



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Final City Plan Commission

Alderman Dennis Wiser
Mayor John Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove

Wednesday, January 14, 2015

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the January 14, 2015 City Plan Commission meeting to order at 4:20 p.m.

PRESENT: 7 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, John Dickert, Molly Hall, Melvin Hargrove and Dennis Wiser

Others present:

Matt Sadowski, Assistant Director of City Development/Principal Planner
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector / Zoning Administrator

Approval of Minutes for the December 10, 2014 Meeting

A motion was made by Alderman Wiser, seconded by Commissioner Sutton Ekes, to approve the minutes of the December 10, 2014, as submitted. The motion PASSED by a Voice Vote.

[14-10853](#)

Subject: Communication from the Racine County Economic Development Corporation submitting and requesting adoption of the Uptown Neighborhood Strategic Development Plan. (Z.Ord. 001-15)

Recommendation of the City Plan Commission on 1-14-15: That an ordinance and a resolution be prepared, a community open house before the City Plan Commission be conducted, and a public hearing scheduled.

Fiscal Note: N/A

Attachments: [RCEDC Letter Submitting the Uptown Plan.12.10.14](#)
[Uptown Area Strategic Development Plan. FINAL PLAN](#)

Assistant Director of City Development & Principal Planner Matt Sadowski advised the "Racine Economic Development Project Opportunities; Project Report" document was produced as an effort between the Racine County Economic Development Corporation (RCEDC), consultants Vandewalle and Associates, and the City of

Racine's Economic Development Advisory Committee Core Team.

Through this report, 11 core areas within the City were designated as being areas with the greatest potential for redevelopment and economic growth. The Uptown area, and environs, was identified as one of these areas. The "Uptown Neighborhood Strategic Development Plan" was created through the efforts of the Uptown Project Management Team.

Mr. Sadowski provided an overview of plan content including the study area, history of development, housing analysis, drive time analysis, existing land use, key assets, physical challenges, priority projects, redevelopment and rehab sites, development phasing, and artist renderings. He advised the Plan is available for viewing on the City's website.

The Uptown Plan will be an amendment to the City's 2035 Comprehensive Plan, and the meeting schedule and adoption process was outlined for the Commission.

A motion was made by Commissioner Hall, seconded by Alderman Wisner, to recommend that an ordinance and resolution be prepared, a community open house before the Plan Commission be conducted, and a public hearing before the Common Council be scheduled. The motion PASSED by a Voice Vote.

[15-00019](#)

Subject: (Direct Referral) Request by Ben Ptacek, on behalf of Patrick G. Blee, Architect, and representing O'Reilly Auto Parts, to utilize non-masonry material within 8 feet of building grade for the building remodel at 3022 Douglas Avenue.

Associate Planner Jill Johanneck advised the applicant has requested this item be deferred to the next meeting as he could not be present due to travel conflicts.

A motion was made by Alderman Wisner, seconded by Commissioner Hargrove, to defer this item. The motion PASSED by a Voice Vote.

[ZOrd.008-14](#)

ZOrd 008-14

Ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (The Plan) for the property located at 1520 & 1536 Clark Street, City of Racine, Wisconsin

The Common Council of the City of Racine do ordain as follows:

Part 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt certain amendments to The Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

Part 2: The Plan Commission of the City of Racine conducted a public hearing on December 10, 2014 to solicit opinion and educate the public on a proposed rezoning and effectuating amendment to The Plan to change the land use classification of 1520 & 1536 Clark Street from Industrial to Mixed Use -Residential Emphasis, and

Part 3: On December 10, 2014 the Plan Commission forwarded a recommendation to the Common Council that an ordinance be

prepared and public hearing scheduled for the rezoning of 1520 and 1536 Clark Street, and that a resolution and ordinance be prepared and public hearing scheduled for an amendment to The Plan to effectuate said rezoning, and that both public hearings be scheduled for January 20, 2015; and

Part 4: The Plan Commission of the City of Racine, on January 14, 2015 by a majority vote of the commission recorded in its official minutes, recommended to the City Common Council approval of a resolution and ordinance adopting a change to the land use designation of the properties at 1520 & 1536 Clark Street from Industrial to Mixed Use -Residential Emphasis as an amendment to The Plan; and

Part 5: The Common Council has duly noticed and conducted a public hearing on the amendment to The Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

Part 6: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035" to change the land use designation of the property at 1520 & 1536 Clark Street from Industrial to Mixed Use -Residential Emphasis, pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

Part 7: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Mr. Sadowski advised this request for an amendment to the Comprehensive Plan for the City of Racine: 2035 was presented to the Commission at the December 10, 2014 meeting, and is back before the Commission for review of the draft ordinance created and as authorized by the Common Council, along with the required accompanying resolution. The Council has also set a public hearing date for the amendment to be held on January 20, 2015. A review of the properties up for modification, located at 1520 and 1536 Clark Street was provided. This amendment will result in change from the existing land use classification of Industrial to Mixed use

– Residential Emphasis. An overview of the current proposal to re-develop these parcels and others in the adjacent area into a housing complex for veterans was presented.

