



CITY OF BATTLE CREEK  
COMMUNITY SERVICES DEPARTMENT – PLANNING and ZONING

**AGENDA**  
**PLANNING COMMISSION MEETING**

**Date:** Wednesday, July 24, 2019  
**Time:** 4:00 P.M.  
**Place:** City Commission Chambers  
Room 301, City Hall

1. Call to Order
2. Attendance
3. Additions or Deletions to the Agenda
4. Approval of Minutes – April 24, 2019 meeting minutes
5. Correspondence
6. Public Hearings/Deliberations:
  - A. **Petition Z-02-19** Mr. Jeffrey Bean, Urbandale LLC, property owner Urbandale Plaza, 1525 W. Michigan, Battle Creek, requesting a rezoning from the C-5 Planned Shopping District to the C-3 Intensive Business District.
7. Old Business
8. New Business:
  - A. Zoning Ordinance/Map Update
  - B. Non-Motorized Transportation Plan Update
9. Comments by the Public
10. Comments by the Staff and Commission Members
11. Adjournment

Respectfully Submitted,  
Christine M. Zuzga, AICP  
Executive Secretary, Planning Commission

**BATTLE CREEK CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, April 24, 2019**

**1. Call to Order:**

Chairperson Daniel Buscher called the meeting to order at 4:02 p.m.

**2. Attendance:**

**Members Present:**

Daniel Buscher	Cody Newman
Joe Sobieralski	John Stetler
Robert Whitfield	Lynn Ward Gray
Jim Hopkins	Susan Baldwin

**Members Excused:** John K. Godfrey III

**Staff Present:** Christine Zuzga, Planning Manager, Planning Dept.  
Marcel Stoetzel, Deputy City Attorney  
Glenn Perian, Senior Planner, Planning Dept.  
Eric Feldt, Planner  
Michele K. Jayakar, Customer Service, Planning Dept.

**3. Additions or Deletions to the Agenda:**

**4. Approval of Minutes: Meeting Minutes March 28, 2019**

**MOTION WAS MADE BY COMMISSIONER GRAY AND SUPPORTED BY COMMISSIONER WHITFIELD, TO APPROVE THE PLANNING COMMISSION MEETING MINUTES FOR MARCH 28, 2019. ALL IN FAVOR, NONE OPPOSED.**

**5. Correspondence:**

**6. Public Hearings and Deliberation/Recommendations:**

**Z-03-19: Petition from Bronson B.C. Hospital request for rezoning from R1B single family to O-1 office for the address known as 400 North Ave. in Battle Creek, MI 49017.**

**Comments by the Staff and Commission Members:**

Christine Zuzga stated the findings in the staff report support approval for Z-03-19 as it conforms to the master plan. The parcel is located in O-1 Office District and used as offices and will be consistent with existing land uses and the future land use.

**A MOTION WAS MADE BY COMMISSIONER STETLER, SECONDED BY COMMISSIONER SOBIERALSKI, TO APPROVE THE REZONING REQUEST Z-03-19 FOR 400 NORTH AVE. FROM R1B SINGLE FAMILY RESIDENTIAL TO O-1 OFFICE BASED ON THE FINDINGS OUTLINED IN THE STAFF REPORT. MOTION CARRIED, 8-0.**

**New Business:**

**A. VanBuren/McCamly Infill Feasibility Study Discussion**

Christine Zuzga, Planning Manager, states the VanBuren parking lot feasibility study is to discuss potential for development. There will be a public open house to discuss potential for development.

***Chairperson Buscher opened the floor to questions and comments:***

- Megan Olds, Parallel Solutions, Inc., is completing the study and posed questions for the commission regarding what they would like to see developed.
- Commissioner Gray said there are a lot of children in the area and she would like to see a community center.
- Commissioner Baldwin states she would like to see a mixed use with apartments or townhomes.
- Joe Sobieralski suggests taking full use of the view of the river by creating a t-shaped building, also with mixed use.
- Robert Whitfield suggested a nice restaurant with views of the river to enjoy.
- Cody Newman states it is a unique property and would be best used as a mixed use property.
- Jim Hopkins suggests to keep the area in alignment with academics.
- Chairperson Buscher asked how the commission could help.

