



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Bruce K. Walden, Chief Administrative Officer

**FROM:** Elizabeth H. Tyler, AICP, Director

**DATE:** March 29, 2006

**SUBJECT:** Review of Champaign County Zoning Ordinance amendments, Parts A-M (CCZBA-522-AT-05).

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**Introduction & Background**

The Champaign County Zoning Administrator is requesting a series of major amendments to the Champaign County Zoning Ordinance which would be the first major overhaul of the ordinance since 1973. This comprehensive review and update of the County's Zoning Ordinance has been several years in the making. Revisions currently under review concern only those portions of the Zoning Ordinance dealing with rural development. The County's Zoning Ordinance amendment is divided into thirteen parts (A-M). Future revisions will deal with standards for residential, commercial, and industrial development.

By State law, the City has an obligation to review zoning decisions within its one-and-one-half mile extraterritorial jurisdiction (ETJ) area. The proposed text amendment is of interest to the City of Urbana as it may affect subdivision, zoning and land use development decisions within the City's ETJ. The City has subdivision and land development jurisdiction within the ETJ area, while the County holds zoning jurisdiction in this area. It is important that there be consistency between these two jurisdictions to the extent that certain regulations may overlap. Additionally, development within this area may abut development within the corporate limits of the City or may eventually be annexed into the City's corporate limits. By State law, the City has an obligation to review zoning decisions within its ETJ area for consistency with the City's comprehensive plan. A municipal protest of the proposed amendment enforces a three-fourths super majority of affirmative votes for approval of the request at the County Board.

A municipal protest of the proposed amendment enforces a three-fourths super majority of affirmative votes for approval of the request at the County Board. Currently, Champaign County has received formal protests from five jurisdictions. Staff members from the cities of Urbana and Champaign have been coordinating review of the County's proposed zoning ordinance, and the

Champaign City Council is expected to act on this proposal at their May 2<sup>nd</sup> meeting. In terms of Champaign County's timeline, the County will further review the proposed changes at the April 6, 2006 County Zoning Board of Appeals meeting, and the County Board is expected to take up this issue in May or June.

## **Issues and Discussion**

### **Issues of Concern**

Based on public input to date, the issues of most concern to residents of unincorporated Champaign County appear to be an essentially 40-acre minimum lot size for new homes constructed in areas zoned Agricultural, a new requirement to maintain vegetative buffers along certain streams, and a new tree cutting permit within stream buffers. However, changes which most concern County residents of are not necessarily pertinent to the City of Urbana.

The City Council should be aware that part of this zoning ordinance change would further restrict the construction of dwelling "by-right" on parcels zoned AG-1 Agriculture, AG-2 Agriculture, and CR Conservation-Recreation. This could benefit the City of Urbana by limiting low density residential subdivisions along the city's fringe from impeding long-term growth of Urbana. Under the proposed ordinance, the following would be allowed "by right":

- On parcels under 40 acres in area: one house is permitted if there is no existing house on the parcel;
- On parcels 40 acres or more in area: one house is permitted for each 40 acres of parcel area in addition to any one existing house, up to a maximum total of four houses.

This change would be consistent with the County's previously adopted policies to protect unique soil resources and natural areas, and that that the highest and best use of prime farmland is agriculture.

In terms of impact on Urbana, there are two areas of particular concern which need to be addressed: (1) lack of public input in certain staff-approved Conditional Uses, and (2) removal of some standard conditions from Conditional and Special Uses.

### *Public Input on Conditional Uses*

Under Section 7.05.100 of the proposed ordinance, any use authorized as a Conditional Use in the Table of Authorized Uses by Districts (Chapter 6) would be allowed by right if it meets all the conditions specified in Chapter 7. Under the County's review process, Conditional Uses can be approved by County staff. These are uses which can develop within the 1 ½ mile ETJ adjacent to the City. Some uses could potentially interfere with future annexation or other uses could be adjacent to residential subdivisions in the City. Also, adjoining property owners, whether in the City and the County, would not have an opportunity to comment on Conditional Uses approved by the County. Realistically the City of Urbana and the public at large would not find out about most of these proposals until after approval by County staff.