As part of the Comprehensive Plan amendment procedure, proposed changes are reviewed with consideration to amendment criteria as set forth in the Plan document. Mr. Sadowski provided an analysis of his review of the proposal in accordance with said criteria, stating the request is justified and meets the required standards for an amendment.

The applicant addressed an inquiry about the tenancy

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to recommend that the Ordinance be adopted, and further that the resolution be adopted. The motion PASSED by a Voice Vote.

[ZOrd.007-14](#)

An Ordinance Rezoning 1520 & 1536 Clark Street

To amend the map of the Zoning Ordinance of the City of Racine.

The Common Council of the City of Racine do ordain as follows:

Part 1: That the properties located at 1520 & 1536 Clark Street and more particularly described as follows:

1520 Clark Street: “Said lands being in Racine County, WI, City of Racine, Being in the Southwest 1/4 of the Southwest ¼ of Section 16 Township 3 North, Range 23 East, Block 84 of the School Section, in the Blake and Fish subdivision plat as described in Volume 1651, Page 473 and the adjacent vacated Blake Street (AKA Higgins Court), containing 2.955 acres, more-or-less”, and

1536 Clark Street: “Said lands being in Racine County, WI, City of Racine, Being in the Southwest 1/4 of the Southwest ¼ of Section 16 Township 3 North, Range 23 East, Block 84 of the School Section, in the Blake and Fish subdivision, Lot 33 and part of lot 28 as described in Volume 1832, Page 764, containing 4,707.93 square feet, more-or-less”,

Be rezoned from I-2 General Industrial District to I-2 with a FD-Flex Development Overlay District.

Part 2: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Mr. Sadowski advised Staff is recommending the Ordinance to rezone 1520 and 1536 Clark Street from I-1 General Industrial to I-2 General Industrial with a FLEX Development Overlay be adopted. The Ordinance would create the FLEX overlay while retaining the underlying industrial zoning, allowing for residential development at the site. The Use Supplement being presented with the FLEX zoning request identifies uses that would be prohibited in order to promote compatibility with the FLEX district, and also uses that would be allowed.

Commissioner Sutton Ekes requested clarification of item b. within the Use Supplement. Mr. Sadowski advised the uses in item b. would be permitted. He added that because there are uses within the I-2 district that could be considered detrimental to the development, only the specific uses listed were identified as allowable through the applicable requirements of the I-2 district, as they pertain to each specific use, such as accessory uses, permitted uses by right, conditional uses.

Mayor Dickert inquired about the provision of veterans services in the development and if that needs to be outlined in the supplement. Mr. Sadowski advised it will depend on how the service is provided. The way the FLEX is structured, if a use is proposed that is not listed in the Use Supplement, the applicant can present a request to the Zoning Administrator and Director of City Development for determination if the use is within the spirit and intent of the FLEX district. If so, uses can be approved administratively and if not, there is the amendment process. Service uses to be offered are identified in the plans, however if outside vendors apply to provide services, that would require an amendment to the FLEX.

A motion was made by Alderman Wiser, seconded by Commissioner Sutton Ekes, to recommend that the Ordinance be adopted, and further that the use supplement be adopted. The motion PASSED by a Voice Vote.

[15-00023](#)

Subject: (Direct Referral) A request from Kyle J. Peterson of Herman Kittle Properties, Inc. for a conditional use permit to allow for a multifamily residential development at 1520 & 1536 Clark Street. (Res No. 15-0023)

Recommendation of the City Plan Commission on 1-14-15: That the item be approved, subject to conditions.

Fiscal Note: N/A

Mr. Sadowski stated with the initial presentation at the December 10, 2014 meeting, the details of this request were reviewed quite extensively. Since then, a recommendation has been prepared that authorizes the project to proceed subject to all final plans being presented to the Plan Commission for review and approval. A recap of the request and proposed site amenities was provided, however detailed plans are still needed for further review.

Commissioner Hargrove requested verification that this will be veterans housing. Mayor Dickert advised that is correct.

