

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, December 6, 2021 – 6:00 p.m.**

PRESENT            4-    CHAIRMAN    TIM    BANNWOLF,    COMMISSIONER    JOE  
ANZOLLITTO,    COMMISSIONER    PATRICK    COHOON,    COMMISSIONER    BOB  
CATES

ABSENT: COMMISSIONER LUCAS HILER, COMMISSIONER BILL BIRD

STAFF    PRESENT:    LAURA    HANING,    HEATHER    WOOD,    SHELDON    CRAVEY,  
REBECCA    PACINI,    RYAN    BASS,    JEFF    CARROLL,    SARA    SERRA-BENNETT,  
KRISTY STARK

RECOGNIZED/REGISTERED    GUESTS:    ZACHARY    TAYLOR-WRIGHT,  
CHRISTINA    RYRHOLM,    LANCE    KYLE,    J.    A.    VON    FRAUNHOFER,    SUSAN    LAKE,  
NATHAN    BOWEN,    DWAYNE    A.    ROBBINS,    SEAN    ROBBINS,    GUY    ATHERTON,  
GINA    RYKERT,    JENNIFER    JOHNSON,    LANDON    JOHNSON,    GAYLE  
FERNANDEZ-MARTIN,    CRAIG    GOODYEAR,    JOHN    FERNANDEZ-MARTIN,  
SUSAN    FRIAR,    KIMBERLY    MC'GINNIS,    MICHAEL    LENGYEL,    CHRIS  
THOMPSON,    VICTOR    SHEELY,    CONNER    SALES,    LISA    BLAKE,    BRIAN  
MCGIVENS,    PAMELA    BILD,    JOSE    CANTU,    CHRISTINA    ALANIZ,    KELLY  
BARTONICEK,    NANCY    GRECO,    JOSH    VALENTA,    JEREMY    WILLIAMS,    ASHLEY  
FAIRMOUNT,    DORITA    MULLINS,    SUZANNE    RITTIMANN,    TODD    HALLBERG,  
ANDREA    RESENDEZ,    CHRIS    THOMPSON    M.D.,    LAURA    MARTINEZ,    DAVID  
PENNE, RYAN BARBER

**EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE  
PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN  
INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS  
AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH  
ATTORNEY)**

## 1. CALL TO ORDER – 6:00 PM

Chairman Bannwolf called the Planning and Zoning Commission to order at 6:01 p.m.

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

## 2. CONFLICTS OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

Chairman Bannwolf opened public comments at 6:02 p.m.

Lance Kyle, resident at 226 Cascade Caverns Road, spoke regarding the plats on the consent agenda and expressed concerns with water shed/runoff/drainage.

Chairman Bannwolf closed public comments at 6:10 p.m.

## 4. CONSENT AGENDA:

The Commission wished to have discussion regarding item 4.B.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER ANZOLLITTO, TO PULL ITEM 4.B. FROM THE CONSENT AGENDA. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** CHAIRMAN BANNWOLF, COMMISSIONER CATES, COMMISSIONER COHOON, COMMISSIONER ANZOLLITTO

**NAY: 0**

**Approved: 4-0**

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER COHOON, TO APPROVE THE REMAINDER OF THE CONSENT AGENDA. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** CHAIRMAN BANNWOLF, COMMISSIONER CATES, COMMISSIONER COHOON, COMMISSIONER ANZOLLITTO

**NAY: 0**

**Approved: 4-0**

Ms. Laura Haning, Director of Planning and Community Development, clarified that item 4.B. is being considered for unconditional approval because the plat meets the criteria of the city's regulations under current ordinances and under vested ordinances.

