

CITY COUNCIL REPORT



Meeting Date: June 9th, 2026
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Super Star Car Wash CUP 9-UP-2025

Request to consider the following:

1. Adopt Resolution No. 13709 for a Conditional Use Permit for an automated car wash on a 1.52-acre parcel located at 8980 E Shea Boulevard with existing Central Business (C-2) zoning.

Goal/Purpose of Request

The applicant's request is to construct a new automated car wash.

Key Items for Consideration

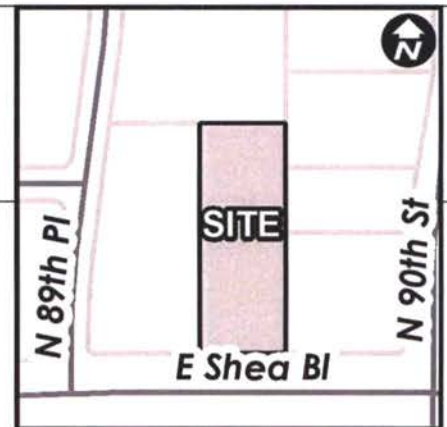
- Conditional Use Permit Criteria
- Noise mitigation
- No comments have been received
- Planning Commission heard this case 5/13/2026 and recommended approval with a vote of 7-0

OWNER

8980 East Shea Boulevard, LLC
954-491-2281

APPLICANT CONTACT

Madison Leake
Burch & Cracchiolo, P.A.
(602) 234-8791



LOCATION

8980 E Shea Bl

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Commercial. This category includes a variety of goods and services to the people who live, work, or visit Scottsdale and have been designated through the community at various locations. Community- and regional-serving uses should be located on arterial streets for high visibility and traffic volumes.

Zoning

The site was annexed into the City in 1963 under Ord No. 168 with Single-family Residential, R1-35, zoning. The site rezoned to Industrial Park, I-1, zoning under case 31-ZN-1980, and then later rezoned to Central Business, C-2, zoning under case 55-ZN-1991, to allow for hotel and restaurants to be developed. The Central Business zoning district is intended to permit uses for recurring shopping and service needs for multiple neighborhoods. This district includes uses usually associated with office and retail shopping developments, typically located near residential neighborhoods. Car washes, including automatic car washes, are allowed with a conditional use permit.

Context

The subject property is located at 8980 E Shea Boulevard. The surrounding area is zoned Central Business (C-2) to the west, north, and east and Planned Residential Community Plan Community District (PRC PCD) across Shea Boulevard to the South. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Travel Accommodations, Central Business District (C-2)
- South: Retail/Financial Institution, Planned Residential Community Plan Community District (PRC PCD)
- East: Gas station, Central Business District (C-2)
- West: Drive-thru restaurant, Central Business District (C-2)

Other Related Policies, References:

Conformance with General Plan 2035

Conformance with Conditional Use Permit criteria

Conformance with Shea/East Shea Character Area Plan

APPLICANT'S PROPOSAL

Development Information

The development proposal includes demolition of an existing restaurant building and construction of the new automatic car wash building, queue lanes, vacuum stations, and utilizing existing parking.

- Existing Use: Restaurant
- Proposed Use: Automated Car Wash
- Buildings/Description: Single building housing carwash, queue area, vacuum area with shade canopies and lighting.
- Parcel Size: 66,330 square feet +/-
- Building Height Allowed: 36 feet (excluding rooftop appurtenances)
- Building Height Proposed: 26 feet
- Parking Required: 7 spaces
- Parking Provided: 52 spaces
- Open Space Required: 8,550 square feet
- Open Space Provided: 16,6440 square feet
- Floor Area: 4,000 square feet

IMPACT ANALYSIS

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **The proposed car wash is located on an arterial street having high traffic volumes and associated noises. The car wash is not anticipated to have negative impacts on nearby uses. Importantly, there are no residential uses near the site.**
 - **The car wash has incorporated mitigation measures through building orientation toward the south side of the site near Shea Boulevard, screening,**

and by locating blowers within the enclosed structures. Vacuums are also located toward the south side of the site near Shea Boulevard.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **Parking for the proposed site requires 7 spaces, 52 spaces are provided due to existing site configuration.**
 - **This proposed car wash will generate approximately 41 trips on the Saturday peak hour and is not anticipated to negatively affect existing traffic patterns.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The site and surrounding area are zoned for commercial use. This use fits with nearby commercial and drive-through areas on an arterial street.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied:
 - **There are no additional conditions for automated carwash use.**

Water/Sewer

The City's Water Resources Department reviewed the application and finds that there are adequate water and wastewater services for the proposed conditional use.