From Champaign County's perspective, the approval process for Special Uses is time consuming and costly. Reducing the work load for Special Uses would allow the County to divert their limited planning resources to more productive pursuits. However, from the City, public input is necessary on those particularly sensitive uses listed below.

- Rural specialty business, Major.
- Rural specialty business, Minor.
- Antenna or tower less than 100 feet in height.
- Electrical substation.
- Sanitary landfill.
- Antique sales & service.
- Art gallery.
- Lodge or private club.
- Cemetery.
- Cemetery, pet.
- Contractors facilities (with outdoor storage).
- Kennel.
- Long-term vehicle storage.
- Self-storage warehouse (no heat/utilities).
- Veterinary hospital.
- Small scale metal fabricating shop.
- Wood fabricating shop.
- Light assembly.
- Re-use of an existing rural structure. By definition, this could include any non-residential use of an existing rural structure in its existing location.

#### *Removal of Standard Conditions*

In Champaign County's proposed zoning ordinance, several standard conditions for Conditional Uses, Special Uses, and County Board Special Uses would be eliminated. County staff believes many of the standard conditions as established in the 1973 Zoning Ordinance are not applicable in every situation and may reflect outdated standards. The following are of most concern to City of Urbana staff:

- Cemetery and Pet Cemetery.
- Kennel.
- Mineral extraction and quarrying.
- Truck terminal.
- Livestock sales facility and stockyard.
- Slaughter House.
- Animal Training Facility.
- Sewage disposal plant and Lagoon.

- All-Terrain Vehicle, Go-Cart or Motorcycle Course.

Although the City of Urbana should be concerned about removal of standard conditions – such as setbacks and security fencing – for approval of these uses, having public notice and input in these projects is more important. Public input often helps to better fit the specific use to the site context.

### *Comprehensive Plan Consistency*

Champaign County’s proposed Zoning Ordinance has been reviewed for consistency with the City of Urbana’s *2005 Comprehensive Plan*. Pertinent goals from Urbana’s Comprehensive Plan include preserving natural resources and environmentally sensitive areas, protecting and beautifying waterways, minimizing incompatible land uses, identifying and addressing issues created by overlapping jurisdictions in the ETJ, and encouraging development in areas where adequate infrastructure already exists. Many of the proposed County Zoning Ordinance provisions are intended to further protect prime farmland and environmentally sensitive areas within Agricultural zoning districts. The goals of these provisions are consistent Urbana’s Comprehensive Plan. In terms of minimizing incompatible land uses and addressing issues created by overlapping jurisdictions, the intent of the new ordinance is consistent with Urbana’s Comprehensive Plan, but strengthening public notice and input and adding further safeguards for certain uses would make it consistent in practice.

### **Summary of Issues of Concern**

Although City staff and the Plan Commission find the vast majority of the proposed County Zoning Ordinance acceptable, there are two areas of special concern: (1) certain Conditional Uses approval without public notice or hearings, and (2) removal of some standard conditions for Conditional and Special Uses. The City of Urbana does not expect rural and City land use standards to match, but there are a few instances where standard conditions are necessary.

### **Champaign County’s Response**

Champaign County staff, previous to Urbana’s Plan Commission meeting, indicated they would be willing to propose the following modifications to their draft Zoning Ordinance in order to meet the concerns of Urbana City staff:

- (1) Change the approval process for the following uses in CR, AG and AG-2 zoning districts located within one mile of the City such that if City staff protested, then the Special Use process with public hearings would be required:
  - Electrical substations.
  - Contractors facilities (with both indoor and outdoor storage).
  - Long-term vehicle storage.
  - Self-storage warehouse (no heat/utilities)
  - Sawmill, planing mill & related uses.

- Wood fabricating shop.
  - Light assembly.
  - Kennel.
  - Veterinary hospital.
- (2) Change the approval process for the following uses from “by right” to “Conditional Uses” (County staff approval) in B-1 zoning districts:
- Contractors facilities (with both indoor and outdoor storage).
  - Long-term vehicle storage.
  - Sawmill, planing mill & related uses.
  - Wood fabricating shops.
- (3) Adopt standard required setbacks for the following Conditional and Special Uses:
- Cemeteries and pet cemeteries.
  - Skeet and rifle ranges.
  - All-terrain vehicle, go-cart, or motorcycle courses.
  - Sawmills, planing mills, and wood fabricating shops.
  - Mineral extraction, quarrying, topsoil removal & allied products.
  - Sewage disposal plants and sewage lagoons.

