

(DRAFT COPY – SUBJECT TO APPROVAL BY THE ZONING BOARD OF APPEALS)
MINUTES OF A PUBLIC HEARING AND THE DELIBERATIONS OF THE TAZEWELL COUNTY
ZONING BOARD OF APPEALS

A Public Hearing of the Tazewell County Zoning Board of Appeals was held at 6:00 P.M. on Tuesday, June 4, 2013, Tazewell County Justice Center, 101 South Capitol Street, Pekin, Illinois. Chairman James Newman called the meeting to order.

PRESENT: Chairman James Newman, JoAn Baum, Duane Lessen, Sandy May, Loren Toevs, and Ken Zimmerman

ABSENT: Phil Webb

STAFF: Kristal Deininger, Community Development Administrator; Kyle Smith, Land Use Planner; Melissa Kreiter, Administrative Assistant; and Land Use Members: Monica Connett, Chairman Terry Hillegonds, John Redlingshafer, Greg Sinn, Sue Sundell and Rosemary Palmer

OTHERS

PRESENT: Petitioners and Objectors

MINUTES: Moved by May, seconded by Toevs, to approve the Minutes of the May 7, 2013 Zoning Board of Appeals Meeting with changes. **Motion carried by voice vote.**

CASE NO. 13-17-Z: The petition of Kenneth Perdue for a Map Amendment to the Official Fondulac Township Zoning Map of Tazewell County to change the zoning classification of property from an I-1 Light Industrial District to a R-1 Low Density Residential Zoning District.

The Tazewell County Land Use Planner submitted a report recommending approval of the proposed Rezoning request.

Tazewell County Health Department made no comment regarding the proposed Rezoning request.

Tazewell County Soil & Water Conservation District had no comment regarding the proposed Rezoning request.

Tazewell County Farm Bureau made no recommendation regarding the proposed Rezoning request.

Ty Livingston, City of East Peoria made no comment regarding the proposed Rezoning request.

Paul Whittington, Fondulac Township Road Commissioner submitted a report having no objection regarding the proposed Rezoning request.

John Anderson, Tazewell County Highway Engineer made no comment regarding the proposed Rezoning request.

School District 86 and 309 made no comment regarding the proposed Rezoning request.

Kenneth Purdue appeared to testify on behalf of the proposed Rezoning request. Mr. Purdue stated he used the proposed property as his back yard for his residence, which was located within the City of East Peoria. Mr. Purdue said the proposed property was landlocked, there was a ravine running through the property and the property backs up to the Cullinan gravel pit. Mr. Purdue added he had no intention of subdividing the property due to the topography and if a future owner ever wanted to develop the property further there may only be room one dwelling.

Following all Public Hearings, moved by Toevs, seconded by Baum, to recommend approval of **Case No. 13-17-Z** to the Tazewell County Board.

After considering all the evidence and testimony presented, the ZBA discussed the findings of fact and reviewed the Report of the Land Use Planner and arrived at the following findings of fact:

1. *The proposed amendment shall not be detrimental to the orderly development of Tazewell County.*

POSITIVE. The proposed zoning amendment shall not be detrimental to the orderly development of Tazewell County as it is consistent with the current and past uses of the subject parcel.

2. *The proposed amendment shall not be detrimental to or endanger the public health, safety, morals or general welfare of Tazewell County.*

POSITIVE. At this time, the proposed zoning amendment possesses no foreseeable danger or risk to the public health, safety, morals, or general welfare of Tazewell County or its residents.

3. *The request is consistent with existing uses of property within the general area of the property in question.*

POSITIVE. The request is consistent with existing residential uses along Turnron Place.

4. *The request is consistent with the zoning classifications of property within the general area of the property in question.*

POSITIVE. The request is consistent with existing residential uses along Turnron Place.

5. *The suitability of the property in question for the uses permitted under the existing zoning classification.*

POSITIVE. The property in question is not suitable for the uses permitted under the existing zoning classification of I-1 given the existing residential uses along Turnron Place and poor access.

6. *The suitability of the property in question for the uses permitted under the proposed zoning classification.*

POSITIVE. The property in question is suitable for the uses permitted under the proposed zoning classification given the consistency with other nearby parcels currently being utilized for residential purposes.

7. *The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the property in question was placed in its present zoning classification.*

POSITIVE. Per the applicant, there has not been any development in the immediate vicinity recently.

