

AGENDA
PLANNING AND ZONING COMMISSION
Monday, April 17, 2017
5:00 PM

ROLL CALL

SPECIAL RECOGNITIONS

APPROVAL OF MINUTES

1. **March 20, 2017**
[Draft Minutes](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak card indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a card will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items other than waivers with no outstanding issues. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

20

CONSENT - ITEMS FOR DEFERRAL

7, 8, 9, 10, 16, 22, 25, 28, 29, 38

CONSENT - ITEMS FOR APPROVAL

17, 18, 19, 30, 31, 32, 35, 36, 37,39

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-4-17 17322 and 17336 Old Hammond Highway**
To amend the Comprehensive Land Use Plan from Residential Neighborhood (RN) to Commercial (C) on property located on the south side of Old Hammond Highway, south of Florida Boulevard, on Tracts 8 and 9 being a portion of Herbert Baron Tract. Section 73, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend denial based upon the land use of Residential Neighborhood appearing to be appropriate

This item is related to Case 14-17

Deferred for 60 days to June 19, 7-0

[Application](#) [Staff Report](#)

3. **Case 14-17 17322 and 17336 Old Hammond Highway**

To rezone from Rural (R) to Light Commercial (LC2) on property located on the south side of Old Hammond Highway, south of Florida Boulevard, on Tracts 8 and 9 being a portion of Herbert Baron Tract. Section 73, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses and conforming to UDC requirements

This item is related to PA-4-17

Deferred for 60 days to June 19, 7-0

[Application](#) [Staff Report](#)

4. **PA-5-17 3777 Jones Creek Road**

To amend the Comprehensive Land Use Plan from Institutional (INST) to Residential Neighborhood (RN) on property located on the east side of Jones Creek Road, north of Mary Louise Avenue on Tract B of Leroy O'Neal Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than performed at the creation of the plan and compatibility with adjacent land use

This item is related to Case 15-17 and S-2-17

Approved 7-0

[Application](#) [Staff Report](#)

5. **Case 15-17 3777 and 3855 Jones Creek Road**

To rezone from Rural (R) and Light Commercial (LC1) to Zero Lot Line Residential (A2.6) on property located on the east side of Jones Creek Road, north of Mary Louise Avenue on Tracts A and B of Leroy O'Neal Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning if the companion Comprehensive Plan Amendment on Tract B is approved, being compatible with surrounding uses and conforming to UDC requirements

This item is related to PA-5-17 and S-2-17

Approved 7-0

[Application](#) [Staff Report](#)

6. **S-2-17 Fields Creek Subdivision**

A proposed 61 single family lot subdivision with 1 common area tract located on the east side of Jones Creek Road, north of Mary Louise Avenue on Tracts A and B of Leroy O'Neal Property. (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, provided PA-5-17 and Case 15-17 are approved

This item is related to PA-5-17 and Case 15-17

Approved 7-0

[Application](#) [Staff Report](#) [Plans](#)

7. **CONSENT FOR DEFERRAL PA-6-17 17920 Tiger Bend Road**
 To amend the Comprehensive Land Use Plan from Agricultural and Rural (AG/RU) to Residential Neighborhood (RN) on property located on the east of South Tiger Bend Road and south of Babin Lane, on a portion of the Betty G. Hummel, et al Property. Sections 63 and 66, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
This case is related to Case 16-17 and S-3-17
- Deferred to May 15, 7-0*
[Application](#)
8. **CONSENT FOR DEFERRAL Case 16-17 17920 Tiger Bend Road**
 To rezone from Rural (R) to Single Family Residential (A1) on property located on the east of South Tiger Bend Road and south of Babin Lane, on a portion of the Betty G. Hummel, et al Property. Sections 63 and 66, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
This item is related to PA-6-17 and S-3-17
- Deferred to May 15, 7-0*
[Application](#)
9. **CONSENT FOR DEFERRAL S-3-17 The Sanctuary**
 A proposed 114 single family lot subdivision with 3 common area tracts located on the east of South Tiger Bend Road and south of Babin Lane, on a portion of the Betty G. Hummel, et al Property. (Council District 9 - Hudson)
This item is related to PA-6-17 and Case 16-17
- Deferred to May 15, 7-0*
[Application](#)
10. **CONSENT FOR DEFERRAL TA-6-17 Chapter 13, Streets and Sidewalks**
 To repeal and revise Chapter 13 to improve standards and establish clear criteria for waivers.
Deferred to April 17 by the Planning Commission and request to be deferred to May 15 by the Planning Director
- Deferred to May 15, 7-0*
11. **TA-8-17 Chapter 4 Permits and Final Plat Approval, BREC Notification**
 To revise Section 4.1, General, in order to provide for notification of the Baton Rouge Parks and Recreation Commission (BREC) of proposed developments in the vicinity of a BREC facility
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with FUTUREBR and the desire to increase awareness and participation in Planning Commission hearings
Approved 7-0
[Staff Report](#) [Proposed Text](#)
12. **TA-9-17 Chapter 8, Reception Halls**
 To revise Section 8.213, Rural District, to permit reception halls with or without alcohol through a conditional use permit in the Rural zoning district
PLANNING STAFF FINDINGS: Staff recommends approval, based on Council direction to develop ordinance language in order to allow reception halls in Rural zones subject to additional review and approval through a Conditional Use Permit
Approved 7-0
[Staff Report](#) [Proposed Text](#)