The Urbana Plan Commission appreciates County staff’s willingness to offer constructive solutions but continues to recommend the Special Use process for specific uses in the entire ETJ (1 ½ miles) rather than the one mile offered by County staff. Additionally, they have a concern that these changes may or may not be incorporated in the draft Zoning Ordinance even if County staff recommends that the County Board do so.

## **Summary of Findings**

1. The Champaign County Zoning Administrator has petitioned the County of Champaign for a text amendment to the Champaign County Zoning Ordinance in Champaign County ZBA Case No. CCZBA522-AT-05 which would adopt new zoning standards for rural areas which are designed to protect farming and prime farm land from conversion to other uses, as well as to protect environmental resources;
2. The proposed zoning ordinance text amendments are generally consistent with the City of Urbana’s *2005 Comprehensive Plan’s* goals and objectives;
3. The City of Urbana has concerns about specific proposed Conditional uses which could be approved by County staff without public input through the Special Use process;
4. Public input on potentially problematic uses can greatly enhance the review process;

5. The City of Urbana also has concerns about specific Conditional and Special Uses where standard conditions would be eliminated; and
6. The Plan Commission, at their March 23<sup>rd</sup> meeting, recommended that the City Council pass a resolution of protest which would be withdrawn if certain conditions concerning Conditional and Special Uses would be changed in the proposed Zoning Ordinance.

## Options

In CCZBA Case No. 522-AT-05, the City Council has the following options:

- a. Adopt a resolution of protest for the proposed text amendment, with or without conditions. A resolution of protest by the Urbana City Council would mean that this County Zoning Ordinance text amendment cannot be enacted without approval by a super majority (three-fourths) of the Champaign County Board of Commissioners.
- b. Defeat a resolution of protest for the proposed text amendment.

## Recommendation

Following review of Champaign County's comprehensive zoning ordinance amendment, Parts A-M (CCZBA Case No. 522-AT-05), the Urbana Plan Commission recommended that the City Council **adopt a resolution of protest** for the proposed text amendment which would be withdrawn if the following conditions are met. City staff supports the Plan Commission's recommendation.

Conditions for withdrawal of a resolution of protest.

- A. Change the following Conditional Uses to Special Uses within Urbana's 1 ½ mile extraterritorial jurisdiction:
  - Electrical substations;
  - Contractors facilities with outdoor storage;
  - Long-term vehicle storage;
  - Kennels and veterinary hospitals with animals kept outdoors either temporarily or permanently;
  - Self-storage warehouse (no heat/utilities);
  - Small scale metal fabricating shop;
  - Wood fabricating shop; and
  - Light assembly.

B. Enact minimum standard conditions for the following uses within Urbana's 1 ½ mile extraterritorial jurisdiction. Recommended minimum standard conditions are as follows.

- *Cemeteries and pet cemeteries.* Include as a standard condition a 75 foot setback from the centerline of adjacent streets for burial plots or any above-ground structure where human or animal remains are permanently deposited. Other onsite structures, except for fences, should meet the minimum setback required in that zoning district, or 25 feet, whichever is greater.
- *Mineral extraction and quarrying.* Include as a standard requirement for a minimum lot size of at least two acres, a 100 foot setback from all property lines, and a minimum six-foot wire mesh or solid fence.
- *Sewage disposal.* Include as a standard minimum setback of 100 feet from property lines for sewage disposal plants; additionally, for sewage lagoons, a minimum setback from property lines of 200 feet should be required.
- *All-terrain vehicle, go cart, and motocross racing tracks.* Include a standard condition that outdoor commercial recreational enterprises such as all terrain vehicle, go cart, and motocross courses and tracks should not be allowed within 200 feet of any residential zoning district.
- *Sanitary landfills.* Include a standard condition that sanitary landfills have a minimum 200 foot setback from all property lines.

