Arnold Nesbitt, Vice Chairman, called the meeting to order, introduced the Planning Board members as well as the Planning Department staff, and explained the Planning Board’s public hearing procedures.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

The requests listed below were voted on concurrently in accordance with the Planning Department’s recommendation report.

No one appeared in opposition.

(HOLD OVER CASES)

Special Use Permits

|   | C8-17-112 (D) Douglas Earnest | REQUEST: Approval of a Special Use Permit to allow Scrap and salvage services in a HI District (laid over from 05/03/17) | LOCATION: 1415 Locust Street |

At the Planning Board meeting held on June 7, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved to layover. Mr. Moore seconded the motion which carried 6-0.
(REGULAR AGENDA)

Subdivisions

10.  C12-17-124 (D)  
GP Industries  
REQUEST:  Preliminary Plat approval of ELKHORN RIVER PRESERVE, a subdivision inside the city limits  
LOCATION:  Southwest of 222nd Street and West Maple Road

At the Planning Board meeting held on June 7, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval of the Preliminary Plat, subject to the following: 1) Including a trail easement and provide a minimum 10-foot-wide trail adjacent to West Maple Road and in compliance with the Western Douglas County Trails Plan. 2) Sidewalks shall be provided pursuant to the Omaha Subdivision Ordinance. 3) Provide a note on the final plat indicating compliance with all applicable requirements of the Floodway and Flood Fringe Overlay Districts. 4) Provide a note on the final plat indicating direct access to West Maple Road will not be permitted. 5) Compliance with all applicable stormwater management ordinances and policies. 6) Including provisions for the use, ownership, and maintenance of the proposed outlots in the subdivision agreement. Mr. Magid seconded the motion which carried 6-0.

12.  C12-17-128 (D)  
South Farm, LLC  
REQUEST:  Preliminary and Final Plat approval of SOUTH FARM REPLAT 1, a minor plat outside the city limits  
LOCATION:  Northwest of 144th and Pine Streets

At the Planning Board meeting held on June 7, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval of the Preliminary Plat, subject to the following conditions: 1) Place a note on the plat indicating that there shall be no direct vehicular access to 144th Street from any lots or outlots abutting said street. 2) Coordinate with the Parks Department in regards to re-aligning the trail along 144th Street so it crosses Applied Parkway at the intersection with 144th Street. 3) Include a provision in the final subdivision agreement that assigns responsibility for the routine maintenance and snow removal of the parking areas located on public right-of-way. 4) Provide sidewalks along all streets. 5) Compliance with all applicable stormwater management ordinances and policies. 6) Provide for the use, ownership and maintenance of the outlot in the final subdivision agreement. She also moved for approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement (if necessary), prior to forwarding the request to the City Council for final action. Mr. Magid seconded the motion which carried 6-0.

13.  C10-16-272 (D)  
C12-16-273  
Boyer Young Development Co.  
REQUEST:  Revised Preliminary and Final Plat approval of ANCHOR POINTE VILLAS, a subdivision outside the city limits, with rezoning from AG to DR and R4  
LOCATION:  Southwest of 173rd and Potter Streets

At the Planning Board meeting held on June 7, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval of the rezoning from AG to DR and R4. Approval of the Revised Preliminary Plat, subject to the following conditions: 1) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds. 2) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 3) Compliance with all applicable stormwater management ordinances and policies. 4) Provide sidewalks as required by the Subdivision Ordinance. She also moved for approval of the Final Plat, subject to the conditions of the Revised Preliminary Plat approval and submittal of an acceptable final subdivision agreement, prior to forwarding the request to the City Council. Mr. Magid seconded the motion which carried 6-0.
14. C10-17-129 (D)
C12-17-130
Development Services Corp.

REQUEST: Preliminary Plat approval of OFFICE DEVELOPMENT AT AVENUE ONE, a subdivision outside the city limits, with rezoning from AG to MU

LOCATION: 240 South 192nd Street

At the Planning Board meeting held on June 7, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved to layover the rezoning from AG to MU and layover the Preliminary Plat to allow the applicant additional time to address the items discussed in this report. Mr. Moore seconded the motion which carried 6-0.