Open Space

The site requires approximately 8,550 square feet of open space. The applicant's site plan indicates a total of 16,640 square feet of open space is provided on the site. In addition, the applicant provided a large landscaped area along Shea Boulevard to meet the site's frontage open space requirements and will maintain the fifty (50) foot scenic corridor easement on the south side of the property.

Community Involvement

The City of Scottsdale promotes public participation in the development of the built environment. The applicant has also complied with the city's suggested best practices for public outreach. The applicant sent out notifications to property owners located within 750 feet of the site. No comments have been received.

Significant Updates to Development Proposal Since Initial Submittal

There were no significant changes made to the proposal during the public/staff review period.

Community Impact

The site does not abut any residential zoning districts; rather it is adjacent to commercial zoning districts on all sides, thus the proposed automated carwash is not anticipated to be materially detrimental to the surrounding area.

Other Boards and Commissions

Planning Commission:

Planning Commission heard this case on May 13, 2026 and recommended approval with a 7-0 vote.

Recommended Approach:

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval, per the attached stipulations.

STAFF RECOMMENDATION

Recommended Approach:

Adopt Resolution No. 13709 for a Conditional Use Permit for an automated car wash on a 1.52-acre parcel located at 8980 E Shea Boulevard with existing Central Business (C-2) zoning.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

Engineering

Stormwater

Transportation

Water Resources

STAFF CONTACT

Jason Katz
Planner
480-312-2542
E-mail: jkatz@scottsdaleaz.gov

APPROVED BY



Jason Katz, Report Author

5/21/2026


Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

5/21/2026

Date



Erin Perreault, AICP, Sr. Director/Zoning Administrator
Planning & Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

05/26/2026

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Resolution No. 13709
 - Exhibit 1: Aerial Close Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Site Plan
3. Existing Zoning Map
4. Traffic Impact Summary
5. Community Involvement
6. City Notification Map
7. Planning Commission Draft Meeting Minutes May 13, 2026



Context Aerial

9-UP-2025



Close-up Aerial

9-UP-2025

RESOLUTION NO. 13709

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR AUTOMATED CAR WASH ON A PARCEL WITH CENTRAL BUSINESS (C-2) ZONING DISTRICT DESIGNATION, LOCATED AT 8980 E. SHEA BOULEVARD.

WHEREAS, the Planning Commission held a public hearing on May 13, 2026;

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and

Section 2. That a description of the conditional use permit is set forth in Case No. 9-UP-2025. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibit 2**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 2026.


ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Ben Lane, City Clerk

By: _____
Lisa Borowsky, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Luis E. Santaella, City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

9-UP-2025

Stipulations for the Conditional Use Permit
For a Car Wash
Super Star Car Wash CUP
Case Number: 9-UP-2025