The Commission called on Ms. Cheryl Rogers, City Engineer, to speak regarding drainage/detention. A third party reviewer was used for this site.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER CATES, TO APPROVE ITEM 4.B. OF THE CONSENT AGENDA. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** CHAIRMAN BANNWOLF, COMMISSIONER CATES, COMMISSIONER COHOON, COMMISSIONER ANZOLLITTO

**NAY: 0**

**Approved: 4-0**

- A. [2021-976](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF NOVEMBER 1, 2021, AND THE SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING OF NOVEMBER 22, 2021.
- B. [2021-977](#) CONSIDER UNCONDITIONAL APPROVAL FOR THE DEVELOPMENT

PLAT FOR HILL COUNTRY DAILY BREAD, 9.667 ACRES LOCATED AT 38 CASCADE CAVERNS (KAD NO. 46739) AS IS PROVIDED BY SECTION 6, PLAT APPROVAL OPTIONS, A., OF THE DEVELOPMENT PLAT REGULATIONS.

- C. [2021-985](#) CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR SANTI SUBDIVISION, 3.523 ACRES, 12 RESIDENTIAL LOTS, 1 DRAINAGE LOT AND 0.501 ACRES OF RIGHT-OF-WAY (KAD NO. 19999)
- D. [2021-982](#) CONSIDER APPROVAL OF A REQUEST FOR A 30-DAY TIME EXTENSION FOR THE BIRCH AT SPENCER RANCH PHASE 1A FINAL PLAT, 4.77 ACRES, 4.77 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605, 63687, & 14916)
- E. [2021-983](#) CONSIDER APPROVAL OF A REQUEST FOR A 30-DAY TIME EXTENSION FOR THE BIRCH AT SPENCER RANCH PHASE 1B FINAL PLAT, 21.27 ACRES, 60 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 2.61 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605).
- F. [2021-984](#) CONSIDER APPROVAL OF A REQUEST FOR A 30-DAY TIME EXTENSION FOR COMMONS AT MENDER CREEK UNIT 7 PRELIMINARY PLAT, 5.05 ACRES, 3 NON-RESIDENTIAL LOTS, 1 OPEN SPACE LOT, AND 0.38 ACRES OF RIGHT-OF-WAY (KAD NO. 39338).

5. REGULAR AGENDA:

- A. [2021-987](#) CONSIDER THE PROPOSED ZONING OF 27.7 ACRES LOCATED AT 1670 RIVER ROAD FROM HOL, HOLDING, TO R4-L, LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (A10298 - SURVEY 180 M I LEAL, 27.7 ACRES, KAD 14141, 14142, AND 14143) (JEREMY WILLIAMS/ EMBREY).

- I. STAFF PRESENTATION
- II. PUBLIC HEARING

Item has been withdrawn by applicant.

Ms. Sara Serra-Bennett, City Planner II, gave a brief presentation as this was posted as a public hearing.

Ms. Haning explained the reason the developer withdrew this item is to have further community outreach to ensure the public has an opportunity to better understand the proposed zoning change and plan. Plan to hold a special Boerne Open Neighborhood Discussion (B.O.N.D.) meeting for this project.

Chairman Bannwolf opened the public hearing at 6:30 p.m.

Mr. Jeremy Williams, developer with Embrey, presented the proposed project.

Mr. J. A. Von Fraunhofer, resident in the Champion Heights subdivision, spoke in opposition of the proposed project.

Guy Atherton, resident in the Champion Heights subdivision, spoke in opposition of the proposed project.

Lisa Blake, resident in the Champion Heights subdivision, spoke in opposition of the proposed project.

Brian McGivens, resident in the Esperanza subdivision, spoke in opposition of the proposed project.

Kimberley M'Ginnis, resident in the Esperanza subdivision, spoke in opposition of the proposed project.

Andrea Resendez, resident in the Champion Heights subdivision, spoke in opposition of the proposed project.

Chris Thompson, resident in the Esperanza subdivision, spoke in opposition of the proposed project.

Laura Martinez, resident in the Woods of Boerne subdivision, spoke in opposition of the proposed project.

David Penne, resident in the Woods of Boerne subdivision, spoke in

opposition of the proposed project.

Craig Goodyear, resident in the Esperanza subdivision, spoke in opposition of the proposed project.

Dwayne Robbins, resident in the Champion Heights subdivision, spoke in opposition of the proposed project.

