



**MINUTES OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK  
PLANNING AND ZONING COMMISSION**

**Wednesday, November 12, 2008 7:00 P.M.**

**Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242**

1. **CALL TO ORDER** The meeting was called to order at 7:05 p.m.

2. **ROLL CALL**

**Present**

Chairman Ingram  
Vice-Chairman Trapp-Jackson  
Commissioner Sossaman  
Commissioner Perry  
Commissioner Atkinson  
Commissioner Fehlan  
Commissioner Moore

**Staff**

**Present**

Community Development Director Condit  
Planning Manager Balmer  
Principal Planner Brittingham  
Principal Planner McCauley  
Planner Williams  
Senior Administrative Assistant Murella

**Absent**

3. **PUBLIC COMMENT**

Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of three minutes. Speakers' cards are available at the door, and may be delivered to staff prior to the commencement of the meeting.

4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (\*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.

- a. Consideration and Possible Approval of October 8, 2008 Work Study and Regular Session Minutes subject to correction of Commissioner Moore's title on Item 4.c on the Regular Session minutes which show his title as "Vice Chairman".

**Motion:** Commissioner Perry

**2<sup>nd</sup>:** Commissioner Moore

**Votes:** All ayes

- b. **\*Public Hearing, Consideration and Possible Request for Conditional Use Permit.** A request by Mark Schnepf for approval of a Site Plan and Conditional Use Permit to allow outdoor live musical events with ending times of 11 pm; and allowing the measurement of sound levels to be made from the property line. The property is located at the southwest corner of Cloud and Rittenhouse roads. *Continued from the August 13 Commission Meeting*

The Commission voted 7-0 to take off Item b from the Consent Agenda and move it to the Regular Agenda.

**Motion:** Commissioner Sossaman

**2<sup>nd</sup>:** Commissioner Perry

**Vote:** All ayes.

Planner Dave Williams presented the Staff Report on the Mark Schnepf's request to modify the existing Conditional Use Permit (CU03-01) for Schnepf Farms to allow outdoor musical events for a maximum of 15 calendar days per year. The said events are to be held at the south central area of the farm, with ending time of 11:00 p.m. and noise level to be measured from the property lines of Schnepf Farms relative to the noise ordinance. The applicant also requests approval to put up four (4) 4'x8' banners along the perimeter of the property in addition to temporary directional signage at approved locations throughout the Town for traffic management.

Mr. Williams stated that the existing Conditional Use Permit allows Schnepf Farms to hold medium to small scale events and operations such as the Chili Festival, Peach Festival, train rides, a petting zoo, a restaurant among others. The site that is being proposed for modification for large outdoor musical events with crowds ranging from 10,000 to 15,000 is

currently approved for RV parking, camping and a portion for outdoor entertainment. This area of concern is 35 acres out of the 270 acre farm. Mr. Williams presented illustrations.

In regard to this request, Mr. Williams mentioned that the Town has received a tremendous amount of public feedback; as of November 12, 2008, 148 e-mails have been received (112 in support and 36 in opposition); one Petition containing 119 signatures opposed the request; one Petition with approximately 2100 signatures in support.

In account of the above information Planner Williams stated that Town Staff is recommending approval of this request, pending modifications to some of the stipulations as stated in the Staff Report, essential points of which are as follows:

- As a modification to existing Conditional Use Permit (CU03-01) the same termination date (July 2013) will be applied.
- Schnepf Farms will be limited to 12 days of large outdoor musical events (over 500 people) per calendar year.
- All events shall comply with the Town's Noise Zoning Ordinance which allows 60 decibels until 10:00 p.m. and the noise to be lowered to 50 decibels after 10:00 p.m. Sound level will be measured from Signal Butte on the west (property line), Rittenhouse Road on the east, ½ mile of the south of the Riggs road alignment and Cloud road to the north.
- The applicant is required to comply with the Town of Queen Creek and Maricopa County Dust Control Standards.
- In order to aid with traffic management, Schnepf Farms will be allowed to put up temporary directional signage (maximum of five square feet in size), locations of which shall be approved Traffic Engineering.
- Town Staff also supports the applicant's request of a 128 square feet banner to be placed on the event site.