8. *The length of time the property has been vacant as zoned, considered in the context of the land development in the area surrounding the subject property.*

POSITIVE. The area has transitioned into Residential Development primarily to the South and the City of East Peoria is immediately adjacent to the property.

9. *The proposed map amendment is within one and one half (1 ½) miles of a municipality and consistent with an adopted Comprehensive Plan.*

POSITIVE. The proposed zoning map amendment is within 1.5 miles of the City of East Peoria, a municipality with an adopted Comprehensive Plan.

10. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.*

POSITIVE. The relative gain to the public is negligible as compared to the hardship imposed upon the individual property owner should this rezoning request be denied.

11. *The proposed amendment is consistent with the goals, objectives, and policies of the Tazewell County Comprehensive Plan.*

POSITIVE. The proposed zoning map amendment is consistent with the goals, objectives, and policies of the Tazewell County Comprehensive Plan listed below:

- Provide sufficient land to accommodate new residents and businesses in accordance with the Comprehensive Plan.
- Minimize conflict between land uses.
- Encourage the reuse of vacant properties.

Moved by Baum, seconded by Lessen, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to recommend approval of **Case No. 13-17-Z** the vote was:

Ayes: 6 – Baum, Lessen, May, Toevs, Zimmerman and Chairman Newman

Nays: 0

Absent: 1 – Webb

Motion declared carried.

CASE NO. 13-18-S: The petition of Joao Gaspar d/b/a Topher Fields, LLC for a Special Use to allow the operation of a Class II Recreational Facility to allow outdoor soccer fields for soccer training and soccer games and to include a concession stand as an accessory use in an A-1 Agriculture Preservation District

The Tazewell County Land Use Planner submitted a report recommending approval of the proposed Special Use request.

Tazewell County Health Department made no comment regarding the proposed Special Use request.

Tazewell County Soil & Water Conservation District submitted a report recommending denial regarding the proposed Special Use request.

Tazewell County Farm Bureau submitted a report recommending approval with reservations.

Dave Weaver, Washington Township Road Commissioner submitted a report stating no concern of the placement of the drive. However, if additional traffic warrants traffic signals, the Township will not be responsible for the funding.

John Anderson, Tazewell County Highway Engineer made no comment regarding the proposed Special Use request.

Jon Oliphant, City of Washington submitted a report recommending approval regarding the proposed Special Use request.

Lee White, IDOT made no comment regarding the proposed Special Use request.

School District 51 and 308 made no comment regarding the proposed Special Use request.

Chris Monroe appeared to testify on behalf of the proposed Special Use request. Mr. Monroe stated the John Gaspar Soccer Academy was looking for a location to offer coaching and hold games and tournaments, as they presently use the Peoria Stadium, which is proposed to be sold in the near future. Mr. Monroe said Mr. Gaspar was a well known coach and trainer on the soccer circuit and the Academy had 12 traveling teams that train throughout the spring and fall. Mr. Monroe added the proposed facility would be much smaller than what the Village of Morton offers as there were only 16 usable acres of ground. Mr. Monroe stated Mr. Gaspar had started many large soccer organizations in the past, however, his intent was to keep this Academy a much smaller scale. Mr. Monroe said one of the proposed fields would be lighted and a vegetation buffer or fencing would be placed along Route 24 and also beyond the parking area to shield the adjacent farmland. Mr. Monroe added the hours of operation during the week could be approximately 5 pm to 7 pm, with staggered practice times and on weekends, when tournaments may be held, he would anticipate 8 am to 6 pm. The Academy operates from April to June and August to October, holding 1 to 2 tournaments proposed each Spring and/or Fall. Mr. Monroe stated there would be one building proposed for concessions and restroom facilities and there would be trash receptacles placed throughout the property. Mr. Monroe said parent volunteers would help in the maintenance of the property. Mr. Monroe added there would be an assigned traffic flow for the parking lot, which would have a dustless surface, and also he had been in contact with the Washington Township Road Commissioner as to the best placement of the entrance to the proposed facility.