Rezonings

16. C10-17-120 (D)
Clint Bartlett

REQUEST: Rezoning from DR to R3

LOCATION: 5921 "S" Street

At the Planning Board meeting held on June 7, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval. Mr. Magid seconded the motion which carried 6-0.

17. C10-17-121 (D)
Reyes Barrera

REQUEST: Rezoning from HI to R4

LOCATION: 2612 "Z" Street and 6024 South 26th Street

At the Planning Board meeting held on June 7, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval. Mr. Magid seconded the motion which carried 6-0.

18. C10-17-122 (D)
Ed Thiele

REQUEST: Rezoning from R4(35) to R4

LOCATION: 6503 North 32nd Street

At the Planning Board meeting held on June 7, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval. Mr. Magid seconded the motion which carried 6-0.

19. C10-17-123 (D)
Ron Devers

REQUEST: Approval of a MCC-Major Commercial Corridor Overlay District

LOCATION: 6005 Sorensen Parkway

At the Planning Board meeting held on June 7, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval. Mr. Magid seconded the motion which carried 6-0.

Conditional Use Permits

20. C7-08-073 (D)
Metropolitan Community College c/o Stan Horrell

REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow College and university facilities in a R4 District (property is also located within an ACI-2(PL) Overlay District)

LOCATION: 3000 Fort Street

At the Planning Board meeting held on June 7, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval of the Major Amendment to the Conditional Use Permit subject to: 1) Compliance with the submitted site plan and sign plans. 2) The ground sign along Laurel Avenue must comply with the required 12’ setback. 3) Coordinate with METRO regarding the relocation of the bus shelter near the 30th and Fort Streets entrance. 4) The applicant obtaining the necessary Zoning Board of Appeals waivers prior to issuance of sign permits. 5) Compliance with all previously approved use permit conditions. Mr. Magid seconded the motion which carried 6-0.
21. C7-17-108 (D)  
Reda Hamze  
REQUEST: Approval of a Conditional Use Permit to allow Food sales (limited) in a LO District  
LOCATION: 1938 North 85th Street

At the Planning Board meeting held on June 7, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved to layover the request for a Conditional Use Permit to allow Food sales (limited) in a LO District to allow the applicant time to submit the following: 1) Application for the MCC Overlay District. 2) Revised building elevations compliant with the MCC Overlay District requirements. 3) Revised site/landscape plan compliant with all applicable regulations. Mr. Moore seconded the motion which carried 6-0.

22. C7-96-135 (D)  
C7-88-158  
Quality Living, Inc.  
REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Convalescent services in a R7 District  
LOCATION: 6404 North 70th Plaza

At the Planning Board meeting held on June 7, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval of the Major Amendment to the Conditional Use Permit subject to: 1) Compliance with the site plan and elevations submitted for the proposed signage. 2) The applicant obtaining the necessary Zoning Board of Appeals waivers prior to issuance of sign permits. 3) Compliance with all other previous conditions of approval. Mr. Magid seconded the motion which carried 6-0.

24. C7-17-125 (D)  
GP Industries  
REQUEST: Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District (property is also located within a flood fringe overlay district)  
LOCATION: Southwest of 222nd Street and West Maple Road

At the Planning Board meeting held on June 7, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval of the Conditional Use Permit to allow warehousing and distribution (limited) in the CC-Community Commercial District, subject to the following conditions: 1) Submittal of an application to adopt the MCC-Major Commercial Corridor Overlay District. 2) All development on the site shall comply with applicable floodplain development requirements. A floodplain development permit shall be obtained prior to submittal of a building permit. 3) Submittal of a revised landscaping plan that incorporates a minimum five percent interior parking lot landscaping, with a minimum of three interior parking lot trees provided. 4) The use shall comply with the submitted operating statement. 5) Compliance with all other applicable development regulations. Mr. Magid seconded the motion which carried 6-0.