#### QUESTIONS FROM THE COMMISSION

Commissioner Sossaman requested further information on the '*event ending time to all noise*' in the original application. Planner Williams stated that the Zoning Ordinance allows a maximum of 60 decibels from 6:00p.m. to 10:00 p.m. and 50 decibels from 10:00 p.m. to 6:00/7:00 a.m. (time to be verified by Mr. Williams).

Mark Schnepf, 22601 E. Cloud Road, Queen Creek made a presentation of Schnepf Farms; its history, background, goals and objectives. Below are the highlights of the presentation:

- Schnepf Farms was established in 1941 and aims to preserve agricultural heritage in line with the Town of Queen Creek Community's specific goals. Mr. Schnepf pointed out that

this can be attained through education and entertainment thus making Schnepf Farms a 'Working Farm' at the same time a venue for special events. In this manner, farming operations can be sustained and adequately subsidized. Among these special events would

be Concerts, like the Edgefest, a rock type of music, which the Farm has been hosting for the last two years.

- Mr. Schnepf stated that he is making the Request for a Conditional Use Permit to hold musical events for 15 calendar days in a year rather than applying for a Temporary Use Permit on a repeated basis in order to streamline the Special Events process not only for Schnepf Farms but also for the Town and other entities concerned (i.e. Sherriff's Office, Fire Department, Traffic Engineering, etc.)
- The applicant reiterated that he is aware of the negative concerns associated with the Edgefest Concert. But he emphasized that the Edgefest is not the only musical event that Schnepf Farm is aiming to host. Mr. Schnepf is looking at bringing other types of music to the farm (i.e. Christian music, etc.); it just happens that the Edgefest is the only concert that he has signed up with at the moment.
- The 34 acres of concern is across a planned regional commercial shopping center with 400 acres of mixed use that will eventually be developed in the area which Mr. Schnepf believes will create more noise, traffic and lighting than what the farm would create during musical events in a 15-day period.
- The location is adjacent to Riggs Road, a planned six lane road, which will serve as an efficient access to Schnepf Farms therefore addressing traffic congestion issues.
- The 34 acre area is ½ mile away from the nearest residential neighborhood with extensive fields, orchards and rows of trees that could buffer the sound the concert creates.
- Mr. Schnepf reiterated that like other existing communities, Schnepf Farms seeks ways to improve tourism through entertainment and special events within the community, therefore hoping that the Town recognizes this objective by approving his request of being able to hold musical events for a maximum period of 15 calendar days.
- Mr. Schnepf acknowledges the Town Staff Report recommending 12 calendar days instead of the 15 calendar days as requested.

Chairman Ingram opened the Public Hearing.

#### PUBLIC COMMENTS FROM PEOPLE WISHING TO SPEAK:

- 1) Peggy Peterson, 24824 S. Signal Butte, Queen Creek (property line touches Schnepf Farms). **Opposed;** Mrs. Peterson likes Schnepf Farm and does not object to any of their festivals however is opposed to turning the Farm into a concert venue. As neighbors they have encountered a lot of problems during the Edgefest Concert. She stated that the music and the crowd were extremely loud. It was very very loud in their house. Her 12-year old daughter is hearing impaired but she could not sleep because the walls were rattling and the base was shaking the house. It seemed like they had a concert in their yard. There was a lot of screaming and they could hear everything. They also had

problems with bright unprofessionally set-up lights shining directly right through their bedroom window. These lights were left on all night long and also the following day until late at night. This made it difficult to walk out to their yard because the lights were so bright. The parking area is right next to her home which was stirring up dust to her

property. Referring to public safety issues, a 10-minute one-way drive took 45 minutes for her son to travel east of their house. On the way back home his son went through Cloud Road where there was a wall of very bright lights (north and south side) which made it difficult for him to drive through and made it very dangerous. As her husband was driving home from work later during the evening, he came across three men who were completely disoriented walking right in the middle of the road. There is no proper infrastructure in place, no sidewalks, not very good lighting which makes it very dangerous. There was a massive dust cloud that hung over the area especially at the end the concert. Ms. Peterson emphasized that they love their home, they love their neighborhood and they want to preserve it. She also stated that they love what the Schnepfs are doing at the moment so let them continue doing that because it is great but urged the Commission not to let Schnepf Farms turn into a concert venue.