Commissioner Sutton Ekes clarified that condition b. verifies that plans will be coming before the Commission for review and approval, and further that any conditions imposed upon those plans will be conditions imposed upon the overall conditional use permit. She requested a condition be added that any condition imposed hereon shall be a condition of this conditional use permit.

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, to recommend approval of the request subject to conditions as provided and with the addition of a condition that any conditions imposed hereon shall be a condition of this conditional use permit. The motion PASSED by a Voice Vote.

[14-10831](#)

Subject: (Direct Referral) Consideration of an amendment to the 2035 Comprehensive Land Use Plan Map designation for properties at 1223 Ohio Street and 1212, 1218 & 1222 Virginia Street from Medium Density Residential to Commercial.

Mayor Dickert requested that this item be deferred pending further discussions with the applicants

A motion was made by Commissioner Veranth, seconded by Commissioner Esqueda, to defer. The motion PASSED by a Voice Vote.

[14-10786](#)

Subject: (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for the rezoning of the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street from B-1 Neighborhood Convenience, R-2 Single Family Residence, and R-3 Limited General Residence to B-2 Community Shopping District.

Attachments: [PH Notice - CVS Pharmacy](#)

Mayor Dickert requested that this item be deferred pending further discussions with the applicants

A motion was made by Commissioner Veranth, seconded by Commissioner Esqueda, to defer. The motion PASSED by a Voice Vote.

[14-10787](#)

Subject: (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for a conditional use permit to allow for a CVS Pharmacy on the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street.

Attachments: [PH Notice - CVS Pharmacy](#)

Mayor Dickert requested that this item be deferred pending further discussions with the applicants

A motion was made by Commissioner Veranth, seconded by Commissioner Esqueda, to defer. The motion PASSED by a Voice Vote.

[ZOrd.006-14](#)

ZOrd. 006-14

An ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (The Plan) for the

property located at 3502 Douglas Avenue, City of Racine, Wisconsin.

The Common Council of the City of Racine do ordain as follows:

Part 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt certain amendments to The Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

Part 2: The Plan Commission of the City of Racine conducted a public hearing on November 26, 2014 to solicit opinion and educate the public on a proposed rezoning and effectuating amendment to The Plan to change the land use classification of 3502 Douglas Avenue from Commercial to Office Park; and

Part 3: On November 26, 2014 the Plan Commission forwarded a recommendation to the Common Council that an ordinance be prepared and a public hearing scheduled for the rezoning of 3502 Douglas Avenue, and that a resolution and ordinance be prepared and public hearing scheduled for an amendment to The Plan to effectuate said rezoning, and that both public hearings be scheduled for January 20, 2015; and

Part 4: The Plan Commission of the City of Racine, on January 14, 2015 by a majority vote of the commission recorded in its official minutes, recommended to the City Common Council approval of a resolution and ordinance adopting a change to the land use designation of the property at 3502 Douglas Avenue from Commercial to Office Park as an amendment to The Plan"; and

Part 5: The Common Council has duly noticed and conducted a public hearing on the amendment to The Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

Part 6: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035" to change the land use designation of the property at 3502 Douglas Avenue from Commercial to Office Park, pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

Part 7: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Associate Planner Johanneck advised this request for an amendment to the Comprehensive Plan for the City of Racine: 2035 was introduced at the November 26, 2014 meeting and presented to the Commission at the December 10, 2014 meeting, and is back before the Commission for review of the draft ordinance created as authorized by the Common Council, along with the required accompanying resolution. The Council has set a public hearing date for the amendment to be held on January 20, 2015. This amendment will result in change from the existing land use classification of Commercial to Office park for the property at 3502 Douglas Avenue.

As part of the Comprehensive Plan amendment procedure, proposed changes are reviewed with consideration to amendment criteria as set forth in the Plan document. Ms. Johanneck provided an analysis of her review of the proposal in accordance with said criteria, stating the request is justified and meets the required standards for an amendment.

Letters of support for the amendment and associated applications for a rezoning and conditional use permit for the address in question were provided to Commission members. Letters were received from Angel Ramos-Ortiz of Innovative Dynamic Networks; Kevin Grey of Unique Cutz; Dottie Metz of McDonalds Restaurant; Laura Coon of SOAR; David Bramlett of HOPE Christian Schools; and Castenzio Venegas of HOPE Christian Schools. A neighborhood outreach survey was done by the applicants and the results were provided to the Commission members.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to recommend that the Ordinance be adopted and further that the resolution be adopted. The motion PASSED by a Voice Vote.

[ZOrd.005-14](#)

ZOrd. 005-14

An Ordinance Rezoning 3502 Douglas Avenue

To amend the map of the Zoning Ordinance of the City of Racine.