**ADMINISTRATIVE MEETING ONLY**

1. C10-17-031  
C12-17-032  
FRK Development, LLC  
REQUEST: Final Plat approval of INDIAN POINTE (Lots 395-560, Outlots N-P), a subdivision outside the city limits, with rezoning from AG to DR and R4  
LOCATION: Generally, northeast of 189th Street and George Miller Parkway

At the Planning Board meeting held on June 7, 2017, Dave Fanslau, Planning Director, presented the case. Mr. Fanslau stated that the Department recommended approval of the rezoning, and approval of the final plat subject to the applicant providing a pedestrian connection through Outlot N to the future dam site and submittal of an acceptable final acceptable subdivision agreement prior to forwarding the request to the City Council for final action.
Mr. Magid moved for approval of the rezoning from AG to DR and R4, and approval of the final plat subject to the applicant providing a pedestrian connection through Outlot N to the future dam site and submittal of an acceptable final acceptable subdivision agreement prior to forwarding the request to the City Council for final action. Ms. Karnes seconded the motion which carried 6-0.

At the Planning Board meeting held on June 7, 2017, Dave Fanslau, Planning Director presented the case. Mr. Fanslau stated that the Department recommended approval of the rezoning, and approval of the Final Plat (Lots 236-383, Outlots E-H), subject to submittal of an acceptable final subdivision agreement prior to forwarding to the City Council.

Mr. Rosenbaum moved for approval of the rezoning from AG to DR and R4 and approval of the Final Plat (Lots 236-383, Outlots E-H), subject to submittal of an acceptable final subdivision agreement prior to forwarding to the City Council. Mr. Pate seconded the motion which carried 6-0.

At the Planning Board meeting held on June 7, 2017, Dave Fanslau, Planning Director presented the case. Mr. Fanslau stated that the Department recommended approval of the rezoning and approval of the Final Plat (Lots 236-383, Outlots E-H), subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council: 1) Submittal of an acceptable final subdivision agreement. 2) Submittal of a final wetlands mitigation plan.

Mr. Rosenbaum moved for approval of the rezoning from AG to DR and R6, and approval of the Final Plat, subject to addressing the following items prior to forwarding the request to City Council: 1) Submittal of an acceptable final subdivision agreement. 2) Submittal of a final wetlands mitigation plan. Mr. Magid seconded the motion which carried 6-0.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Special Use Permits**

<table>
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<tr>
<th>Case Number</th>
<th>Request</th>
<th>Location</th>
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<tbody>
<tr>
<td>C8-16-294</td>
<td>Approval of a Major Amendment to a Special Use Permit to allow Scrap and salvage services in a HI District (laid over from 05/03/17)</td>
<td>3701 Dahlman Avenue</td>
</tr>
</tbody>
</table>
he intended to construct an 8,500 square foot building for use as the transfer station. In response to the Board, Mr. Paltani stated that putrescible debris would be transferred off-site before the end of each day and that the business closed at 4:30 p.m., with no loads accepted after 4:15 p.m. He added that Saturday hours were 8:00 a.m. to 12:00 p.m. and that the business was closed on Sunday. He then explained that after the last debris load was accepted, the debris was sorted and transferred off-site no later than approximately 6:00 p.m. Monday through Saturday.

Steve McConnell, 3515 S. 30th Avenue, appeared in opposition. Mr. McConnell stated that he resided approximately 168 feet from the site property line and that he had not seen an operating statement for the facility. He then stated that he was concerned with fires at the facility, odors, increased truck traffic, mud on the streets from large trucks, and decreased property values.

Brett Feder, 3602 S. 30th Avenue, appeared before the Board in opposition. Mr. Feder stated that he was concerned with decreased property values.

Rebecca Barrientos-Patlan, 3305 E Street, appeared before the Board in opposition. Ms. Barrientos-Patlan stated that she represented the Burlington Neighborhood Association and that she was concerned with rodents and odor. She added that she was opposed to any debris other than construction debris.

Betty Nichols, 3207 A Street, appeared before the Board in opposition. Ms. Nichols stated that she owned the industrial business to the west of the site and that she was also concerned with decreased property values, deteriorated road conditions, over-sized trucks on the Dahlman Avenue bridge, rodents and odor.

Kent Koperski, 3510 S. 30th Avenue, appeared before the Board in opposition. Mr. Koperski mentioned project creep and the use becoming something other than the original use. He then stated that he was also concerned with odor and that lack of drainage sewers to handle overflow from rain.