13. **TA-10-17 Chapter 9, Accessory Uses**
 To repeal and replace Chapter 9, Accessory Uses, with a revised chapter reformatted for greater ease of use. Also to move and revise the definition of “Home Occupation” from Chapter 20, Definitions to the new Chapter 9.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code (UDC)
Approved 7-0 with stipulation to limit garage sales to a cumulative total of six days in any 12 month period
[Staff Report](#) [Proposed Text](#)
14. **TA-11-17 Chapter 10, Government Street Overlay**
 To repeal and replace section 10.102c, Urban Design Overlay District Three – Government Street, with a revised section reflecting more current development standards
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code (UDC)
This item is related to Case 22-17

Approved 7-0
[Staff Report](#) [Proposed Text](#)
15. **Case 22-17 Urban Design Overlay District Three - Government Street (UDOD3)**
 To revise the Official Zoning District Map to designate the boundary for UDOD3 to include lots fronting Government Street from the east right-of-way of 11th Street to Jefferson Highway and along Jefferson Highway from Government Street to Claycut Road/Goodwood Avenue. (Council Districts 7-Cole, 10-Wicker, 11-Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements, if the related Text Amendment is approved
This item is related to TA-11-17

Approved 7-0
[Staff Report](#)
16. **CONSENT FOR DEFERRAL TA-12-17 Chapter 16, Signs**
 To repeal and replace Chapter 16, Signs, with a revised chapter reflecting more modern standards for signage regulation
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with FUTUREBR and the need to make local laws consistent with Supreme Court decisions
Request for deferral to May 15 by the Planning Director

Deferred to May 15, 7-0
[Staff Report](#) [Proposed Text](#)
17. **CONSENT FOR APPROVAL Case 17-17 6477 Jones Creek Road**
 To rezone from Limited Residential (A3.2) and Light Commercial (LC1) to Zero Lot Line Residential (A2.6) on property located on the east side of Jones Creek Road and Shenandoah View Court, on Tract S of Shenandoah View East Subdivision, and portions of Lot 1, Lot 4 and Lot 1-22-A-C of the John M. Wilson Property. Section 61, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
This item is related to S-4-17

Approved 7-0
[Application](#) [Staff Report](#)

18. **CONSENT FOR APPROVAL S-4-17 Vintage Place**
 A proposed 41 single family lot subdivision with 1 common area tract located on the east side of Jones Creek Road and Shenandoah View Court, on Tract S of Shenandoah View East Subdivision, and portions of Lot 1, Lot 4 and Lot 1-22-A-C of the John M. Wilson Property. (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration provided case 17-17 is approved
This item is related to Case 17-17 and requires Planning Commission approval only

Approved 7-0
[Application](#) [Staff Report](#) [Plans](#)
19. **CONSENT FOR APPROVAL Case 18-17 14111 Airline Highway, Suite 126**
 To rezone from Light Industrial (M1) to Commercial Alcoholic Beverage – Restaurant (C-AB-1) on property located on the north side of Airline Highway and east of Baringer Foreman Road, on a portion of Tract X-3-A-1, part of the Leon R. Kleinpeter Tract. Section 50, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Approved 7-0
[Application](#) [Staff Report](#)
20. **CONSENT FOR WITHDRAWAL 19-17 1509 Government Street**
 To rezone from Light Commercial (LC3) to Commercial Alcoholic Beverage – Bars and Lounges (C-AB-2) on property located on the north side of Government Street, and east of South 15th Street on a portion of Lot GSU-2, part of the Magnesiaville Subdivision. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Withdrawn on April 17 by the applicant
[Application](#) [Staff Report](#)
21. **Case 20-17 1509 Government Street**
 To rezone from Light Commercial (LC3) to Commercial Alcoholic Beverage – Restaurant (C-AB-1) on property located on the north side of Government Street, and east of South 15th Street on a portion of Lot GSU-3, part of the Magnesiaville Subdivision. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Approved C-AB-1, 7-0
[Application](#) [Staff Report](#)
22. **CONSENT FOR DEFERRAL Case 21-17 8572 Kingfisher Avenue**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage – Bars and Lounges (C-AB-2) on property located on the east side of Kingfisher Avenue, and north of Townsley Street on a portion of Lots 1, 2, and 3 of the Scotland Heights Subdivision. Section 39, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
Request for deferral to May 15 by Councilwoman Banks