Gayle and Joe Fernandez, residents in the Champion Heights subdivision, spoke in opposition of the proposed project.

Chairman Bannwolf closed the public hearing at 7:14 p.m.

Chairman called on Mr. Jeremy Williams, Embrey representative, to address some of the citizens concerns. Mr. Williams spoke regarding the entrances on the plan and the long term strategy. They will not build 3 story structures. The Planned Development District (PDD) will restrict the development to 2 story structures, dark sky lighting. Embrey does not intend this for subsidized housing. The units will be rented at market rate. He addressed traffic concerns, compared their density to surrounding densities as well.

Chairman Bannwolf reopened the public hearing at 7:23 p.m.

Gina Rykert, resident in the Esperanza subdivision, spoke in opposition of the proposed project.

Susan Rittiman, resident located at 423 Oak Park spoke in opposition of the proposed project.

John Ruffo, resident in the Champion Heights subdivision, spoke in opposition of the proposed project.

Chairman Bannwolf closed the public hearing at 7:31 p.m.

The Chairman called on Mr. Jeremy Williams. Mr. Williams stated that dark sky requirements will be met. This is a new product type for Embrey and a new type of product for Boerne.

Chairman Bannwolf called on Director of Development Services, Mr. Jeff Carroll. Mr. Carroll spoke briefly regarding possible utilities for the site. He also spoke regarding the traffic study that was submitted and the requirements to determine warranting a traffic light. Mr. Carroll spoke regarding the major thoroughfare plan as it relates to this area.

The meeting was paused for a break at 7:42 p.m.

- B.**     [2021-988](#)     TO CONSIDER THE PLANNED DEVELOPMENT DISTRICT FOR 27.7 ACRES LOCATED AT 1670 RIVER ROAD (A10298 - SURVEY 180 M I LEAL, 27.7 ACRES, KAD 14141, 14142, AND 14143) (JEREMY WILLIAMS/ EMBREY).

I. STAFF PRESENTATION

II. PUBLIC HEARING

Chairman Bannwolf reconvened the Planning and Zoning Commission at 7:54 p.m.

Chairman Bannwolf opened the public hearing at 7:55 p.m.

Chairman Bannwolf closed the public hearing at 7:55 p.m.

No action was taken.

- C.**     [2021-986](#)     TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR A SHORT-TERM RENTAL IN AN R3-A, ATTACHED RESIDENTIAL DISTRICT, LOCATED AT 428 HERFF ROAD (IRONS & GRAHAMS ADDITION LOT 187C, .054 ACRES, KAD 46417). (TODD &

ELIZABETH HALLBERG).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Ms. Sara Serra-Bennett presented the proposed Special Use Permit (hereinafter SUP).

Chairman Bannwolf opened the public hearing at 8:01 p.m.

Todd Holberg, owner of residence located at 428 Herff Street, spoke regarding his desire to have a short term rental at his property. The property does not have a HOA.

Pamela Bild, resident at 311 West Theissen, spoke in opposition of the proposed SUP.

Ms. Serra-Bennett clarified that short term rentals must be registered with the city and this is the first request to the Planning and Zoning Commission since the Unified Development Code (UDC) has passed.

Chairman Bannwolf closed the public hearing at 8:20 p.m.

Commission discussed possible conditions to be placed on SUPs.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER COHOON, TO APPROVE THE PROPOSED SPECIAL USE PERMIT FOR A SHORT-TERM RENTAL IN AN R3-A, ATTACHED RESIDENTIAL DISTRICT, LOCATED AT 428 HERFF ROAD (IRONS & GRAHAMS ADDITION LOT 187C, .054 ACRES, KAD 46417). (TODD & ELIZABETH HALLBERG). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** CHAIRMAN BANNWOLF, COMMISSIONER CATES, COMMISSIONER ANZOLLITTO, COMMISSIONER COHOON

**NAY: 0**

**Approved: 4-0**

- D. [2021-989](#) CONSIDER THE PROPOSED REZONING OF 6.69 ACRES LOCATED AT 25 CASCADE CAVERNS FROM C3, COMMUNITY COMMERCIAL DISTRICT, TO R4-L, LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MILLER'S SUBDIVISION BLK 2, LOT 2, KAD 24323) (LOQ DEVELOPMENT LLC).