- Megan Olds asked for help with barriers or challenges they may encounter.
- Jim Sobieralski recommended keeping as much green space as possible.

*Chairperson Buscher asked if there were any other questions or comments.*

Eric Feldt, planning dept., wanted to make note of two workshops on the City's Non-Motorized Transportation Plan. One this Saturday from 10 a.m. to 12 noon at the Dept. of Public Works and the following Monday at Central Christian Church on Riverside Dr. The Planning Dept. will also hold some public surveys.

Commissioner Gray noted a town hall on the City budget will be held in the Commission Chambers on Tuesday, May 14, 2019 from 6:30 to 8:00 p.m.

**Adjournment:** Chairperson Commissioner Buscher adjourned today's meeting. All in favor, meeting adjourned at 4:34 P.M.

Respectfully Submitted: Christine Zuzga, Planning Manager, Planning Dept.



## Battle Creek City Planning Commission

### Staff report for the July 24, 2019 meeting

**To:** Planning Commissioners

**From:** Christine M. Zuzga, AICP, Planning Manager

**Subject:** Petition Z-02-19, request for rezoning of Urbandale Plaza, 1525 W Michigan Avenue, from C-5 Planned Shopping District to C-3 Intensive Business District.

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#### **Summary**

Petition from Mr. Jeffrey Bean, Urbandale LLC, property owner Urbandale Plaza, 1525 W. Michigan, Battle Creek, requesting a rezoning from the C-5 Planned Shopping District to the C-3 Intensive Business District.

#### **Background/Property Information**

The subject site, outlined in yellow below, is 8.71 acres in size and located on the south side of W. Michigan Avenue, approximately 800+ feet west of the M-37 and W. Michigan Avenue intersection. The parcel has frontage on 3 public streets – 354.48' on W. Michigan Avenue, 66' on Everett Avenue, and 99' on Urbandale Blvd. The parcel is bifurcated by a Consumers Energy Company parcel that has 177' of frontage on both W. Michigan Avenue and Urbandale Blvd to the south.



The use of the subject parcel is a shopping center, Urbandale Plaza. The plaza was constructed in 1960. The remainder of the subject site and the Consumer's site is improved parking lot.



Surrounding Properties:

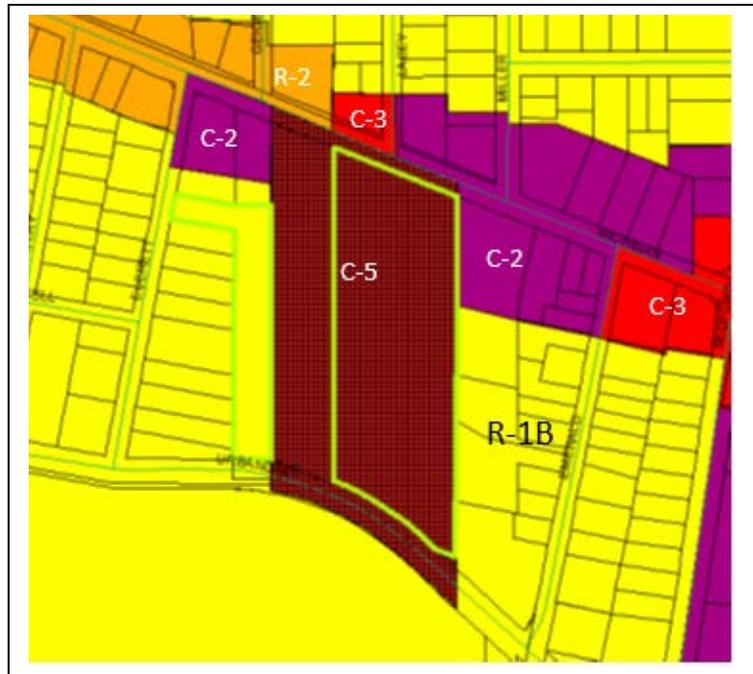
The land uses of surrounding properties are consistent with the zoning districts shown on the following map, and include:

North – Commercial;

South – City-owned wood lot;

East – Single Family Residential;

West – Single Family Residential



### **Scope of Project**

As explained below, the C-5 Planned Shopping District zoning of this property is limiting as to the type of uses that can be located on the property. The property owner is seeking a rezoning to allow for the opportunity to allow for a variety of uses in the building. One example is a new billiards hall that is set to open in the plaza. The current zoning ordinance considers a billiard hall as indoor recreation, which would not be allowed at this property under the current zoning.

If approved, the applicant would be allowed to use the existing building and tenant spaces for any of the uses permitted in the zoning districts listed below. Any new construction, building expansion or changes to parking would be subject to approval of an official site plan to ensure the development complies with all other sections of the zoning ordinance, including but not limited to parking spaces, landscaping, setbacks, screening, stormwater management, etc.

### **Applicable Zoning Ordinance Provision**

Historic zoning maps show the current zoning of this property, C-5 Planned Shopping District, dates from at least 1971. It is possible that this zoning district was created with the development of this parcel in mind as there is only one other area in the city zoned C-5, located at Dickman and Riverside.

The zoning ordinance does not include a purpose statement for this zoning district, but 1268.02 requires a plan and does speak to the intent of the district:

#### **1268.02 PLAN REQUIRED.**

The C-5 Planned Shopping District shall be designed and developed as a unit according to an improved plan, as provided in this chapter, in order to provide for retail shopping facilities of integrated design in appropriate locations to serve residential neighborhoods.

In alignment with “retail shopping facilities... to serve residential neighborhoods”, the permitted uses allowed in this district are limited to retail, eating establishments, and limited service uses.

#### **1268.03 PERMITTED USES.**

In a C-5 Planned Shopping District, a building or premises shall be used only for the retail sale of merchandise, service facilities, parking areas and similar facilities ordinarily considered to be an indispensable function of residential neighborhoods, as follows:

- (a) No plan shall be favorably considered unless it contains at least one retail establishment primarily selling food and other convenience and household goods for consumption or utilization off the premises. It is the intent of this requirement to provide for a grocery store or supermarket to service the needs of adjacent residential areas.
- (b) Retail stores, such as drug, variety, apparel and furniture, nurseries and hardware stores are permitted.
- (c) Restaurants limited to food service only, excluding drive-in establishments and establishments in which the principal activity is the dispensing of alcoholic beverages, are permitted.
- (d) Residential uses, including transient facilities, are prohibited.
- (e) Services generally required by a family at intervals of a week or less, such as dry-cleaning, laundromats, shoe repair, barber and beauty shops and gasoline service stations, are restricted as follows:
  - (1) Services shall be limited to passenger vehicles and trucks not exceeding one and one-half tons capacity, and all services except those limited to pump islands shall be carried on within a totally enclosed building.

- (2) Services and repairs shall exclude those activities considered to be heavy repairs, including, but not limited to, the changing of chassis, bodies or motor trains, body repairs and painting. Included in these allowable services are muffler repair or replacement shops, oil change and tune-up facilities and tire and battery stores.
- (f) State Licensed Medical Marihuana Provisioning Centers with an approved Medical Marihuana Facilities permit pursuant to [Ch. 833](#) and consistent with [Ch. 1299](#) Medical Marihuana when located at least 1,000 feet away from a property containing a Medical Marihuana Provisioning Center; and at least 1,000 feet away from K-12 schools and libraries open to the public. These setback measurements are between nearest property lines, regardless of ownership of property or licensee.
- (Ord. 36-84. Passed 12-18-84; Ord. 01-2018. Passed 2-6-18.)