Deferred to May 15, 7-0
[Application](#)

23. **ISPUD-1-17 Iowa at Aster Street**
 To rezone from General Residential (A4) to Infill/Mixed Use Small Planned Unit Development (ISPUD) for a proposal of medium density residential units, on property located on the west side of the intersection of Iowa Street and Aster Street, on Lots 29, 30, 47 and 48 of University Park Subdivision. Section 54, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Approved 6-1
[Application](#) [Staff Report](#) [Plans](#)
24. **ISPUD-2-17 Christian Street Townhomes**
 To rezone from Limited Residential (A3.2) to Infill/Mixed Use Small Planned Unit Development (ISPUD) for a proposal of medium density residential townhouse units, on property located on the west side of the intersection of Christian Street and Fiero Street, on Lots 23-A, 23-B, 23-C and C-2 of Zee Zee Gardens Subdivision. Section 67, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the comprehensive plan, meets the minimum requirements of the Unified Development Code, and is compatible with existing uses in the area
Approved 6-0
[Application](#) [Staff Report](#) [Plans](#)
25. **CONSENT FOR DEFERRAL ISPUD-3-17 Cane Smith Sanders Retirement Community**
 To rezone from Rural (R) to Infill/Mixed Use Small Planned Unit Development (ISPUD) for a proposal of single family residential lots, multi-family residential units and a recreational center, on property located on the north side of Lucinda Cain Lane, south of Jefferson Highway (Highway 73), on Lots A-3 and A-4 of the Thad Cain Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
Request for deferral to May 15 by the applicant

Deferred to May 15, 7-0
[Application](#)
26. **PUD-5-04 Pelican Lakes Concept Plan Revision 2**
 Revision to existing PUD to add additional access location and increase allowable high density residential units on property located on the south side of Burbank Drive (Highway 42), east and west of Pelican Lakes Parkway, on Tracts A-1-A, B-1-A-1, B-1-A-2, C-1-A-1, C-1-A-2, D-1, X, and Y of the T.P. Stuckey Tract, Phase 1 and Phase 2, Part 1 of the Pelican Lakes Subdivision. Sections 75 and 76, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a revision to a Concept Plan requiring Metro Council approval, increasing the high density residential density from 13.0 du/ac to 29 du/ac, though it is consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
This item is related to PUD-5-04 (Pelican Lakes Apartments, Final Development Plan)

Approved 7-0

[Application](#) [Staff Report](#) [Plans](#)

27. **PUD-5-04 Pelican Lakes Apartments, Final Development Plan**
 Proposal for high density residential units on property located on the West side of the intersection of Burbank Drive (Highway 42) and Pelican Lakes Parkway, on a portion Tract B-1-A-2 of the T.P. Stuckey Tract. Sections 76, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with Concept Plan, if the Concept Plan revision is approved, and meets the minimum requirements of the UDC for Planning Commission consideration
This item is related to PUD-5-04 (Pelican Lakes Concept Plan Revision 2) and requires Planning Commission approval only, but approval is contingent on Metro Council action on the concept plan

Approved 7-0

[Application](#) [Staff Report](#) [Plans](#)

28. **CONSENT FOR DEFERRAL RV-17-16 North Elmer Forbes Road**
 Revocation of North Elmer Forbes Road located between Port-Hudson Pride Road and East Elmer Forbes Road. (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, provided the applicant resolves all comments from utility companies and the Department of Development
Deferred from February 20 by a citizen, from March 20 by Councilman Welch and from April 17 by the applicant

Deferred to May 15, 7-0

[Application](#) [Plans](#)

29. **CONSENT FOR DEFERRAL SW-1-17 5550 Bluebonnet Boulevard**
 Waiver of the location of a commercial sign located at the southwest quadrant of the intersection of Bluebonnet Boulevard and Bluebonnet Centre Boulevard, on Lot 1 of the Bluebonnet Centre Subdivision. (Council District 11 - Watson)
Request for deferral to May 15 by the applicant