Following all Public Hearings, moved by Zimmerman, seconded by Baum, to approve **Case No. 13-18-S.**

Following discussion, moved by Baum, seconded by Zimmerman to amend the Main Motion to include the following condition:

1. The hours of operation shall be limited to Monday through Friday 4:00 p.m. to 8:00 p.m. and Saturdays and Sundays 7:00 a.m. to 7:00 p.m.
2. The applicant shall provide a vegetative buffer or berm along the entire length of the Eastern boundary line in compliance with Article 18 Screening Requirements of the Tazewell County Zoning Code.
3. Prior to operation the applicant shall provide a revised Site Plan to the Community Development Administrator indicating the traffic pattern for ingress and egress providing one direction traffic flow for safe ingress and egress for the site..

Motion carried by voice vote for the amendment.

After considering all the evidence and testimony presented, the ZBA discussed the findings of fact and reviewed the Report of the Land Use Planner and arrived at the following findings of fact:

1. *The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.*

POSITIVE. The Special Use will conform to all applicable regulations of the Tazewell County Zoning Code to be enforced by the Community Development Administrator.

2. *The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations, or of any officially adopted Comprehensive Plan of a municipality with a 1.5 mile planning jurisdiction.*

POSITIVE. The proposed Special Use will be consistent with the following Tazewell County Comprehensive Land Use Plan implementation strategies:

- Locate new development contiguous to existing development to aid police and fire protection.
- Provide sufficient land to accommodate new residents and businesses in accordance with the Comprehensive Plan.
- Encourage the reuse of vacant properties for new and existing businesses.
- Attract new businesses and industries to the County that provide valuable services and fulfill County needs.

3. *The petitioner has met the requirements of Article 25 of the Tazewell County Zoning Code.*

POSITIVE. All requirements of Article 25 of the Tazewell County Zoning Code have been satisfactorily met with the exception of section 2, part i.x. which states, “seventy-five percent (75%) of the site contains soils having a productivity index of less than 125”.

4. *The Site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.*

POSITIVE. Given its proximity to a busy state route, the subject area is sparsely populated. Furthermore, the applicants have committed to retaining a majority of the trees which serve as screen for the closest residential structure to the south. As such, anticipated adverse effects, including visual impacts on adjacent properties, from the granting of the requested Special Use are minimal.

5. *The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.*

POSITIVE. A new recreational facility that operates for only half of the calendar year is not anticipated to be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.

6. *The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.*

POSITIVE. The subject area is primarily farmland, which shall remain in crop production for the foreseeable future, limiting injury to the use and enjoyment of other property in the immediate area. However, continued commercial development is anticipated over the long term.

7. *The Special Use shall not substantially diminish and impair property values within the neighborhood.*

POSITIVE. Although a detailed economic study has not been completed, a new recreational facility is not anticipated to substantially diminish and / or impair property value within the neighborhood. Often times these types of facilities actually increase area property values.

8. *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

POSITIVE. The subject parcel has access to necessary utilities already established along Spring Creek Road and vehicular access is in place from Spring Creek Road. Any new utilities will be installed to comply with all applicable Tazewell County regulations. Properly engineered site drainage will be required to limit site runoff and to also maintain appropriate soccer playing surfaces.

9. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.*

POSITIVE. There are foreseeable traffic congestion or safety issues along Spring Creek Road from granting the Special Use request. Spring Creek Road is relatively narrow and there are some topography issues to contend with near the main entrance of the soccer complex, limiting visibility.

10. *The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.*

NOT APPLICABLE.

11. *Evidence presented establishes that granting the use, which is located more than one-half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.*

NOT APPLICABLE

12. *Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.*

POSITIVE. Although the property contains prime farmland, the site is located in area consistent with existing uses and the City of Washington continues to expand and the pace of commercial development will increase.

13. *The Special Use is consistent with the existing uses of property within the general area of the property in question.*

POSITIVE. The Special Use request for a recreational facility, which is more commercial in nature, is consistent with existing uses of property within the general area as the City of Washington continues to expand and the pace of commercial development increases.

14. *The property is suitable for the Special Use as proposed.*

POSITIVE. With some limitations, that are not insurmountable, concerning drainage and traffic the subject property is suitable for the Special Use request as proposed.

Moved by Lessen, seconded by Baum, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **Case No. 13-18-S** as amended the vote was:

Ayes: 6 – Baum, Lessen, May, Toevs, Zimmerman and Chairman Newman

Nays: 0

Absent: 1 – Webb

Motion declared carried.

CASE NO. 13-19-S: The petition of Thomas Zillion and Meghan Bash for a Special Use to allow Chickens on property subject to the regulations under 7TCC 1-25(f)(7) in an R-1 Low Density Residential District.