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

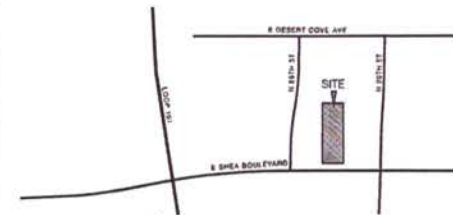
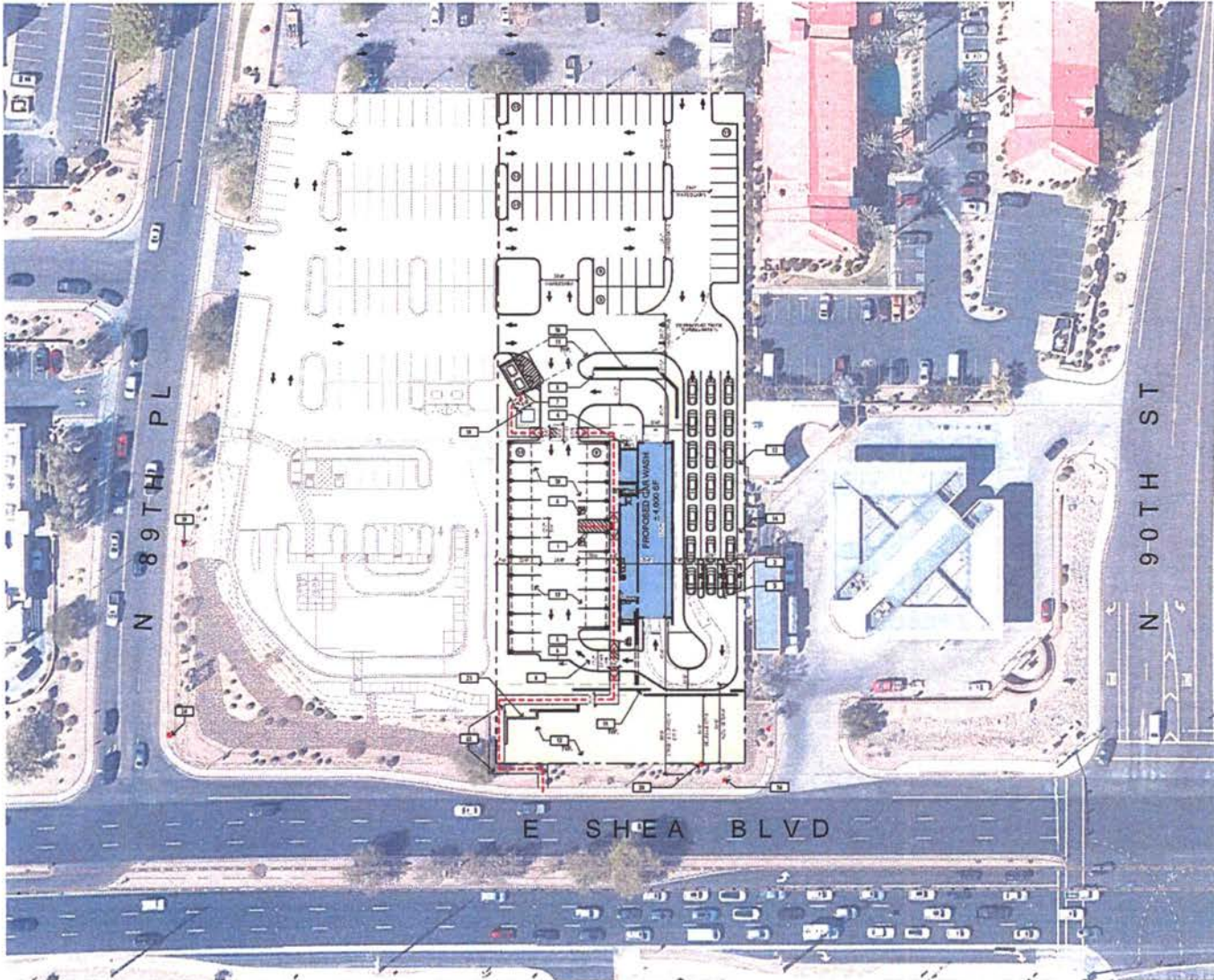
SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by AO Architects, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. LANDSCAPE TREES. New trees along Shea Boulevard frontage shall be mature trees as defined in Section 3 of the Scottsdale Zoning Ordinance.
3. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed Twenty-six (26) feet in height, measured as provided in the applicable section of the Zoning Ordinance. This shall include height of the decorative wing wall.
4. SCREEN WALL HEIGHT. The screen walls at the southeast corner of the site and at the carwash bay exit opening shall be at least five (5) feet in height.
5. OUTDOOR VACUUMS. No outdoor vacuum motors shall be permitted on site. All vacuum equipment, except the hoses required to reach parking areas, shall be contained within a building on the site.
6. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be Twenty (20) feet above the adjacent finished grade.

INFRASTRUCTURE AND DEDICATIONS

7. DRAINAGE REPORT. In the required drainage report, the owner shall address:
 - a. Standard drywells for car wash sites are prohibited unless they are compliant with ADEQ Type 2.01 pretreatment requirements. On-site stormwater shall not drain directly to basins or drywells without pretreatment. Please provide details on the G&D plans and include the ADEQ NOI and a site-specific BMP Plan in the final drainage report with the construction documents. On site hydraulic analysis will be required with the final drainage report.
8. EASEMENTS. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by a map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
9. SCENIC CORRIDOR SETBACKS LOCATION AND DEDICATION. The Scenic Corridor setback width along Shea Boulevard shall be a minimum of fifty (50) feet, measured from Shea Boulevard. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.

10. **CONSTRUCTION COMPLETED.** Before any Certificate of Occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.



VICINITY MAP N.T.S. ⬆

SITE DATA TABLE		GENERAL
ADDRESS	SHEA & LOOP 101, SCOTTSDALE, AZ 85260	
DOB#	88 (GENERAL NUMBER)	
PROPOSED USE	IMPROVED SERVICE, WASH SERVICE (SEE MARK) (1) CARWASH (2) TUNING	
PLANNED DEVELOPER	THEY (TYPE OF FIRM)	
ADDRESS PARCEL NO.	000-000	
SITE GRID AREA	SHEA ST 1/2 E 1/2 1/4 AC	
BUILDING SPREADSHEET	2.4 AC (2)	
CONSTRUCTION TYPE	NEW / IMPROVED	
OCCUPANCY	B-BUSINESS	
MIN. FLOOR AREA REQ.	REQUIRED / ALLOWED	PROHIBED
MIN. FLOOR AREA REQ.	MIN. AREA	MIN. AREA (2)
MIN. FLOOR AREA REQ.	-	MIN. AREA (3)
LANDSCAPE COVERAGE	-	LANDSCAPE (3)
MIN. STORAGE	-	1
MIN. PARKING HEIGHT	8'0"	8'0"
MIN. FLOOR TO FINISH FINISH	8'0"	8'0"
MIN. FLOOR TO FINISH FINISH	8'0"	8'0"
MIN. FLOOR TO FINISH FINISH	8'0"	8'0"
MIN. FLOOR TO FINISH FINISH	8'0"	8'0"
PARKING CALCULATIONS		
VEHICLE PARKING	EXISTING	PROHIBED
VEHICLE ADA ACCESSIBLE VEHICLES	1 SPACES	3 SPACES
VEHICLE REGULAR VEHICLES	1 SPACES	16 SPACES
TOTAL VEHICLES	-	19 SPACES
VEHICLE PARKING SPACES	19 SPACES PER 800 SF OF TOTAL PLANTING (1 SPACE PER EMPLOYEE + 3 VEHICLES)	19 SPACES
BIKE PARKING	REQUIRED	PROHIBED
BIKE PARKING	1 SPACES (1)	3 SPACES

- KEY NOTES:**
- 1 PEDESTRIAN ACCESS (ADA COMPLIANT)
 - 2 THREE LANE QUEUE AND P.O.S. TERMINALS, TYP.
 - 3 CONCRETE FINISH
 - 4 SERVICE ENTRANCE SECTION, FINAL LOCATION PER POWER COMPANY, FINAL TRANSFORMER LOCATION
 - 5 RECYCLE PARKING
 - 6 DO NOT ENTER SIGNAGE, TYP.
 - 7 TRASH ENCLOSURE PER CITY STANDARDS (REUSE/RECYCLING)
 - 8 ACCESSIBLE PARKING, SIGNAGE AND STRIPING PER CITY STANDARDS
 - 9 VEHICLE ESCAPE LANE
 - 10 CONCRETE FINISH
 - 11 8" CURB & GUTTER
 - 12 LANDSCAPING
 - 13 20' VACUUM STATIONS
 - 14 LPM ARCH
 - 15 24" X 8" CMU SCREENING WALL TO MATCH EXISTING
 - 16 SCREENING WALL
 - 17 UTILITY EASEMENT TO BE ABANDONED
 - 18 TRANSFORMER LOCATION
 - 19 (E) FDC / FIRE DEPARTMENT CONNECTION (SEE CIVIL)
 - 20 (E) FIRE HYDRANT (SEE CIVIL)
 - 21 (E) SCREENING WALL TO REPAIR
 - 22 (E) SIDEWALK (TO BE CONSTRUCTED BY HWYBROS BROTHERS)