Ms. Dring stated that fires occurred prior to the new ownership, odors were also emitted from surrounding businesses, and that there was no evidence of decreased property values. She then stated that the operating statement and hours of operation could be amended by the owner if requested and that the owner would work to maintain compliance. She added that the applicant would work with Public Works Department regarding traffic issues.

Dave Fanslau, Planning Director, stated that a use permit for the land regulated the type of use on the site, but ownership was not regulated. He explained that because the site and surrounding area was mainly industrial, truck traffic was not a concern and that odor was regulated within the zoning code. He then stated that the use was compliant with the Master Plan and that recycling was encouraged. Mr. Fanslau stated that the Department recommended approval of the Major Amendment to a Special Use Permit to allow scrap and salvage services, subject to the 8 conditions on the Department recommendation report.

Ms. Dring discussed business operating hours with the Board and stated that the owner was willing to work with the Department regarding operating hours Monday through Saturday. Ms. Karnes commented that the Board needed more concrete information regarding business operations.

Ms. Karnes moved to layover the request for 30 days. Mr. Rosenbaum seconded the motion which carried 5-1, with Mr. Magid dissenting.

(REgular Agenda)

Master Plan Referrals

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<tr>
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<th>REQUEST: Approval of THE CENTERLINE TIF REDEVELOPMENT PROJECT PLAN</th>
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<tr>
<td>6</td>
<td>C3-17-131 Planning Department on behalf of the City of Omaha</td>
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<td>LOCATION: 7001 Oak Street</td>
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At the Planning Board meeting held on June 7, 2017, Bridget Hadley, Planning Department, presented the case. Ms. Hadley stated that the site was an existing parking lot for a site that was never built. She then stated that the proposed project was construction of two connected 5-story building with 158 total units and
210 parking stalls. She explained that 112 stalls were parking garages and 98 were surface stalls. She explained that rezoning approval was necessary and that the project created pedestrian connection to 72nd Street. Ms. Hadley stated that the total project cost was $23.5 million and that TIF funds totaled $2.9 million dollars. She added that public improvements included landscaping, curbs and sidewalks.

Dave Fanslau, Planning Director, stated that the Department recommended approval.

Mr. Rosenbaum moved for approval. Mr. Moore seconded the motion which carried 5-0-1, with Mr. Magid recusing.

| 7. | C3-17-132 Planning Department on behalf of the City of Omaha | REQUEST: | Approval of the HABITAT FOR HUMANITY ADAMS PARK PROJECT 2 TIF REDEVELOPMENT PROJECT PLAN |
|    |                                                      | LOCATION: | Between 30th and 32nd Streets, Pinkney and Emmet Streets |

At the Planning Board meeting held on June 7, 2017, Bridget Hadley, Planning Department, presented the case. Ms. Hadley stated that the project was 18 single-family, detached homes to be constructed over a two-year period. She explained that the parcels included vacant lots and deteriorated homes. She then stated that TIF funding was $350,000 and total project cost was $3.5 million dollars. She added that public improvements included street scaping and landscaping.

Dave Fanslau, Planning Director, stated that the Department recommended approval.

Ms. Karnes moved for approval. Mr. Magid seconded the motion which carried 6-0.

| 8. | C3-17-133 Planning Department on behalf of the City of Omaha | REQUEST: | Approval of the BLACKSTONE DEPOT APARTMENTS TIF REDEVELOPMENT PROJECT PLAN |
|    |                                                      | LOCATION: | 3812-3820 Harney Street |

At the Planning Board meeting held on June 7, 2017, Bridget Hadley, Planning Department, presented the case. Ms. Hadley stated that the proposed project included removal of three non-conforming homes and construction of a 5-story structure with 56 residential units. She explained that the lowest level was a garage for the site and that public improvements included street scaping, curbs, and parking along the street. She then stated that total TIF funds were $860,000 and total project cost was $8.2 million dollars.

Dave Fanslau, Planning Director, stated that the Department recommended approval.