- I. STAFF PRESENTATION
- II. PUBLIC HEARING

Item was withdrawn by the applicant.

Ms. Sara Serra-Bennett presented the proposed rezoning.

Chairman Bannwolf opened the public hearing at 8:39 p.m.

Mr. Lance Kyle spoke in opposition of the proposed rezoning.

Mr. Josh Valenta, engineer for this project, spoke regarding the applicants desire to hold withdraw to work through the plan and get everyone comfortable with it. They will meet with a subcommittee of the Planning and Zoning Commission.

Chairman Bannwolf closed the public hearing at 8:44 p.m.

No action taken.

- E. [2021-990](#) CONSIDER THE PROPOSED ZONING OF 3.04 ACRES LOCATED AT 6 NORTH STAR FROM HOL, HOLDING, TO R4-L, LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MILLER'S SUBDIVISION BLK PT 3, KAD 24324) (LOQ DEVELOPMENT LLC).

- I. STAFF PRESENTATION
- II. PUBLIC HEARING

Item was withdrawn by the applicant.

Ms. Sara Serra-Bennett presented the proposed rezoning.

Chairman Bannwolf opened the public hearing at 8:44 p.m.

No comments were recieved.

Chairman Bannwolf closed the public hearing at 8:44 p.m.

No action taken.

- F.     [2021-991](#)       TO CONSIDER THE PLANNED UNIT DEVELOPMENT FOR 9.73 ACRES LOCATED AT 25 CASCADE CAVERNS AND 6 NORTH STAR (MILLER'S SUBDIVISION BLK 2 LOT 2, AND BLK PT 3, KAD 24323 AND 24324) (LOQ DEVELOPMENT LLC).

I.    STAFF PRESENTATION

II.   PUBLIC HEARING

Item was withdrawn by the applicant.

Ms. Sara Serra-Bennett presented the proposed rezoning.

Chairman Bannwolf opened the public hearing at 8:45 p.m.

No comments were recieved.

Chairman Bannwolf closed the public hearing at 8:45 p.m.

No action taken.

- G.     [2021-992](#)       CONSIDER THE PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) ADOPTED NOVEMBER 24, 2020, INCLUDING BUT NOT LIMITED TO AMENDMENTS TO CHAPTER 1, GENERAL PROVISIONS, CHAPTER 2, PROCEDURES, CHAPTER 3, ZONING, CHAPTER 4, RESIDENTIAL SITES, CHAPTER 5, NONRESIDENTIAL SITES, CHAPTER 6, SUBDIVISION DESIGN, CHAPTER 7, INFRASTRUCTURE DESIGN, CHAPTER 8,

ENVIRONMENTAL DESIGN, SPECIFICALLY SECTION 8.3, TREE PRESERVATION AND 8.9 LOWER GLENROSE AQUIFER, CHAPTER 9, SIGNAGE AND APPENDICES A, DEFINITIONS.

- I. STAFF PRESENTATION
- II. PUBLIC HEARING
- III. MAKE RECOMMENDATION

Ms. Laura Haning presented the proposed amendments to the UDC.

Ryan Bass, Environmental Planner, spoke regarding revisions to tree preservation and oak wilt sections of the UDC.

Commission discussion included: drainage, detention, impervious cover, UDC amendment process

Chairman Bannwolf opened the public hearing at 9:03 p.m.

Mr. Nathan Bowen, resident at 120 West Hosack, spoke regarding concerns with platting/replatting process.

Chairman Bannwolf closed the public hearing at 9:10 p.m.

Ms. Haning explained that an issue that many property owners have with platting is that some older properties were sold by metes and bounds and never platted, which then creates problems for property owners that want to expand existing structures or add any pervious cover on their property. They now have to plat.