The Tazewell County Land Use Planner submitted a report recommending approval of the proposed Special Use request.

Tazewell County Health Department made no comment regarding the proposed Special Use request.

Tazewell County Soil & Water Conservation District submitted a report having no comment regarding the proposed Special Use request.

Tazewell County Farm Bureau submitted a report regarding the proposed Special Use request recommending approval.

Dave Weaver, Washington Township Road Commissioner submitted a report having no objection.

John Anderson, Tazewell County Highway Engineer made no comment regarding the proposed Special Use request.

Jon Oliphant, City of Washington submitted a report recommending approval regarding the proposed Special Use request.

School District 50 and 308 made no comment regarding the proposed Special Use request.

Thomas Zillion appeared to testify on behalf of the proposed Special Use request. Mr. Zillion stated his family moved here from Colorado and brought the chickens with them, not realizing they were not allowed at this site.. Mr. Zillion said the coop was located at the rear corner of the property and all neighbors were approving. Mr. Zillion added they collected eggs, however, he did not sell the eggs and the chickens were more of a pet and they had no intention of slaughtering the chickens to cook.

Following all Public Hearings, moved by Baum, seconded by May, to approve **Case No. 13-19-S**.

After considering all the evidence and testimony presented, the ZBA discussed the findings of fact and reviewed the Report of the Land Use Planner and arrived at the following findings of fact:

1. *The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.*

POSITIVE. The Special Use will conform to all applicable regulations of the Tazewell County Zoning Code to be enforced by the Community Development Administrator.

2. *The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations, or of any officially adopted Comprehensive Plan of a municipality with a 1.5 mile planning jurisdiction.*

POSITIVE. The proposed Special Use will be consistent with the Tazewell County Comprehensive Land Use Plan implementation strategies.

3. *The petitioner has met the requirements of Article 25 of the Tazewell County Zoning Code.*

POSITIVE. Per the applicant's submitted site plan, all requirements of Article 25 of the Tazewell County Zoning Code will be satisfactorily met.

4. *The Site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.*

POSITIVE. Anticipated adverse effects from the granting of the requested Special Use are minimal. Visual impacts on adjacent properties will be minimized by the placement of the proposed coop at the rear of the subject parcel. Additionally, topography and trees will help to obscure the proposed coop from neighboring properties and the public right of way.

5. *The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.*

POSITIVE. A new chicken coop housing four (4) birds is not anticipated to be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.

6. *The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.*

POSITIVE. The subject area is primarily single family residences; injury to the use and enjoyment of other property in the immediate area is not anticipated.

7. *The Special Use shall not substantially diminish and impair property values within the neighborhood.*

POSITIVE. Given its proposed location and relatively modest size, a new chicken coop is not anticipated to substantially diminish and / or impair property value within the neighborhood.

8. *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

POSITIVE. The proposed chicken coop will not require utilities, other than possibly electricity. The applicants have been advised that electricity shall not be provided to the coop via an extension cord.

9. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.*

POSITIVE. The requested Special Use will not contribute to traffic congestion. The chicken eggs are for personal consumption only and shall not be sold commercially from the subject parcel.

10. *The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.*

NOT APPLICABLE.

11. *Evidence presented establishes that granting the use, which is located more than one-half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.*

NOT APPLICABLE.

12. *Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.*

NOT APPLICABLE.

13. *The Special Use is consistent with the existing uses of property within the general area of the property in question.*

POSITIVE. The Special Use request for a chicken coop or detached accessory structure is consistent with the other existing single family detached homes and accessory structures in the immediate vicinity.

14. *The property is suitable for the Special Use as proposed.*

POSITIVE. Given its size, topography, and utility access, the subject property is suitable for the Special Use request as proposed.

Moved by Lessen, seconded by Baum, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **Case No. 13-19-S** the vote was:

Ayes: 6 – Baum, Lessen, May, Toevs, Zimmerman and Chairman Newman

Nays: 0

Absent: 1 – Webb

Motion declared carried.

CASE NO. 13-20-S: The petition of David Eggena, d/b/a South Pekin Mini-Storage, LLC for a Special Use to allow the expansion of a non-conforming Warehouse/Mini-Storage facility in a C-1 Neighborhood Commercial District

The Tazewell County Land Use Planner submitted a report recommending approval of the proposed Special Use request.

Tazewell County Health Department made no comment regarding the proposed Special Use request.