- 2) Leroy Hale, 22317 E. Merlow Street, Queen Creek. **Opposed;** Mr. Hale is very concerned about where this petition is leading to. The large sign that the applicant put up at the corner of the street as well as the full page newspaper advertisement created and stirred up the petitions in support for the Schnepf Farms' request. He is very concerned about where these supporters live as well as the ones who sent their support through e-mail. Are they from Queen Creek? He says that he has a very strong feeling that majority of them are from Mesa, Phoenix and other than Queen Creek. He stated that those who are not from the Queen Creek area should not be allowed to be part of this issue because this is the Queen Creek residents' community. He is also concerned about property damage and agrees with Ms. Peterson's comments. Mr. Hale also witnessed people inebriated (intoxicated) on the roads. He saw police officers stopping them although he is not quite sure if they were arrested or not because he just drove by. He is also concerned about the value of the property in the area. He claims that the Edgefest Concert was kicked out of Tempe and Mesa. Mr. Hale also stated that at the beginning he and his neighbors were willing to work with Mr. Schnepf on this issue but he feels that the Schnepfs have been obstinate about their newspaper advertising as well as their outdoor signs/announcements. He states that he does not want to work with the Schnepfs on this issue anymore. He feels that this request has to be put to an end so the residents can get back to the original values that Queen Creek used to believe in which is to protect their properties and their families. Although glad that the sound level standards have been lowered a bit Mr. Hale also states that the sound/noise levels should be measured where they originate not from a half or quarter mile away. He is also concerned about the traffic specifically on Rittenhouse Road. Another major concern for Mr. Hale is the fireworks. He also wants to know how the liquor permit went through.

- 3) Shelly Crewse, Queen Creek (west of Schnepf Farms). **Opposed;** Ms. Crewse stated that her family is thinking of relocating to New Mexico and is concerned about being able to sell her home and how being close to Schnepf Farms would affect the value of her property when it is time to sell on the premise that they will have to disclose everything.
- 4) Wayne Call, 24820 S. 223<sup>rd</sup> Place, Queen Creek (100 yards away from Schnepf Farms). **Opposed;** Mr. Call states that he respects the Town Staff's recommendation of approving the applicant's request because every Town needs revenue which he believes where the recommendation is being based from. He also points out that Mark Schnepf's request of converting the Farm into an outdoor venue belongs to an industrial area like other municipalities where there is an established area for these events. He stated the airport as an example of establishing such areas instead of changing set zoning, in this case the Schnepf Farm with 90% of its surroundings being residential. He reiterates that during the last Edgefest Concert the Schnepfs did a great job with regards to traffic control and management; there were police officers on Signal Butte and Cloud road. He inquired if every time there is an event of this magnitude is this how it is going to be handled. Will the Schnepfs pay for the expenses incurred in managing traffic and public safety? He also mentioned that it is very challenging to get stopped on the way to his property and let the authorities know that they are residents of the area at the time of the event. He stated that he went to the concert vicinity numerous times that day and talked to the DME sound engineer at ½ mile south of the property line as well as at Signal Butte and claims that the concert was extremely loud. Mr. Call states that he is a football fan and describes the music and the pounding created by the concert overpowered the football game considering football games, he stressed, get pretty loud. He urged the Commission to listen to the residents and to vote 'No' because the area of concern is a 'residential area' and not an 'outdoor concert venue area'.

QUESTION FROM COMMISSIONER MOORE DIRECTED TO MR. CALL:

Commissioner Moore requested Mr. Call to expound more on the 'base'/'vibration' in reference to the sound created during the concert which is being established as lesser than the traffic in surrounding major roads. Mr. Call described that the traffic on Rittenhouse Road, having thousands of vehicles passing by everyday, does not create vibration and pounding in their home. Mr. Call claims that the concert speakers were huge (he took pictures), as tall as the ceiling in the Council Chambers. Even with his stereo on and the football game going on, he can constantly hear the base pounding and feel the vibration. He reiterated that because he is neither a musician nor a sound expert, he refers to 'base' as the '*constant vibration and pounding*' that they feel in their home.

- 5) John Biggs, 22601 E. Cloud Road, Queen Creek. **In Favor;** Mr. Biggs feels that Schnepf Farms is an icon in the Town of Queen Creek. He believes that Mr. Schnepf needs to look at different avenues to generate opportunities for the Farm to continue to grow as it plays an important role specifically in the growth of Queen Creek. Mr. Biggs emphasizes that Schnepf Farms brings joy to several thousands of people by being an avenue for civic organizations such as the Boy Scouts of America, Churches and the London's Run.