SHEA & LOOP 101
 8980 E. SHEA BLVD | SCOTTSDALE, AZ - 85260

Resolution No. 13709
 Exhibit A to Exhibit 2
 Page 1 of 1



A1.0
 Scale: 1/8" = 1'-0"
 Date: 2015-09-09
 Title: 102-001-01



Zoning Aerial

9-UP-2025

PRINCIPAL FINDINGS

TRIP GENERATION

- The project is anticipated to generate a total of 78 weekday PM peak hour trips (entering and exiting) and 41 Saturday peak hour trips (entering and exiting).
- Compared to the previous use of this parcel, which was previously occupied by a Mimi's Café, the proposed project is expected to generate 24 more PM peak hour trips and 26 fewer Saturday peak hour trips.

SITE ACCESS

- The development will be served by one existing full access driveway on 89th Place.
- The existing driveway also serves access to the future Hawaiian Bros restaurant which is located west of the proposed car wash facility.

CRASH ANALYSIS

- During the analysis years, there were a total of 94 reported crashes, the majority of which occurred at the intersection of 90th Street/Shea Boulevard and 89th Place/Shea Boulevard.
- Historical crash data at the intersection of 89th Place and Becker Lane was reviewed for 2018-2020 and 2021-2023 to compare crashes at the intersection during and after the previously occupied restaurants were in business. Three crashes were reported from 2018-2020 and four crashes were reported from 2021-2023.

LEVEL OF SERVICE ANALYSIS

- The intersection of 89th Place and Becker Lane, the intersection that includes the site driveway, is projected to operate at an acceptable level of service (LOS D or better) in all analyzed scenarios, with and without site traffic.
- The intersection of 89th Place and Shea Boulevard is a ¾ access allowing left turns onto and right turns off of 89th Place. The turning movements at this intersection operate at LOS F in the existing conditions and continue to operate at LOS F in the future with and without site traffic.
- The intersection of 90th Street and Shea Boulevard operates at an overall acceptable level of service in all analyzed scenarios, with and without site traffic.

TURN LANE ANALYSIS

- Left and right turn lanes are not warranted or recommended at the intersection of 89th Place and Local Driveway.

RECOMMENDATIONS

- Install directional signage to direct car wash users upon entering the site driveway, as shown in **Figure 13**.

Burch & Cracchiolo, P.A.
1850 N. Central Avenue, Suite 1700
Phoenix, AZ 85004
Office: 602-234-8791
Email: mleake@bcattorneys.com

TO: Area Neighbors, Property Owners, Neighborhood Associations and Interested Parties
FROM: Madison Leake
DATE: August 12, 2025
RE: Project No. 343-PA-2025
Super Star Car Wash
8980 E. Shea Boulevard, Scottsdale, AZ 85260

Dear Property Owner, Resident, Neighborhood Association, and Interested Parties:

This letter is to inform you that we anticipate filing applications for a Conditional Use Permit and Major Design Review on behalf of Super Star Car Wash (“SSCW”) to develop an express car wash on an approximate 1.55-acre infill Site formerly operating as Mimi’s Café located west of the northwest corner of Shea Boulevard and 90th Street (the “Site”). A regional aerial is attached at **Exhibit 1**.

The Site is currently zoned C-2 which allows car washes with a Conditional Use Permit. SSCW is proposing construction of an approximately 4,000 square foot wash building with state-of-the-art and high efficiency full service express conveyor car wash tunnel system, 3 point of sale express pay stations, and self-served vacuum stations. The Site will be thoughtfully designed to provide ample landscaping and setbacks, and elevations that will be attractive and compatible with the surrounding area. See **Exhibit 2**, Site Plan.

We would be happy to answer your questions or hear concerns you may have regarding this proposal. You may contact Leslie Chatburn at Burch & Cracchiolo ([602-234-8787](tel:602-234-8787)/lchatburn@bcattorneys.com) or me ([602-234-8791](tel:602-234-8791)/mleake@bcattorneys.com).