Tazewell County Soil & Water Conservation District submitted a report having no comment regarding the proposed Special Use request.

Tazewell County Farm Bureau submitted a report regarding the proposed Special Use request recommending approval.

John Anderson, Tazewell County Highway Engineer made no comment regarding the proposed Special Use request.

Lee White, IDOT made no comment regarding the proposed Special Use request.

Village of South Pekin made no comment regarding the proposed Special Use request.

School District 137 and 303 made no comment regarding the proposed Special Use request.

David Eggena appeared to testify on behalf of the proposed Special Use request. Mr. Eggena stated he purchased the facility a year ago which only had 7 tenants, and the property was in disrepair. Mr. Eggena said the facility now had zero vacancies, therefore he would like to construct an additional building.

Following all Public Hearings, moved by Baum, seconded by May, to approve **Case No. 13-20-S.**

After considering all the evidence and testimony presented, the ZBA discussed the findings of fact and reviewed the Report of the Land Use Planner and arrived at the following findings of fact:

1. *The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.*

POSITIVE. The Special Use will conform to all applicable regulations of the Tazewell County Zoning Code to be enforced by the Community Development Administrator.

2. *The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations, or of any officially adopted Comprehensive Plan of a municipality with a 1.5 mile planning jurisdiction.*

POSITIVE. The proposed Special Use will be consistent with the following Tazewell County Comprehensive Land Use Plan implementation strategies:

- Locate new development contiguous to existing development to aid police and fire protection.
- Provide sufficient land to accommodate new residents and businesses in accordance with the Comprehensive Plan.
- Encourage the reuse of vacant properties for new and existing businesses.
- Attract new businesses and industries to the County that provide valuable services and fulfill County needs.

3. *The petitioner has met the requirements of Article 25 of the Tazewell County Zoning Code.*

POSITIVE. All requirements of Article 25 of the Tazewell County Zoning Code shall be satisfactorily met.

4. *The Site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.*

POSITIVE. Proposed buildings, parking lots, and signage shall adhere to the applicable zoning regulations. As such, anticipated adverse effects, including visual impacts on adjacent properties, from the granting of the requested Special Use are minimal.

5. *The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.*

POSITIVE. The expansion of an existing mini storage facility that has been in continuous operation for years is not anticipated to be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.

6. *The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.*

POSITIVE. The surrounding area is primarily farmland, which shall remain in crop production for the foreseeable future, limiting injury to the use and enjoyment of other property in the immediate area.

7. *The Special Use shall not substantially diminish and impair property values within the neighborhood.*

POSITIVE. The expansion of an existing mini storage facility that has been in continuous operation for years is not anticipated to substantially diminish and / or impair property value within the neighborhood.

8. *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

POSITIVE. Necessary utilities have already been established at the subject site.

9. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.*

POSITIVE. There are no foreseeable traffic congestion or safety issues from granting the Special Use request. Very minor traffic generation is anticipated based on current volumes and other similar facilities located throughout the Peoria metro area.

10. *The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.*

NOT APPLICABLE.

11. Evidence presented establishes that granting the use, which is located more than one-half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.

NOT APPLICABLE.

12. Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.

NOT APPLICABLE.

13. The Special Use is consistent with the existing uses of property within the general area of the property in question.

POSITIVE. The Tazewell County Zoning Code designates a mini storage facility as a commercial use. The Special Use request for the expansion of an existing mini storage facility is consistent with the other existing commercial uses in the vicinity.

14. The property is suitable for the Special Use as proposed.

POSITIVE. Given its proximity to a State Route, commercial zoning designation, parcel size, topography, and utility access, the subject property is suitable for the Special Use request as proposed.

Moved by Baum, seconded by May, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **Case No. 13-20-S** the vote was:

Ayes: 6 – Baum, Lessen, May, Toevs, Zimmerman and Chairman Newman

Nays: 0

Absent: 1 – Webb

Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday, July 2, 2013** at 6:00 p.m. in the Tazewell County Justice Center, 101 South Capitol Street, Pekin, Illinois.

ADJOURNMENT

There being no further business, moved by May, seconded by Toevs, to adjourn the Zoning Board of Appeals Public Hearing at 7:15 p.m.

Kristal Deininger, Secretary

Secretary’s Note: For further information regarding the discussion and testimony during the Public Hearing, please contact the Community Development Department for copies of the transcripts.