He stresses that Mr. Schnepf allowed the use of the farm, donated his time and several thousands of dollars in the form of labor and materials to these organizations and special events. He urges the Commission to look at all aspects of what Schnepf Farm ultimately brings to the community.

- 6) Adrienne Call, 24820 S. 223<sup>rd</sup> Place, Queen Creek. **Opposed;** Ms. Call stated that referring to the Schnepf Farms' full page advertisement on the Sunday Tribune last month, the Country Thunder was not held at the current farm location but on a property they owned across the railroad track on another county surrounded by farm fields. Also in reference to the argument that Schnepf Farms has been a concert venue since 1994, she points out that 90% of the homes in the area were built when Schnepf Farms was just a working farm, nothing more than a 'You Pick Orchard', a fruit stand and a place for school field trips. Through the years, they have added the train and other festivities. Some of these events have imposed on the neighbor's property rights but Ms. Call stresses that being good neighbors they have been accommodating to the point of being complacent and never complaining. The July 4<sup>th</sup> Fireworks has been taking place at Schnepf Farms during the last four years and also the Edgefest for the last two years. Ms. Call states that by not complaining, the Town probably has gotten the wrong idea that they don't mind what happens in their neighborhood. That is not the case. She strongly thinks that the infrastructure is not in place to handle a large concert. Ms. Call highlights that she does not mean to put the Schnepfs down but she anticipates that the concerts which are going to be held at the Farm will be so successful that the Schnepfs may want more and expand it thus infringing into an established neighborhood's rights. Being a minimum acre home community, their farm animals are scared when there are fireworks and bright lights. It also infringes into their rights when they cannot enjoy a peaceful weekend or a backyard party due to the noise and the dust among other things that they have to worry about, that could be brought about by this request by Schnepf Farms.

- 7) Dennis Martin, 22224 E. Riggs Road, Queen Creek (within a block of the Schnepf Farms). **Opposed;** (addressing Mark Schnepf), Mr. Martin asked Mr. Schnepf if he still lives on the property. Mr. Schnepf replied, "Not anymore". To which Mr. Martin replied, "Because you couldn't take all the noise and the light and the dust problem". At this point, Chairman Ingram reminded Mr. Martin that this is the opportunity to address the Commission and relay information that he has to the Commission. Mr. Martin states that there are whiskey and beer bottles strewn on Riggs Road. Referring to the sound measurements, he claims that Mr. Schnepf wants to measure the sound on the property line instead of at the stage "where he can crank up the sound some more". He also states

that Schnepf Farms has turned into a circus, not a working farm nor a demonstration farm. Dust Control is another big problem that Mr. Martin pointed out. He is also complaining about Mr. Schnepf's availability to resolve problems, when needed. He stresses that there are acres of working farms (mostly cotton and corn) close to his property but are not being sustained with concerts. Mr. Martin emphasized that this community does not need dust, noise and bright lights. This is supposed to be a residential neighborhood not a circus atmosphere with concerts.

- 8) Amy Hebdon, 22230 E. McComa, Queen Creek. **In Favor;** She moved to Queen Creek close to Schnepf Farms a few years ago and was excited to do so. Her family has always participated in activities being held at the Farm even before they moved here. She thinks that the Schnepfs have been doing an exceptional job during times when there are concerts in the Farm. She stresses that she does not like commercial development so she is in support of the Farm even with the occasional concerts being held there. She points out that she does not want Schnepf Farms to turn into a concert venue but she understands that the concerts will not happen every day so she supports Schnepf Farms' request of holding musical events 15 days a year.
- 9) Michelle Solomon, 22209 E. Merlow St. Queen Creek. **Opposed;** Mrs. Solomon agrees to what Amy Hebdon (speaker 8) stated that she is proud to live ¼ mile close west of Schnepf Farms. Her family has been living in Queen Creek for 12 years and have experienced a lot of exciting, wholesome and fun things at Schnepf Farms and therefore is appreciative of everything that has been going on there. But Mrs. Solomon said that they are not happy with the prospects of holding concerts there. Even the Country Thunder Concert was far enough, being in a different location on the Schnepf property, so the noise did not affect them. However, it is a different situation with the Edgifest Concert. Although she and her husband were out of town the whole day that day and got home at about midnight on Saturday, the day of the concert, her seven (7) children were very much unhappy and frightened while the concert was going on. The children could not go to sleep because of the noise even with their movies turned up; the house rattled and they complained that the base can be heard in their bedrooms. They also heard offensive language while they were in the yard. Mrs. Solomon stated that the noise was not too bad during the day but got worse as the wind kicked up in the evening. Overall, her family had a very unpleasant experience without even leaving their home.