Deferred to May 15, 7-0

[Application](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

30. **CONSENT FOR APPROVAL ISPUD-6-15 Elysian II Revision**
 To revise an existing ISPUD to relocate entrance access, on property located south of Spanish Town Road and east of N. 11th Street on Lots 1 through 9, A, B-1-A, a 160 by 92 foot Undesignated Tract and a 41 by 92 foot Undesignated Tract of Old Spanish Town Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Approved 7-0

[Application](#) [Staff Report](#) [Plans](#)

31. **CONSENT FOR APPROVAL CUP-4-16 12108 Parkmeadow Avenue, The Brighton School Revision**
 An adjustment to the approved CUP to add additional building square footage and parking spaces, on property located on the south side of Parkmeadow Avenue, to the west of Parkforest Drive, on Lot 90-B, 1st Filing of Parkview Oaks Subdivision. Section 50, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Approved 7-0
[Application](#) [Staff Report](#) [Plans](#)
32. **CONSENT FOR APPROVAL CUP-1-16 262, 368, 410, 444 Marquette Avenue, Our Lady of Mercy Catholic School- Lower School Addition**
 Conditional Use Permit for additional Educational Institutional buildings including classrooms and administrative space on an existing school site, on property located on the west side of Marquette Avenue, south of Florida Boulevard, on Lots 3 through 5 and 7-A of MCCA Place Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC
Approved 7-0
[Application](#) [Staff Report](#) [Plans](#)
33. **WT-1-17/ CUP-1-17 Sister Dulce Foundation Radio Tower**
 A proposed wireless tower for public radio broadcast located west of George O'Neal Lane and north of Spiller's Way, on Tract 1-B-1-A-3-A-1-A of the A.L. Bordelon Property. (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Approved 6-0
[Application](#) [Staff Report](#) [Plans](#)
34. **S-1-17 Manchac Reserve**
 A proposed 22 single family residential lot subdivision with one remainder tract, located on the south side of Hoo Shoo Too Road and west of South Tiger Bend Road, on the Violet Babin Picou Tract and Tract 1-A of the Marion Beauchamp Estate. (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff recommends denial of the street connectivity waiver to the rear undeveloped portion of the western abutting property; Staff cannot certify that the small subdivision meets the minimum requirements of the UDC, unless the waiver of street connectivity is approved
Waiver was denied 7-0

Subdivision was approved with stipulations:
 1. 20 foot servitude of passage along the west property line from Hoo Shoo Too Road to existing servitude of passage for cemetery.
 2. Behind 20 foot servitude there should be a 30 foot buffer behind the servitude of passage at the rear of lots 19-22.
 3. No clearing allowed within the 30 foot buffer
 4. Locate stub street from proposed subdivision street to west between lots 16 and 17.
 5. No movement of lots further south.
[Application](#) [Staff Report](#) [Plans](#)

35. **CONSENT FOR APPROVAL SS-2-17 Giovanni Square**
 A proposed five lot commercial subdivision on a private street on property located at the southwest quadrant of the intersection of Highland Road and Airline Highway, on Lots A-1-A, A-1-B, A-1-C, A-1-D-1, and A-1-E-1 of the Camille Dixon Tract. (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Approved 7-0
[Application](#) [Staff Report](#) [Plans](#)
36. **CONSENT FOR APPROVAL SP-7-17 Idea Cortana Academy and College Prep**
 A proposed educational institution over 50,000 square feet located east of the intersection of North Airway Drive and Harry Drive, on Tract Z-1 of Cortana Plantation and Witter Estate. (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Approved 7-0
[Application](#) [Staff Report](#) [Plans](#)
37. **CONSENT FOR APPROVAL SP-8-17 Restaurant Depot**
 A proposed grocery warehouse facility over 50,000 square feet located on the north side of Commercial Avenue and east of O'Neal Lane, on Tract X-1-A-2-A of the Adelia Blake Perkins Property. (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Approved 7-0
[Application](#) [Staff Report](#) [Plans](#)
38. **CONSENT FOR DEFERRAL SP-9-17 Commodore Pointe**
 A proposed multi-family residential development over 100 units located at the intersection of the Airline Highway Frontage Road and Dulton Avenue, on Lots B through G of the Charles W. Lamar Jr. Tract. (Council District 5 - Green)
Request for deferral to May 15 by the applicant

Deferred to May 15, 7-0
[Application](#)
39. **CONSENT FOR APPROVAL PUD-4-09 Long Farm Final Development Plan (Phase III-Part 1 and 2)**
 A request for a twelve month extension on the validity of the development plan. (Council District 9 - Hudson)
Approved 7-0
[Application](#) [Zoning Map](#) [Aerial Map](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN