

Questions for Applicant

Chairman Reece asked Mr. Starbuck to address the citizen's concern over truck deliveries other than fuel trucks. Mr. Starbuck stated that the trucks Mr. Williams was concerned about would be the bakery and bread trucks that would deliver in the early AM hours. Those trucks need to deliver before the stores open or in conjunction with the store opening. Mr. Starbuck said that stores can restrict the delivery so they don't deliver before 5 am, which is common, and they could require them to shut down the trucks while making the delivery.

Hearing no further questions for the applicant, Chairman Reece called for a short break to be taken before the discussion.

After the break, Chairman Reece asked the applicant to come back for one additional question. Chairman Reece asked for clarification regarding the delivery hours which were proposed to be limited to 7AM to 10PM. Chairman Reece said the previous discussion stated that there would be deliveries outside those hours. Mr. Starbuck stated that he had been referring to the delivery restrictions to apply to the City Market/King Soopers big 65 foot trucks. There are other smaller trucks, such as bread or bakery trucks that would need to make deliveries from 5AM to 7AM. He said they can schedule them so that there are only one or two during that time window.

Chairman Reese asked the delivery hours were conditioned on approval of the 24 hour operation, or would they maintain that delivery window even if they are not a 24 hour store. Mr. Starbuck stated that they would ask for those delivery hours regardless.

Mr. Peterson stated that the B-1 zone district limits deliveries from 5AM to 11PM and does not differentiate between sizes of delivery trucks.

Jamie Beard, Assistant City Attorney, stated that what she was hearing was, for the approval of the CUP, City Market is indicating that no deliveries will be before 5AM, and that the deliveries from the City Market/King Sooper trucks would be limited to between 7AM and 10PM. Mr. Starbuck indicated that that was correct.

Chairman Reece closed the public portion of the meeting.

Discussion

Commissioner Ehlers stated that he was looking at the two topics, one being the 24 hour operation and the other being the proponents of the CUP such as the fuel location, the 8 foot wall and the building size. Commissioner Ehlers commented that zoning is in place to protect both the neighbors and the rights of the property owners and to protect farmland as well as mitigate sprawl. The applicant has the right to have a fuel station and has made several efforts to mitigate the impact on the neighbors. Commissioner Ehlers stated that there was a legal interpretation that the 24 hour operation request is a variance and not a deviation of the CUP. Commissioner Ehlers acknowledged that

there is a strict set of criteria that needs to be met for the variance that speaks to hardship etc. He suggested that this is a missed opportunity for a great deal of public benefit, with the college, retirement community, and medical area and restaurant/bar in the area.

Commissioner Eslami stated that he is ok with the size of the building, but he has concern over the location of the fuel station. He feels the fuel pump does not meet the criteria as it would damage the neighborhood health and privacy. Commissioner Eslami feels the compatibility, with the noise and odor, would not meet the criteria with the current site plan. Regarding the variance for the 24 hour operation, Commissioner Eslami noted several parts of the criteria where he feels the request does not meet the criteria.

Commissioner Tolle wished to personally apologize to the City Council for having this item remanded back to the Commission. Commissioner Tolle expressed concern over the applicant agreeing to limiting deliveries to between 7AM and 11PM and then find out that it did not include the deliveries of bakery/bread trucks that deliver at 5AM.

Commissioner Tolle stated that, as far as the CUP goes, he feels the size of the store will be an eyesore and does not feel it is in the right place. Regarding the 24 operation, Commissioner Tolle commented that he did not feel it was the right place or the right thing to do. Commissioner Tolle stated that this kind of sprawl does not coincide with the quality of life the community wishes to keep.

Commissioner Gatseos commended the staff for a great report. Regarding the CUP, Commissioner Gatseos feels it meets the criteria and although it is a big box store, it meets the traffic patterns for that area. Commissioner Gatseos expressed empathy for the four families on the eastern border, however, he feels the CUP does meet the criteria. Regarding the 24 hour operation variance, Commissioner Gatseos stated that he did not feel it was appropriate and that the B-1 zoning criteria should be used.