PUBLIC COMMENTS FROM PEOPLE NOT WISHING TO SPEAK BUT SUBMITTED  
"REQUEST TO SPEAK CARDS":

- 1) Patrick Crewse, Queen Creek. **Opposed;** "I oppose – this is a Farm not a business for concerts."

There were no further public comments. Chairman Ingram closed the Public Hearing.



#### QUESTIONS FROM THE COMMISSION:

Commissioner Perry requested Planner Williams to expound in the compliance with the Zoning Ordinance on how to realistically monitor the noise measurement process changing from 60 decibels before 10:00p.m. to 50 decibels after 10:00p.m. Planner Williams explained that this is done primarily by coordinating closely with the promoters as well as the individual bands; setting up multiple stages and dismantling some of the stages after 10:00p.m. or providing a break at this time to bring the music down a 'notch'. He is confident that the promoters are going to give their full cooperation in order to meet the sound standards. Planner Williams also mentioned that realistically, the noise will be dealt with on a "complaint basis".

Commissioner Sossaman asked Planner Williams to give further details on the 'noise monitoring process', not pointing out to Schnepf Farm in particular, but to the general procedure in monitoring noise within the Town limits. Planner Williams explained that what is being enforced is the Town's Noise Standards which is applicable to anyone who wants to hold an event involving audio whether it be a concert at the park or anywhere else in the Town boundaries and not applicable only to Schnepf Farms. Commissioner Sossaman further asked if the noise measurement standard is done on the property line not the source of the noise. In reply to this Planner Williams explained that the language in the Zoning Ordinance indicates that the "*measurement shall be taken at the place of measurement*" which Mr. Williams believes is defective language however is interpreted as doing the measurement from the property line which is a reasonable standard set forth in the Zoning Ordinance for other violations with the intention of focusing on the impact the noise has on the neighbors and the adjoining properties. For purpose of clarification on this subject matter, Chairman Ingram presented a hypothetical instance that if he has neighbor having a party with a band and they are only 300 feet away, they could have 60 decibels at their property line. Planner Williams affirmed.

Commissioner Moore asked applicant, Mr. Schnepf if there was any measurement done in terms of the vibration or base in accordance with noise monitoring. Mr. Schnepf believes that it could have been incorporated into the sound level measurement itself but he stressed that not being a sound expert, he is not sure if he is the correct person to address this argument. Commissioner Moore speculated whether there is indeed a way of measuring the vibration and proceeded to give an analogy of not hearing the music playing inside a car but hearing the 'thumping' as it is goes down the street.

Commissioner Moore asked Mr. Schnepf if the parking area on the northwest side, close to the residential area, has been an approved site as part of his overall use permit. Mr. Schnepf clarified that this part of the farm is under the jurisdiction of Maricopa County thus he is not required to obtain a permit if he does not charge any parking fee or if the area is not being used on a regular basis for that purpose.

In reference to the northwest corner of the farm intended to be used as parking, Chairman Ingram wanted Mr. Schnepf to verify the statement on the Staff Report that this area was not used. Mr. Schnepf did confirm that this area was flagged and set aside ready to be used as parking but was not needed; only the “southern little narrow field” was used this year as well as during last year’s concert.

Chairman Ingram requested Planner Williams to discuss the Liquor Permit process and notification. Mr. Williams explained that the process to obtain a Liquor License is a recommendation by the Town Council to the State Liquor Board. The law requires a three-square foot sign to be posted on a couple of strategic locations. Town Council then holds a public hearing on this and is also advertised on the agenda. Town Council makes a recommendation then forwards this, whether for or against it, to the State Liquor Board, which is the final deciding factor in obtaining a liquor license.