Ms. Karnes moved for approval. Mr. Pate seconded the motion which carried 6-0.

| 9. | C3-17-134 Planning Department on behalf of the City of Omaha | REQUEST: | Approval of the ZONE 6 APARTMENTS AT AKSARBEN VILLAGE TIF REDEVELOPMENT PROJECT PLAN |
|    |                                                      | LOCATION: | 6460 Frances Street and 6465 Shirley Street |

At the Planning Board meeting held on June 7, 2017, Bridget Hadley, Planning Department, presented the case. Ms. Hadley stated that the proposed project included two vacant parcels for construction of two 5-story apartment buildings. She then stated that each building contained 54 residential units for a total of 108 units with 136 total parking stalls. She explained that the parking included 66 garage stalls, 29 adjacent surface stalls and 41 additional leased HDR parking garage spaces. Ms. Hadley stated that total TIF funding was $1.63 million and that the total project cost was $15.8 million dollars. She added that public improvements included sidewalks, curbs, gutters and street scaping.

Dave Fanslau, Planning Director, stated that the Department recommended approval.

Mr. Moore moved for approval. Mr. Magid seconded the motion which carried 6-0.
Subdivisions

11. C10-17-126
C12-17-127
Ryan Weber

REQUEST: Preliminary Plat approval of CLEARVIEW HILLS, a subdivision outside the city limits, with rezoning from DR to DR and R6

LOCATION: Southwest of 75th and State Streets

At the Planning Board meeting held on June 7, 2017, the applicant was not present when his case was called before the Board.

Teri Teutsch, 7250 Reynolds Street, appeared before the Board in opposition. Ms. Teutsch stated that she owned a building at this address, which was within SID 452 and noted that she represented SID 452. She explained that the project would have access to the roads within the SID and was concerned about deterioration and maintenance of these roads. She stated that she was also concerned with erosion and water run-off, traffic safety, and lack of mass transit in the area. Ms. Teutsch stated that the Future Land Use map of the Master Plan designated the area as office and commercial, and the use should reflect those designations.

Amy Wenninghoff, 6707 Wenninghoff Road, appeared before the Board in opposition. Ms. Wenninghoff stated that she was concerned with the quality of the housing and increased density.

Nancy Reiff, 8812 N. 81st Avenue, appeared before the Board in opposition. Ms. Reiff stated that she was not opposed, but had questions regarding the size of the project. She explained that she was concerned with deteriorated roads, increased traffic, increased density and inadequate infrastructure.

Tim Donovan, 8211 N. 78th Street, appeared before the Board in opposition. Mr. Donovan stated that he was concerned with increased density in a rural area and decreased property values.

John Johnson, 7727 State Street, appeared before the Board in opposition. Mr. Johnson stated that he was concerned with increased traffic, use of the outlot and questioned accessibility to 78th Street.

Stan Teutsch, 7250 Reynolds Street, appeared before the Board in opposition. Mr. Teutsch stated that he represented SID 452 and that he was also concerned increased traffic was detrimental to the deteriorating roads within the SID, which he was responsible for funding road maintenance.

Dave Fanslau, Planning Director, stated that the Department promoted connectivity and that the infrastructure was beneficial to all adjacent neighborhoods. He explained that the outlots were for drainage purposes and were unbuildable. He then explained that the 72nd and State Street intersection was designated in the Master Plan as a 165-acre mixed-use center and encouraged office, commercial and multi-family residential uses. He then stated that the streets within the development were paved to the property lines to allow for future connectivity of adjacent sites. He mentioned that the request submitted to the Department was reviewed by multiple departments, was Master Plan compliant and that no concerns were expressed. Mr. Fanslau stated that the Department recommended approval of the rezoning and approval of the preliminary plat subject to the 11 conditions on the Department recommendation report.

Mr. Rosenbaum moved to layover the requests for 30 days. Mr. Magid seconded the motion which carried 6-0.

15. C12-17-097
Gary Kinnison

REQUEST: Preliminary and Final Plat approval of KINNISON ADDITION, a minor plat inside the city limits

LOCATION: 3105 North 83rd Street

At the Planning Board meeting held on June 7, 2017, Steven Ranum, Croker Huck Law Firm, 2120 S. 72nd Street, appeared before the Board on behalf of the applicant. Mr. Ranum stated that the applicant wanted to build a home on a portion of his lot, but was unable to complete an administrative subdivision because
of the the existing landlocked parcel adjacent to the east. He explained that the applicant sold the adjacent parcel to the east to the resident at 3217 N. 83rd Street, Bob Zuerlein, for $1.00 in 2008 and that there was no voluntary compliance with Mr. Zuerlein in regards to resolving the issue.