Mr. Mick McKamie clarified that if this item is tabled edits can be made to the UDC as a result of this meeting.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER ANZOLLITTO, TO TABLE THE PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) ADOPTED NOVEMBER 24,

2020, INCLUDING BUT NOT LIMITED TO AMENDMENTS TO CHAPTER 1, GENERAL PROVISIONS, CHAPTER 2, PROCEDURES, CHAPTER 3, ZONING, CHAPTER 4, RESIDENTIAL SITES, CHAPTER 5, NONRESIDENTIAL SITES, CHAPTER 6, SUBDIVISION DESIGN, CHAPTER 7, INFRASTRUCTURE DESIGN, CHAPTER 8, ENVIRONMENTAL DESIGN, SPECIFICALLY SECTION 8.3, TREE PRESERVATION AND 8.9 LOWER GLENROSE AQUIFER, CHAPTER 9, SIGNAGE AND APPENDICES A, DEFINITIONS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** CHAIRMAN BANNWOLF, COMMISSIONER CATES, COMMISSIONER ANZOLLITTO, COMMISSIONER COHOON

**NAY: 0**

**Approved: 4-0**

6. [2021-978](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3A, 23.082 ACRES, 49 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, 0.701 acres of public right-of-way, AND 3.972 ACRES OF private RIGHT-OF-WAY (KAD NO. 14990, 45852, and 15028) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Ms. Rebecca Pacini, City Planner III, presented the preliminary plat.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER CATES, TO APPROVE THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3A, 23.082 ACRES, 49 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, 0.701 ACRES OF PUBLIC RIGHT-OF-WAY, AND 3.972 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 14990, 45852, and 15028) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** CHAIRMAN BANNWOLF, COMMISSIONER CATES, COMMISSIONER ANZOLLITTO, COMMISSIONER COHOON

**NAY: 0**

**Approved: 4-0**

7. [2021-979](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3C, 36.665 ACRES, 57 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, AND 4.339 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 14990, 14991, 15019, AND 15028) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Ms. Rebecca Pacini, City Planner III, presented the preliminary plat.

A MOTION WAS MADE BY COMMISSIONER ANZOLLITTO, SECONDED BY COMMISSIONER COHOON, TO APPROVE THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3C, 59.956 ACRES, 58 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 4.339 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 14991, 15019, AND 15028) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** CHAIRMAN BANNWOLF, COMMISSIONER CATES, COMMISSIONER ANZOLLITTO, COMMISSIONER COHOON

**NAY: 0**

**Approved: 4-0**

8. [2021-980](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3D, 53.078 ACRES, 146 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS, AND 10.778 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 15028, 42994, AND 45852) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Ms. Rebecca Pacini, City Planner III, presented the preliminary plat.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER ANZOLLITTO, TO APPROVE THE PRELIMINARY PLAT FOR

ESPERANZA PHASE 3D, 53.078 ACRES, 146 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 10.827 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 15028, 42994, AND 45852) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** CHAIRMAN BANNWOLF, COMMISSIONER CATES, COMMISSIONER ANZOLLITTO, COMMISSIONER COHOON

**NAY: 0**

**Approved: 4-0**

9. [2021-981](#) CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR SCENIC LOOP ROAD SUBDIVISION, 4.31 ACRES, 4 NON-RESIDENTIAL LOTS AND 0.210 ACRES OF RIGHT-OF-WAY (KAD NO. 12225) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

Ms. Rebecca Pacini, City Planner III, presented the preliminary plat.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER CATES, TO APPROVE THE PRELIMINARY PLAT FOR SCENIC LOOP ROAD SUBDIVISION, 4.31 ACRES, 4 NON-RESIDENTIAL LOTS AND 0.210 ACRES OF RIGHT-OF-WAY (KAD NO. 12225) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** CHAIRMAN BANNWOLF, COMMISSIONER CATES, COMMISSIONER ANZOLLITTO, COMMISSIONER COHOON

**NAY: 0**

**Approved: 4-0**

10. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

No action.

11. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission at 9:47 p.m.

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Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 3rd day of December, 2021 at 5:45 p.m.

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Secretary