Other multi-tenant commercial shopping centers in the city are zoned a variety of classifications:

- Columbia Plaza, 20<sup>th</sup> Street : C-2 General Business District
- Battle Creek Plaza, E. Columbia Avenue: C-3 Intensive Business District
- Minges Plaza, Beckley Rd: C-2 General Business
- Target Plaza, Beckley Rd: C-6 Major Highway Interchange

The City of Battle Creek zoning ordinance was crafted using a pyramidal structure, where specific uses permitted in a less intensive zoning district may also be permitted in a more intensive zoning district. For example, C-1 Neighborhood Commercial district has a list of permitted uses, but also provides that any use within the O-1 Office district is permitted. C-2 General Commercial permits all uses in the C-1 Neighborhood Commercial district, and also subsequently those permitted in O-1 Office district. Therefore, when considering the zoning reclassification petition, please be advised that if it is approved, any of the following permitted uses will be allowed at these locations:

**C-3 Intensive Business District**  
**1264.03 PERMITTED USES.**

In a C-3 Intensive Business District, a building or premises shall be used only for the following purposes:

- (a) Any use permitted in the C-2 General Business District;
- (b) Any retail business;
- (c) Motor vehicle, trailer and boat display, sales and rental, provided that the space used therefor is paved and adequately maintained so as to provide a durable, smooth and dust-free surface, and is so graded and provided with adequate drainage facilities so that all collected surface water is effectively carried away from the site;
- (d) Motor vehicle repairing, in which all storage of vehicles, as well as all activities, are conducted within a permanent, fully enclosed building;
- (e) Drive-in businesses, excluding drive-in theaters, where service may be in automobiles or outdoors, but with all other activities carried on within a building;
- (f) Second hand stores;
- (g) Freezer lockers for retail business only;
- (h) State Licensed Medical Marihuana Secure Transporters and Safety Compliance Facilities with an approved Medical Marihuana Facilities permit pursuant to [Ch. 833](#) and consistent with [Ch. 1299](#) Medical Marihuana where located at least 1,000 feet away from properties, as measured between nearest property lines, containing any of the following uses:
  - (1) Religious assembly uses;
  - (2) Private or public schools;

- (3) Public parks;
- (4) Libraries open to the public;
- (5) Any property with a residential use; and
- (6) Any Residential ('R') zoned property.

**C-2 General Business District**  
**1262.03 PERMITTED USES.**

In a C-2 General Business District, a building or premises shall be used only for the following purposes:

- (a) Any use permitted in the C-1 Neighborhood Commercial District;
- (b) Restaurants and eating establishments, including drive-ins;
- (c) Dyeing and cleaning works, provided that the cleaning fluid used has a base which is of a non-explosive material;
- (d) Hotels and motels;
- (e) Laundries;
- (f) Printing shops;
- (g) Recreation and amusement activities when enclosed within a building;
- (h) Theaters;
- (i) Radio broadcasting and telecasting stations, studios, offices and telecommunications exchange buildings;
- (j) Veterinary or animal hospitals, provided that no such building, kennel or exercise runway is closer than 100 feet to any residence or Residential District;
- (k) Accessory buildings and uses which are customarily incidental to the uses set forth in this section; and
- (l) Boarding houses for more than ten individuals.

**C-1 Neighborhood Commercial**  
**1260.03 PERMITTED USES.**

In a C -1 Neighborhood Commercial District, a building or premises shall be used only for the following purposes:

- (a) Any use permitted in the O-1 Office District;
- (b) Bakeries, provided that the production of baked goods is limited in quantity to that sold at retail on the premises;
- (c) Banks, including drive-ins;
- (d) Catering businesses, including the serving of meals for private clients and the teaching of cooking classes on the premises;
- (e) Filling stations;
- (f) Hospitals and clinics for animals, but not kennels;
- (g) Laundromats;
- (h) Offices;
- (i) Painting and decorating shops;
- (j) Restaurants, except drive-in or fast food restaurants;
- (k) Stores or shops for the conduct of retail business;
- (l) Stores for the collection and distribution of laundry and dry cleaning, but not for the treatment, cleaning or processing of such articles;
- (m) Service establishments, such as radio or shoe repair shops; and
- (n) Accessory buildings and uses customarily incidental to the set forth in this section.