Chairman Ingram inquired about a stipulated requirement in the Conditional Use Permit wherein the applicant should pay for emergency services. Planner Williams explained that the applicant or promoter is required to pay for services of the Sherriff’s Office, Fire Department or Public Safety Response Team at the actual cost during the event so that the Town does not have to subsidize or pay for these services.

Chairman Ingram clarified that in the event that the Conditional Use Permit request by Mark Schnepf is denied he can still apply for a Temporary Use Permit as he has done in the past with other similar events. Planner Williams acknowledged that assumption. In this regard Commissioner Moore asked if is also correct to assume that in applying for a Conditional Use Permit, the applicant will be able to utilize the farm and plan ahead without having specific details exactly of what event is going to take place although grants him an open venue. Planner Williams further explained that the Temporary Use Permit is administratively approved on an individual basis and can be denied for a variety of reasons. Whereas the Conditional Use Permit will provide guaranteed availability of certain number of days to hold those musical events to provide the applicant with a better marketing tool to promote the event and plan ahead.

Commissioner Fehlan on addressing the issue of fireworks, asked if these can be limited to being done in conjunction with the Fourth of July Celebrations. Planner Williams replied that the Fourth of July Celebrations is not within the jurisdiction of the Town of Queen Creek. Mr. Schnepf works with Maricopa County on this. In the event that Mr. Schnepf applies for a Fireworks Permit, that would go through the review process and the Fire Department would make their determination whether it is appropriate or not. Planner Williams also points out that this is not necessarily tied in with the Land Use issue on hand.

Commissioner Fehlan also inquired if there is a way of controlling the ‘base’ or the ‘vibration’ caused during these musical events. Planner Williams explained that there is a portion under the Zoning Code that refers to direct vibration. It could be classified as part of the overall noise,

However, this is mainly geared toward actual ground vibration (i.e. mining site, etc); something that has to be transmitted through the ground.

Commissioner Moore expressed concern that the actual noise is a separate subject from the vibration issue. He thinks that there is a definite concern about this based on the public comments and stated that it would be good to have a sound expert on hand to give information whether the vibration could indeed be measured or not. In reference to this matter Chairman Ingram made a comment that vibration is something that you can feel rather than something you can hear. In response to these comments, Mr. Schnepf expressed that he is not aware of any way to control the vibration at a higher level in a practical manner. The Edgefest is a rock music concert which accounts for the heavy base sound. There are other types of concerts that do not have to use as much base in their music therefore the vibration/base would not be of much concern as it is now. Mr. Schnepf, however, emphasized that if there is a practical way of addressing this concern, he would be most happy to do that.

**Motion:**            **Commissioner Sossaman**

**That SP08-073, CU08-074 for approval to recommendation to Council subject to the conditions of approval outlined by staff on the Staff Report.**

**2<sup>nd</sup>:**                **Commissioner Atkinson**

Commissioner Sossaman expounded that these types of events that Mr. Schnepf is requesting are allowed by the Town of Queen Creek provided they abide by the Town's policies and procedures. Mr. Schnepf has staged numerous events in the past and has always complied with all the requirements that go with holding such events. He also emphasized that the approval of this request would be a Planning Tool not only for Mr. Schnepf but also for the Town and its support staff like the like Sherriff's Department.

**Vote:**     **Ayes. 6-1**  
              **Nay. Commissioner Moore**

## **ADMINISTRATIVE ITEMS**

All Administrative Items were discussed during Work Study Session.

5. **Review** of next month's agenda items.
6. **Report** on Town Council Action

7. **Communication** from members of the Commission and Staff.

8. **Adjournment**

**Motion:** Commissioner Atkinson

**To adjourn.**

**2<sup>nd</sup>:** Vice Chairman Trapp-Jackson

**Vote:** All ayes. Motion carried 7-0.

**The meeting adjourned at 8:10 p.m.**

**PLANNING AND ZONING COMMISSION**

By: \_\_\_\_\_  
Steve Ingram, Chairman

ATTEST:

\_\_\_\_\_  
Regina Murella, Senior Administrative Assistant, Community Development

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I, Regina Murella, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the August 13, 2008 Regular Session Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 12th day November, 2008.

Passed and Approved this \_\_\_ day of \_\_\_\_\_, 2009.