You can also contact Jason Katz, Planner at the City of Scottsdale (480-312-2242/jkatz@scottsdale.gov) if you have any questions or comments for City of Scottsdale Planning Staff. Thank you.



Madison Leake
For the firm

lc
Attachment

City Notifications – Mailing List Selection Map Super Star Car Wash



Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
September 5, 2025

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 66

9-UP-2025



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, MAY 13, 2026

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Joe Young, Chair
William Scarbrough, Vice Chair
George Ertel, Commissioner
Michal Ann Joyner, Commissioner
Barney Gonzales, Commissioner
Doug Drake, Commissioner
David Reid, Commissioner

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Becca Cox
Casey Steinke
Meredith Tessier
Jason Katz
Jack Kelly
Jason McWilliams

CALL TO ORDER

Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the April 22, 2026 [Regular Meeting Minutes](#).
Commissioner Joyner made a motion to approve the April 22, 2026 Regular Meeting Minutes. Second by Commissioner Ertel, the motion passed unanimously by a vote of seven (7) to zero (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

CONSENT AGENDA

2. [2-AB-2025 \(Scarpulla & Ruggiero Abandonment\)](#)

A request by owners to abandon 8 feet of GLO roadway easement located along the western boundary and 33 feet of GLO roadway easement (and 25 feet of redundant road right-of-way) along the southern boundary of property located at 28811 N 79th St. (parcel 216-69-143), in addition to abandoning 8 feet of GLO roadway easement located along the western boundary and 33 feet of GLO roadway easement along the northern boundary of property located at 28755 N 79th St. (parcel 216-69-145) with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning, totaling approximately 25,560 square-feet of right-of-way. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Jason Laumeyer, 480-619-1010.**

3. [3-UP-2025 \(Terawatt\)](#)

Request for approval of a Conditional Use Permit for Vehicle Storage (EV charging) on a +/- 0.72-acre site with Highway Commercial Downtown Overlay (C-3 DO) zoning. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Michele Hammond, 480-385-2727.**

Item No. 3; Moved to Regular Agenda. Commissioner Joyner made a motion for recommendation of approval to City Council for case 3-UP-2025 after finding that the CUP criteria have been met and that the proposed Conditional Use Permit is consistent and conforms with the adopted General Plan, per the attached stipulations. Second by Commissioner Ertel, the motion passed by a vote of six (6) to (1) with Commissioner Gonzales dissenting.

4. [9-UP-2025 \(Super Star Car Wash CUP\)](#)

Request by applicant for a Conditional Use Permit for an automated car wash on a 1.52 acre parcel located at 8980 E Shea Boulevard with existing Central Business (C-2) zoning. Staff contact person is Jason Katz, 480-312-2542. **Applicant contact person is Madison Leake, (602) 234-8791.**

Items No. 2 & 4; Vice Chair Scarbrough made a motion for recommendation of approval to City Council for cases 2-AB-2025 and 9-UP-2025 after finding that the CUP criteria have been met and that the proposed Conditional Use Permit and abandonment are consistent and conform with the adopted General Plan, per the attached stipulations. Second by Commissioner Joyner, the motion passed unanimously by a vote of seven (7) to zero (0).

REGULAR AGENDA

5. [20-ZN-2002#5 \(One Scottsdale\)](#)

Request by owner for a zoning district map amendment to the existing Planning Community District (P-C) with comparable Planned Regional Center (PRC) zoning for the purpose of amending Use Regulations, including amendments to the One Scottsdale Amended Development Standards (Density), and Development Plan and Land Use Budget for a mixed-use development, including residential, commercial, and hotel, all on a +/- 27-acre portion of +/-130-acre site located at 19601 N. Scottsdale Road, 19190 N. 72nd Way, and 19194 N. 73rd Way. The proposed changes include adding 350

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

residential units and reducing commercial area by 1,372,145 million square feet. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Kurt Jones, 602-452-2729.**

Item No. 5; Commissioner Joyner made a motion for recommendation of approval to City Council for case 20-ZN-2002#5 after finding that the Planned Community Development criteria have been met and determine that the proposed zoning district map amendment and development plan are consistent and conform with the adopted General Plan. Second by Commissioner Ertel, the motion passed unanimously by a vote of seven (7) to zero (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:08 p.m.