**O-1 Office District**

**1258.04 PERMITTED USES.**

In an O-1 Office District, a building or premises shall be used only for the following purposes:

- (a) General and professional offices, including medical offices, attorneys' offices, engineers' offices, insurance agencies, architects' offices and similar office uses;
- (b) Medical and dental clinics or laboratories;
- (c) Art studios and galleries, music studios operated in conformance with the noise control ordinance, being Section 652.07, photographic studios and galleries, and interior design or decorating studios;
- (d) Libraries, museums and similar institutions of a noncommercial nature;
- (e) Business offices, including show or display rooms for products or merchandise, but excluding the sale of such merchandise from the premises;
- (f) Funeral homes;
- (g) Business schools and colleges;
- (h) Nonprofit, noncommercial, quasipublic and public uses;
- (i) Retail florist or flower shops;
- (j) Stores for the collection and distribution of laundry and dry cleaning, but not for the treatment, cleaning or processing of such articles on-site;
- (k) Tourist homes or bed and breakfast houses, but only when off-street parking is provided upon the lot or adjoining property, which space is adequate to accommodate one car for each room available for tourists; and
- (l) Accessory buildings and uses customarily incidental to the uses set forth in this section.

**Master Plan**

The Planning Enabling Act of 2008 requires a master plan be prepared and adopted that will “guide and accomplish development that is coordinated, adjusted, harmonious, efficient, and economical; that considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development; and will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.”

The master plan focuses on desired land use patterns for typically a twenty year time frame, and the enabling legislation and case law require that zoning be based upon this master plan. To this end, the City of Battle Creek, in its Comprehensive Plan that was adopted in 1997, lists the following as one of the ”Goals, Objectives, and Policies”:

*“The Planning Commission will not propose any rezoning or support the issuance of any special use permit or PURD that is not consistent with this adopted Comprehensive Plan. If review of the proposal justifies a change to this Plan, then the Planning Commission will first process a change to this Plan before taking final action on the zoning request.*

The Future Land Use map, page 5-8 in the Comprehensive Plan, designates this intersection and surrounding properties as “Office/Commercial”. Additionally, the Comprehensive Plan lists as a policy on page 4-9, *“The Planning Commission will review zoning of land for commercial use and where necessary, propose zoning changes to the City Commission to ensure an adequate supply of well located, properly zoned parcels of different sizes, with adequate public services to meet a wide range of commercial and office needs. The Planning Commission shall keep commercial land uses within areas currently used for commercial purposes or planned for future commercial use providing all required public services are available.”*

The master plan focuses on desired land use patterns for typically a twenty year time frame, and the enabling legislation and case law require that zoning be based upon this master plan. To this end, the City of Battle Creek, in its Master Plan that was adopted in 2018, lists the following goals that are applicable to this request:

- Adjust land use regulations to match the changing character and community needs as well as identifying vacant or underutilized sites that could be developed to catalyze nearby investment.
- Revitalize commercial corridors as vibrant, successful business districts.



Additionally, the Future Land Use map (page 56) in the Master Plan designates this parcel as Corridor Commercial. See adjacent image.

Appropriate “Land Uses and Activities” for the Corridor Commercial place type include retail, restaurants, bars, offices, services, entertainment, and auto-oriented uses, which is consistent with the C-3 Intensive Business District. See Master Plan Corridor Commercial place type narrative below.