The Common Council of the City of Racine do ordain as follows:

Part 1: That the property located at 3502 Douglas Avenue and more particularly described as follows:

“Said lands being in Racine County, WI, City of Racine, Being in the South ½ of the Northeast ¼ of Section 32 Township 4 North, Range 23 East, Running 375.4 feet Northerly from intersection of the West right-of way line of Douglas Avenue with the South ¼ line of the NE ¼ of Section 32, the to the East line of the T.M.E.R. & L Co. Right of Way, then Southerly along said East line to the intersection with the South ¼ line of the NE ¼ of Section 32, then East to the point of beginning, excepting the South 20 feet, said lands being 2.53 acres more or less”

be rezoned from B2 Community Shopping District to O/I Office Institutional District.

Part 2: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Ms. Johanneck advised Staff is recommending the ordinance to rezone 3502 Douglas Avenue from B-2 Community Shopping to O-I Office/Institutional be adopted. This request was before the Commission at the December 10, 2014 meeting, and the draft ordinance has been created as authorized by the Common Council. A review of the request was provided.

A motion was made by Commissioner Veranth, seconded by Commissioner Esqueda, to recommend that the Ordinance be adopted. The motion PASSED by a Voice Vote. Alderman Wisner and Commissioner Hargrove abstained.

4:30 P.M. PUBLIC HEARING

4:30 P.M. PUBLIC HEARING

[15-00007](#)

Subject: (Direct Referral) Request from Ciji Pittman, representing Educational Enterprises, for a Conditional Use Permit to operate a K-8 grade charter school at 3502 Douglas Avenue. (Res No. 15-0025)

Recommendation of the City Plan Commission on 1-14-15: That the item be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3502 Douglas Avenue](#)

Mayor Dickert opened the Public Hearing at 5:20 p.m.

1. Matt Mano, project architect, provided background on the request. They have made suggested changes to the plans, and feels items identified in the Staff review can be addressed to move the project forward.

2. Castenzio Venegas, 420 Carlton Drive and Founding Principal for HOPE Christian Schools, spoke about the request and stated he could answer questions regarding the proposal.

3. Mary Claire Lanser, address not provided, presented her findings of the community door-to-door outreach for neighborhood comment on the proposal.

4. Anthony Stewart, 3816 ½ Kinzie Avenue, spoke in support.

5. Alesha Thomas, 1619 Taylor Avenue, spoke in support.

6. Bridget Anderson, 1810 Clayton Street, spoke in support.

Mayor Dickert closed the Public Hearing at 5:25 p.m.

Ms. Johanneck advised the request is for a K-8 grade private school for potentially up to 550 students. Views of the property and surrounding properties, existing building elevations, surrounding zoning and land uses were reviewed. The proposal is to build-out the school in two phases: Phase 1 consists of remodeling up to 20,000 square feet and would be completed over two to three years, and Phase 2 would encompass up to 15,000 of remodeled area and a gymnasium addition. A playground is also proposed. Hours of operation, including possible weekend hours for special events, were discussed. Staff would be up to 40-50 full-time and 10 part-time teachers.

Parking is required at one space per employee, and the site accommodates for up to 59 spaces as designed. The applicants are proposing 18-foot deep spaces where the zoning ordinance requires 19-feet, requiring the Commission to grant an exception. Staff researched parking standards in other communities, and reviewed the Uniform Traffic Control Devices Manual which makes recommendation on stall sizes. The request is in-line with other communities and manual guidelines, and Staff supports the exception.

Bus traffic will enter and exit from Douglas Avenue and maneuver / park in designated areas within the front of the building. A third curb-cut into the site is requested along Douglas Avenue to access the employee parking within the northern portion of the project. The curb cut would eliminate an existing bus shelter and may affect a utility pole. Pending approval by City Engineering of the curb cut, the owners will need to work with the City on re-location of the shelter and with WE Energies should the pole need relocating. There is an easement within portions of the proposed parking/landscaping area within the site designated for access and utility service for a recently approved cellular monopole to be constructed in the northwest corner of the site. Alternatives will need to be worked out to re-locate this easement. Proposed gates within this new ingress/egress area to close-off the employee parking area could potentially result in traffic back-ups onto Douglas Avenue. Staff has requested signage be utilized in lieu of gates to guide parking and maneuvering into and within the site. Property buffer requirements and signage were discussed briefly as additional information is needed for further review.