Exhibits:

Comparison of Existing and Proposed Zoning Ordinance memo, Jan. 11, 2006 (County staff generated)

Comparison of Zoning Ordinance Proposals Table, Nov. 14, 2005 (County staff generated)

Special Use Standard Conditions to be Eliminated (County staff generated)

Proposed Champaign County Zoning Ordinance Nov. 14, 2005 (partial draft, County staff generated)

cc: Susan Monte, Champaign County Planning and Zoning  
City of Champaign  
City of Rantoul

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RESOLUTION NO. 2006-04-011R

**A RESOLUTION OF PROTEST AGAINST PROPOSED TEXT AMENDMENTS TO THE  
CHAMPAIGN COUNTY ZONING ORDINANCE**

(Champaign County Zoning Ordinance Comprehensive Text Amendments,  
Parts A-M / Plan Case No. CCZBA 522-AT-05)

WHEREAS, the Champaign County Zoning Administrator has petitioned the County of Champaign for an amendment to the text of the Champaign County Zoning Ordinance in Champaign County ZBA Case No. 522-AT-05 which would adopt new zoning standards for rural areas which are designed to protect farming and prime farm land from conversion to other uses, as well as to protect environmental resources; and

WHEREAS, said amendment has been submitted to the City of Urbana for review and is being considered by the City of Urbana under the name of "CCZBA-522-AT-05: Review of Champaign County Zoning Ordinance Amendments, Parts A-M"; and

WHEREAS, the Urbana Plan Commission, after considering matters pertaining to said Petition at their meeting of March 23, 2006, has recommended by a vote of 6 to 0 that the Urbana City Council adopt a Resolution of Protest against the proposed text amendment to the Champaign County Zoning Ordinance with certain conditions for removing this protest; and

WHEREAS, the Urbana City Council, having duly considered all matters pertaining thereto, finds and determines that the proposed text amendment is detrimental to the best interests of the City of Urbana.



NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The City Council finds and determines that the facts contained in the above recitations are true.

Section 2. That the Urbana City Council hereby resolves that the City of Urbana, pursuant to the provisions of 55 ILCS 5/5-12014, does hereby adopt a Resolution of Protest against the proposed text amendment as presented in CCZBA-512-AT-05.

Section 3. This protest is withdrawn, however, if the text of the proposed County Zoning Ordinance amendment is revised for the City of Urbana's area of extraterritorial jurisdiction as follows:

A. In the November 14, 2005 draft, Table 6, Table of Authorized Principal Uses by District, change the following Conditional Uses to Special Uses within CR, AG, AG-2 zoning districts:

1. Electrical substations;
2. Contractors facilities with outdoor storage;
3. Long-term vehicle storage;
4. Kennels and veterinary hospitals with animals kept outdoors either temporarily or permanently;
5. Self-storage warehouse (no heat/utilities);
6. Small scale metal fabricating shop;
7. Wood fabricating shop; and
8. Light assembly.

- B. In the November 14, 2005 draft Champaign County Zoning Ordinance, Chapter 7, Conditions: Conditional Uses, adopt the following standard conditions:

7.64.220 *Cemetery*. Burial plots or any above-ground structure where human remains are permanently deposited shall be located no closer than 75 foot from the centerline of adjacent streets and not less than 50 feet from rear or side lot lines.

7.64.230 *Pet Cemetery*. Burial plots or any above-ground structure where animal remains are permanently deposited shall be located no closer than 75 foot from the centerline of adjacent streets and not less than 50 feet from rear or side lot lines.

- C. In the November 14, 2005 draft Champaign County Zoning Ordinance, in Chapter 8, Standard Conditions: Special Uses, adopt the following standard conditions:

8.20.300 *Mineral extraction, quarrying, and Topsoil Removal*. The minimum lot size shall be two acres, and a minimum 100 foot setback from all property lines shall be required. The site shall be enclosed by a wire mesh or solid fence a minimum of six feet high.

8.30.700 *Sewage disposal Plant or Lagoon*. A minimum setback of 100 feet from property lines shall be required.

8.30.800 *Sanitary landfills*. A minimum setback of 200 foot from all property lines shall be required.

8.62.700 Race Tracks - All-terrain Vehicles, Go Carts, and Motocross. A minimum distance of 1,000 feet from any residential zoning district, or any residence, institution, or place of public assembly shall be required.