## **CORRIDOR COMMERCIAL**

The Corridor Commercial Place Type is located along high traffic, arterial roadways which act as primary routes through the community, such as Columbia Avenue. The Place Type acts as a primary shopping district for Battle Creek that offers a mix of day-to-day necessities as well as specialized goods and services. The position and orientation of these areas allow them to conveniently serve multiple residential neighborhoods and area also easily accessible for the entire Battle Creek community. Corridor Commercial allows the greatest flexibility with regards to intensity and scale of development, supporting both smaller, local businesses as well as major national retailers and chain restaurants.

The rezoning request, if approved, is consistent with the goals and land use place type of the Master Plan.

### **Public Hearing and Notice Requirements**

As required by the Zoning Enabling Act of 2006, as amended, a public hearing notice was published in the Battle Creek Shopper's Guide on Thursday, December 27, 2018 and notices of the public hearing were also sent by regular mail to 56 owners and occupants of properties located within 300 feet of the subject parcel. To date, the Planning Department has not received any comments on the request.

### **Neighborhood Outreach**

This parcel is located in Neighborhood Planning Council #5. The property owner attended their July 8<sup>th</sup> meeting to discuss his request, and they supported a motion to recommend approval of the rezoning to C-3. The request was reviewed by the City Economic Development Team which includes representative from the City Manager's office, Department of Public Works, Economic Development, Planning, and Inspections, and all were supportive of the proposed adaptive reuse of the property.

### **Analysis and Recommendation**

As this is a rezoning request, consideration should be given to the proposed use as it relates to the surrounding zoning and land uses, existing infrastructure, and most importantly consistency with the Comprehensive Plan. Staff findings include:

- The Future Land Use map of the 2018 Master Plan designates this parcel as Commercial Corridor. The purpose of this place type is to locate along areas of high traffic and primary routes to act as primary shopping areas that offers day to day necessities as well as specialized goods and services. The land uses recommended in this place type are consistent with the C-3 Intensive Business District zoning.
- Goals in the Master Plan include the adjusting of land use regulations to match the changing character and community needs as well as identifying vacant or underutilized sites that could be developed to catalyze nearby investment. National market changes have resulted in large scale retail becoming largely obsolete, and the request as submitted allows for adaptive reuse and rehab of a large parcel that serves the neighborhood and northwestern portion of the city. Additionally, a goal of the Master Plan is to revitalize commercial corridors as vibrant, successful business districts. The rezoning request meets both of these goals.
- If approved, the rezoning would allow opportunity for better use of the existing structure which would likely drive additional traffic to the site. W. Michigan Avenue is a State trunkline and can accommodate high levels of traffic.
- W. Michigan Ave. corridor is expected to continue to accommodate high levels of traffic. The points of entry and exit at the site are also expected to continue to accommodate high levels of traffic. Additionally, the existing infrastructure, including the size and availability of public water and sanitary sewer support the existing and perhaps higher intensity land use than would be allowed by the current zoning.
- The existing infrastructure, including the size and availability of public water and sanitary sewer support the existing and perhaps higher intensity land use than would be allowed by the current zoning.

**Therefore, based on the above findings planning staff recommends that the Planning Commission recommend to the City Commission approval of the petition from Mr. Jeffrey Bean, Urbandale LLC, property owner Urbandale Plaza, 1525 W. Michigan, Battle Creek, requesting a rezoning from the C-5 Planned Shopping District to the C-3 Intensive Business District.**

**Attachments**

The following information is attached and made part of this Staff report: Rezoning Petition Form (Petition #Z-02-19)



# City of Battle Creek

Community Services - Planning and Zoning Division

City Hall • 10 N. Division Street, Ste. 117 • Battle Creek, Michigan 49014  
Ph (269) 966-3320 • Fax (269) 966-3555 • [www.battlecreekmi.gov](http://www.battlecreekmi.gov)