Commissioner Wade stated that after looking at the code, visiting the site and two meetings covering this topic, he feels the criteria for the CUP has been met. As far as the variance for the 24 hour operation, Commissioner Wade stated that he originally was in favor of a 24 hour operation, however after further study of the code, he realized that the criteria for the variance cannot be met.

Chairman Reece stated that regarding the variance, the applicant has indicated that 24 hour stores do not perform better than non 24 hour stores. Chairman Reece stated she did not see a hardship in this property that would result in reduction of sales, an inability to operate a business, and that there are no outstanding characteristics of this property that would prevent City Market from having a successful store there. Regarding the CUP, Chairman Reece stated that City Market has done an outstanding job to mitigate the impacts of the fuel station location, however, feels the fuel station would be more appropriately located at a different area away from the nearby residents. Chairman

Reece stated that she is in support of the City Market project as an infill development, however feels the location of the fuel station is not compatible with the neighborhood.

Commissioner Ehlers stated that the Planning Commission does not have to choose between the property rights of the applicant versus the property rights of the neighbors. There is a public benefit, such as in the case of the North Ave corridor and Mixed use overlay districts, where the emphasis is to bring the storefronts up to the front, to give the public a storefront feel as they travel along the corridor. Commissioner Ehlers feels the proposed fuel station location supports that look and does not feel a gas station out on the corner is not a desired corner feature.

Chairman Reece stated that she agrees that a business building on the corner of 12th and Patterson would create a more visually appealing than a fuel station, however, the southwest corner would impact the Wellington residents. Although Chairman Reece noted that she is not sure where the best placement would be, she does not feel 68 feet from a bedroom window is appropriate.

Commissioner Tolle stated that in all his experiences regarding entryways to cities, he does not recall anyone stating “wow, look at that big box store”. Commissioner Tolle also stated that the Commission has a staff that listens. In his opinion, the Commission needs to keep in sight that this town should be what we all want it to be.

Commissioner Deppe stated that if she lived in Patterson Gardens, she would feel the same way. Commissioner Deppe indicated she can see the impact a fuel station would be, but that if City Market needs a fueling station, she is ok with that since they are bringing in 140 jobs and injecting money into the local economy. Although originally in favor of the 24 hour operation request, Commissioner Deppe expressed that after hearing all the presentations, she has reconsidered and is no longer in support of that variance.

With no additional questions, Chairman Reece stated that the issue will be addressed with two motions. The first motion is on the variance to operate a store 24 hours a day, seven days a week.

MOTION: (Commissioner Eslami) “Madam Chairman, on the request for variance to allow the applicant to open the grocery store and fuel islands to customers for 24 hours a day seven days per week. I move that the Planning Commission approve the Variance with the findings of fact as stated on the record by the Planning Commissioners.”

Commissioner Ehlers seconded the motion. A vote was called and the motion failed unanimously by a vote of 7-0.

Chairman Reece called for a motion for the Conditional Use Permit for City Market.

MOTION: (Commissioner Eslami) “Madam Chairman, on the request for a Conditional Use Permit for City Market to construct a building in excess of 15,000 sq. ft. in a B-1 zone district, City file number CUP-2014-134, to be located at the SE corner of N. 12th Street and Patterson Road, I move that the Planning Commission approve the Conditional Use Permit with the 8’ wall based on the findings of fact, conclusions and conditions listed in the staff report.”

Commissioner Wade seconded the motion. A vote was called and the motion passed by a vote of 4-3.

General Discussion/Other Business

Greg Moberg, Development Services Manager, reminded Commissioners that there will not be a regular meeting of the Planning Commission in March but there will be two workshops. The second workshop will be a Joint Meeting with City Council.

Nonscheduled Citizens and/or Visitors

None

Adjournment

The Planning Commission meeting was adjourned at 7:32 p.m.