Section 4. The City Clerk of the City of Urbana is authorized and directed to file a certified copy of this Resolution of Protest with the County Clerk of the County of Champaign, and to mail a certified copy of this resolution to the Petitioner, Mr. Frank Di Novo at 1776 E Washington St., Urbana, IL 61801 and to the State's Attorney for Champaign County and Attorney for the Petitioner, at the Champaign County Courthouse, Urbana, IL 61801.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** March 23, 2006

**TIME:** 7:30 P.M.

**PLACE:** Urbana City Building  
400 South Vine Street  
Urbana, IL 61801

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**MEMBERS PRESENT:** Jane Burris, Laurie Goscha, Lew Hopkins, Michael Pollock, Bernadine Stake, Don White

**MEMBERS EXCUSED:** Ben Grosser, Marilyn Upah-Bant, James Ward

**STAFF PRESENT:** Elizabeth Tyler, Director of Community Development Services; Robert Myers, Planning Manager

**OTHERS PRESENT:** Susan Taylor

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**OLD BUSINESS**

**Plan Case CCZBA-522-AT-05 – Review of Champaign County Zoning Ordinance Amendments, Parts A-M**

Mr. Myers gave a brief review of the background for this case. He presented staff's recommendation, which is as follows:

*In Champaign County ZBA Case No. 522-AT-5, Urbana City staff recommends that the Plan Commission recommend to the City Council to **DEFEAT** a resolution of protest with the following **CONDITIONS**:*

*A. In Champaign County's proposed zoning ordinance, Parts A-M, change the following Conditional Uses to Special Uses:*

- Electrical substations;*
- Contractors facilities with outdoor storage*
- Long-term vehicle storage.*
- Kennels and veterinary hospitals with animals kept outdoors either temporarily or permanently.*
- Self-storage warehouse (no heat/utilities).*
- Small scale metal fabricating shop.*
- Wood fabricating shop.*

- *Light assembly.*

*B. Minimum setback standards must be enacted as standard conditions for the following uses with the recommended minimum setbacks provided as follows:*

- *Cemeteries and pet cemeteries. Include as a standard condition a 75 foot setback from the centerline of adjacent streets for burial plots or any above-ground structure where human or animal remains are permanently deposited. Other onsite structures, except for fences, should meet the minimum setback required in that zoning district, or 25 feet, whichever is greater.*
- *Mineral extraction and quarrying. Include a standard requirement for a minimum lot size of at least two acres, a 100 foot setback from all property lines, and a minimum six-foot wire mesh or solid fence. It may be necessary to impose greater setbacks or other requirements through the Special Use process.*
- *Sewage disposal. Include a standard minimum setback of 100 feet from property lines for sewage disposal plants; additionally, for sewage lagoons, a minimum setback from property lines of 200 feet should be required.*
- *All-terrain vehicle, go cart, and motocross racing tracks. Outdoor commercial recreational enterprises such as ATV, go cart, and motocross courses should not be allowed within 200 feet of any residential zoning district.*
- *Sanitary landfills. Sanitary landfills should have a minimum 200 foot setback from all property lines.*

Since mailing out the written staff report he received feedback from Champaign County staff, and they agree to recommend changes to the Champaign County Zoning Board of Appeals and to the Environmental Land Use Committee. At this time, he handed out copies of an email he received from Susan Monte in response to the City staff's recommendation to the Plan Commission.

The email shows not only most of the changes suggested by the City of Urbana, but it also incorporates some changes requested by the City of Champaign and others. He explained that the changes listed with a star next to them indicate the changes recommended by the City of Urbana.

Mr. Myers went on to say that in the written staff report there was a list of Conditional uses that could be approved by Champaign County staff, which the City of Urbana had requested become Special uses with public notice and public comment. Champaign County staff responded by proposing that if one of the uses on page two of the email from Susan Monte is proposed within a mile of any City, which has a Comprehensive Plan and the City staff objects to the County staff issuing a Conditional Use Permit, then it would automatically become a Special Use request and would require a Special Use Permit.

Mr. Pollock stated that a Conditional Use in Champaign County would be considered an administrative procedure. What are the chances for Champaign County to receive a Conditional Use request and know that it is something that might be okay with every other municipality but that the City of Urbana does not want? Ms. Tyler replied that Champaign County staff already notifies the City of Urbana staff about any Special Use requests within the Extra-Territorial

Jurisdiction (ETJ) area. So, this would be a similar process. Champaign County staff is good about completing the cross-check. They do not issue permits unless a subdivision is cleared by the City of Urbana. If they are as diligent with that in the new proposal, then she believed that the City of Urbana would know about any Conditional Use request. If someone builds something without going to Champaign County for permission, then that is when neighbors need to call and inquire about permits being issued. Mr. Pollock still did not see any way bureaucratically for Champaign County to consistently carry this out.