4:39 July PC

## REZONING Application

**Straight Rezoning**  
(to new zoning district)

**Conditional Rezoning**  
(to allow specific use/development)

Petition No. \_\_\_\_\_

Date Received: \_\_\_\_\_

### APPLICANT

NAME: Jeffrey R. Bean  
ADDRESS: 6675 N. Whiteville Road, Rosebush, MI 48878  
PHONE: 517-202-9421 FAX: 888-349-5356  
EMAIL: jeff@jeffbean.net

### OWNER (if different from applicant)

NAME: Urbandale, LLC, a Michigan limited liability company  
ADDRESS: 6675 N. Whiteville Road CITY/STATE: Rosebush, MI ZIP: 48878  
PHONE: 517-202-9421 FAX: 888-349-5356  
EMAIL: jeff@jeffbean.net

**\*\*If the applicant is not the property owner, a letter signed by the owner agreeing to the Rezoning must be included with the application.**

### EXISTING CONDITIONS

Address(es) of property for which the request is being sought: \_\_\_\_\_

1525 Michigan Avenue West, Battle Creek, MI

Current use of the property: \_\_\_\_\_

List existing structures on the property, size, and the approximate age of each. \_\_\_\_\_

One single building structure of joisted masonry construction approximately 108,363 square feet in size of early 60's construction. The structure is demised into some 17 individual spaces.

Has property involved ever been the subject of a previous application? If yes, please list each one and the date the request came before the Planning Commission. Not since current ownership in 2006 and unknown prior.

**FOR STRAIGHT REZONING REQUESTS ONLY:**

Current Zoning of Property: C-5 Planned Shopping Districts

Requested Zoning District: ~~C-4 Central Business District~~ <sup>FD</sup> C-3 Intensive Business

Describe land uses surrounding the subject property and those in the vicinity: \_\_\_\_\_

Would the rezoning place excess demands on public resources including roads, utilities, public safety, etc.?

Explain: It is Applicant's position that subject rezoning will not place excess demands on public resources as additions are not being made to the structure and traffic counts continue to decline.

**FOR CONDITIONAL REZONING REQUESTS ONLY (please attach extra pages if necessary):**

What is the proposed use of the property that warrants the request? Provide specific details as to the use including square footage of each uses proposed for the property: \_\_\_\_\_

\_\_\_\_\_

Please list all activities that will take place on the property if the request were approved?

\_\_\_\_\_

How many employees currently work on the property? How many will be added if the request is approved, and what days/times will they be onsite? \_\_\_\_\_

\_\_\_\_\_

Will the approval of the proposed use necessitate changes to the property, i.e. building construction, additional parking, landscaping, driveways, fencing? If yes, please provide a list of property improvements that will be associated with the development and attach a site plan/building elevations showing existing and proposed improvements. What is the cost of investment proposed if the development were approved?

\_\_\_\_\_

What are the proposed hours of operation? Please indicate if the proposed use will be temporary, seasonal, or long term in nature, providing dates and timeframes if applicable: \_\_\_\_\_

\_\_\_\_\_

Explain the basis for which you feel this application should be approved. \_\_\_\_\_

### SUBMITTAL REQUIREMENTS

Each request requires the following items to be submitted along with the completed application; incomplete applications will not be forwarded to the Planning Commission.

1. Payment of a non-refundable \$600.00 filing fee, made payable to the City of Battle Creek.
2. An affidavit authorizing an applicant to act on behalf of the owner if the petitioner is not the owner.
3. Legal description of subject property and a list of all deed restrictions.
4. Property Site Plan, if site changes are proposed.
5. Building Elevations, if building elevation improvements are proposed.

### APPLICANT SIGNATURE

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for submission of a rezoning application have been submitted. Furthermore, the applicant understands that all any approval is based upon the contents of the submitted application and any future proposed change must be reviewed with the Planning Department and may be subject to approval of a revision of the rezoning by the Planning Commission and City Commission.

 Jeffrey R. Bean 5.16.19  
(Signature) Name (Print Name) Date