Gary Kinnison, 3105 N. 83rd Street, appeared before the Board. Mr. Kinnison explained to the Board that Mr. Zuerlein’s main objection for combining his two parcels was a potential increase of his property taxes.

In response to the Board, Mr. Fanslau explained that 50-feet of dedicated right-of-way was required for access to the landlocked parcel and needed to be completed prior to approval of a plat for Mr. Kinnison. Mr. Kinnison added that his parcel was not large enough to provide the right-of-way required.

Dave Fanslau, Planning Director, explained that Mr. Kinnison’s parcel and the adjacent parcel to the east were part of the same legal lot and that historically a proper subdivision of the parcels was not completed, but was recorded by the Register of Deeds. He added that Department policy did not allow creation of a landlocked parcel without proper access to a public right-of-way. He then stated that the Department recommended denial of the request.

Mr. Magid commented that Mr. Zuerlein owned the landlocked parcel adjacent to his own residence and had the ability to provide future access if needed.

Mr. Magid moved for approval of the preliminary and final plat. Ms. Karnes seconded the motion which carried 5-1, with Mr. Pate dissenting.

### Conditional Use Permits

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<th>REQUEST:</th>
<th>LOCATION:</th>
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<tbody>
<tr>
<td>23.</td>
<td>Approval of a Major Amendment to a Conditional Use Permit <em>assumed</em> to allow Hospital services (general) in a GO District</td>
<td>555 North 30th Street</td>
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At the Planning Board meeting held on June 7, 2017, John Arch, CEO, Boystown National Research Hospital, 555 N. 30th Street, appeared before the Board. Mr. Arch stated that Boystown National Research Hospital was adjacent to the Creighton University Hospital, which planned to close Friday, June 9th, 2017. He explained that the new owner of the former Creighton University Hospital site planned to construct a fence to begin renovations, but Boystown National Research Hospital would continue operations. He then stated that the proposed signage provided direction for new and existing patients. Mr. Arch explained that Sign A announced their 100 year anniversary with placement along 30th Street. He added that Sign B was also temporary signage within the same timeframe as Sign A, and was not advertisement.

In response to the Board, Mr. Arch stated that the majority of patients were referrals with scheduled appointments, but were not familiar with their facility.

Dave Fanslau, Planning Director, stated that policy prohibited large temporary signs with advertisement and that the Department supported Sign A, but was not supportive of Sign B. He explained that temporary signs were allowed to commemorate large civic events or anniversaries. He then stated that the Department recommended approval of the major amendment to a Conditional Use Permit subject to the 3 conditions on the Department recommendation report.

Gaby Ryan, Signworks, 4713 F Street, appeared before the Board on behalf of the applicant. Ms. Ryan stated that the temporary signs allowed time for planning of permanent signage and noted that the zoning limited their sign budget. In response to the Board, Mr. Fanslau stated that the Department was not opposed to Sign A in two locations.

Mr. Magid moved for approval of the Major Amendment to a Conditional Use Permit for Sign A and Sign B subject to Department recommendations, but the motion died for lack of a second.
Ms. Karnes moved for approval of the Major Amendment to the Conditional Use Permit subject to: 1) For Sign A only and the sign must be removed by January 15, 2018. 2) Compliance with the site plan and elevations submitted for the proposed signage. 3) The applicant obtaining the necessary Zoning Board of Appeals waivers prior to issuance of sign permits. Mr. Rosenbaum seconded the motion which carried 6-0.

APPROVAL OF MINUTES

Ms. Karnes moved to APPROVE the meeting minutes of April 5, 2017 as written. Mr. Moore seconded the motion which carried 5-0-1, with Mr. Pate abstaining.

ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 4:18 pm.

__________________________________________________________________________
Date Approved

__________________________________________________________________________
Arnold Nesbitt, Vice Chairman

__________________________________________________________________________
Rikki Flott, Planning Board
Recording Secretary