The building will be painted in varying shades of grey with a dark blue accent color. New windows and doorways are proposed on all elevations. No information on the appearance of the gymnasium or building materials was provided for review. Metal panels requested on the east elevation are not allowed per zoning development standards within 8-feet of building grade due to durability. This area is not buffered and will be in the direct vicinity of bus and vehicle traffic on a daily basis. Staff requests the applicants provide an alternative treatment for the area.

Landscaping areas are proposed along Douglas Avenue between the existing curb cuts, as well as to the north of the proposed curb cut and within the site by the playground area and in parking islands. Lighting fixtures will be added, and existing light poles in the parking lot replaced. Details and cut-sheets relating to the fixtures still need review, however the photometric plan provided does indicate light will be contained within the site. The dumpster location is shown adjacent to the new gymnasium, but clarification on its location prior to construction of the gym addition is required. Site maintenance will be the responsibility of the school, or contracted out if deemed necessary. Information on regular deliveries, such as food items, was not provided.

Discussion ensued.

Alderman DeHahn was advised the owner of the cellular site is the same as for the lot, currently Careers, Inc. The cellular site is within a leased area on the property, and ownership of the easement will transfer with the rest of the parcel to the new owners once the lot is sold. Though not installed yet, the conditional use permit for the tower allows for a timeframe of up to one year to commence work. Any requirements imposed by or approvals needed from the airport will be met and obtained prior to issuance of a building permit. Alderman DeHahn advised he supports this project.

Commissioner Sutton Ekes questioned the number of students that may be allowed in the building. Chief Building Inspector and Zoning Administrator Ken Plaski advised occupancy is based on the number of toilet facilities. Ms. Johanneck advised though the proposal stated up to 550, the number of building occupants will be per the building code requirements and not to exceed 550. Commissioner Sutton Ekes further questioned the bus and staging area and how many children will be bussed in. Ms. Johanneck advised the literature provided stated approximately 80% of their students will be bussed to the school, and there are two queueing lanes proposed, with the ability to handle the proposed seven busses as indicated on in the application. Staffs concern is to ensure busses enter in one way and exit one way consistently, and requests on-site signage to ensure this is clear marked. The proposed parking lot gate to the employee parking was further discussed.

Commissioner Sutton Ekes noted her concerns about on-site parking, stating it may be inadequate for special events, considering the number of children proposed for the school. Mayor Dickert inquired if a traffic study has been done, and Ms. Johanneck advised not to her knowledge. Mr. Venegas and Ciji Pittman, the applicant, provided more detail on the anticipated enrollment, stating the 550 is the top of the range and not the likely at this location. Capacity would be closer to 300 students. She advised the average class size is 30 children. Ms. Johanneck advised the parking provided meets the code requirement for an elementary/middle school.

Mayor Dickert asked what type of events may take place at the school, stating safety concerns with vehicles parking in neighborhoods and individuals crossing Douglas Avenue to get to the school. Alderman DeHahn indicated other organizations have

used shuttle busses taking people to and from the event site. Ms. Pittman stated in the past, for major events held at other HOPE schools, scheduling of larger events was done at venues in the community that can handle increased capacities of vehicles and individuals. Further concern was expressed over the potential queuing of vehicles onto Douglas Avenue. Mr. Mano stated the gate proposed by the staff parking lot was to keep vehicles from entering said lot from Douglas Avenue, thus restricting it to an exit only. Ms. Pittman concurred, and advised they are okay with removing the gate and utilizing signage to control the traffic. She also stated 80-90% of students will be bussed to the site and they offer bussing to all their students. Mayor Dickert encouraged the applicants meet with City Engineering to begin discussion on these traffic items and concerns.

Ms. Pittman advised all teaching staff are accredited with the Department of Public Instruction and will meet all licensing requirements for teachers. Further, she would like to discuss PILOT and is excited to move forward with it.

Commissioner Sutton Ekes inquired whether the state highway department needs to look at the proposal as this is a school with access to a state highway. Mr. Plaski advised that is part of the review to be completed by City Engineering, who would advise if a study is required. Alderman DeHahn advised the Commission that there is more than likely area to move the bus stop to the north.

Ms. Johanneck read through the conditions of approval outlined in the Staff report. Mayor Dickert requested adding a condition stating that due to potential traffic conflicts, the applicants shall meet with traffic engineering and discuss parking for school usage and special events. Further, that busses shall not be parked or staged on Douglas Avenue and there shall be no student drop-off or pick-up on Douglas Avenue. Commissioner Sutton Ekes suggested an amendment to condition t., striking the existing text and modifying it to require that a site circulation plan be submitted for review.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to recommend approval of the request, subject to conditions as amended. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

The meeting was adjourned at 6:25 p.m.