Mr. Myers pointed out that Champaign County staff was recommending this change for any property within a mile rather than the typical mile and a half. Mr. Pollock inquired as to the reasoning for this. Mr. Myers explained that Champaign County believes the area beyond a mile from the City boundary may or may not ever become incorporated into the City's limits, and if it does, then it would be many years down the road.

Ms. Tyler pointed out that Champaign County already has protests against the proposed text amendment from other municipalities that will force a super-majority vote of the Champaign County Zoning Board of Appeals. Therefore, the City's action will not trigger the extra votes. In some sense, the City of Urbana does need to negotiate. It is only a County staff proposal at this point. We could include comments about our concern for notification and how to ensure that it happens and about the mile versus a mile and a half. Maybe the City can get some indication beyond the staff level before City Council takes final action.

Mr. Hopkins mentioned that the wording of the Champaign County text amendments is very confusing to begin with. He recommended changing the language in the staff recommendation to read as follows: "...to the City Council to pass a resolution of protest unless the following conditions are met:". Ms. Tyler remarked that the language is set up the way the attorneys requested. It is more significant at the City Council level to pass it in a negative form. However, she thought that the Plan Commission's recommendation could be in a positive form. Mr. Hopkins stated that he was only trying to reverse the situation in a sense to say that the Plan Commission knows that staff's conditions have not been met; therefore, City Council should not defeat a resolution of protest.

If they can reword the recommendation, then his questions come down to what conditions does the City really want to set. It did not appear to him that the conditions staff listed in the written staff report include all the conditions that the Plan Commission had been discussing based on the response from Champaign County. Mr. Myers replied that the City of Urbana was actually reacting to the draft Champaign County's Zoning Ordinance amendment of November 2005. The email is Champaign County staff's revisions that have not been presented to anyone as of yet. Therefore, it would be safest to work from the actual proposed text amendment. Ms. Tyler noted that the Plan Commission could modify Conditions A and B to add "Urbana's ETJ area" to the end of the sentences. Mr. Pollock suggested also changing the introduction to say the following, "...defeat a resolution of protest unless the following conditions are met:".

Ms. Goscha asked if they would automatically be considered a Special use if it is in the ETJ or would it first go to City staff to decide whether or not it should be a Special use. Mr. Pollock said it would be up to the City Council. The Plan Commission should let the City Council know that what Champaign County has come back with as a negotiated settlement is not acceptable.

Mr. Hopkins felt that the Plan Commission could set out a desirable set of conditions. It appears that the conditions will be negotiated. The Plan Commission cannot negotiate. The Plan Commission can only send a recommendation. Ms. Tyler commented that if City staff were asked whether a request should be a Special Use or a Conditional Use and because of the way staff interacts with the public, when would there ever be a case to say Conditional? Without a public hearing, City staff would not know what the issues are or how sensitive a case might be without knowing more about it.

Mr. Pollock proposed a recommendation to the City Council as follows:

In Champaign County ZBA Case No. 522-AT-5, the Plan Commission recommends that the City Council not defeat a resolution of protest unless the following conditions are met:

- A. In Champaign County's proposed zoning ordinance, Parts A-M, change the Conditional Uses listed in the written staff report to Special Uses in the Urbana ETJ.
- B. Minimum setback standards must be enacted as standard conditions for the uses listed in the written staff report with the recommended minimum setbacks in the Urbana ETJ.

Mr. Hopkins moved that the Plan Commission follow Mr. Pollock's recommendation. Mr. White seconded the motion. Roll call was as follows:

Ms. Burris	-	Yes	Ms. Goscha	-	Yes
Mr. Hopkins	-	Yes	Mr. Pollock	-	Yes
Ms. Stake	-	Yes	Mr. White	-	Yes

The motion was passed by unanimous vote. Ms. Tyler noted that this case would go before the City Council on Monday, April 3, 2006.