

(3) That a review of the rezoning will be initiated by October 5, 1982, if no commercial activity had been begun upon that tract at that time.

Motion seconded by Mr. Neis and carried unanimously.

*Zoning: app.
#2-11-46-77
rezone 7.5A from
A to B-1*

The second item for consideration was Item No. 11, No. Z-11-46-77, which is a request to rezone an approximately 7.5 acre tract (an approximate 5.5 acres net) located on the southeast corner of 23rd Street and Dragstrip Road, from A (Agriculture) to B-2 (General Commercial). This request is submitted by Dorothy Foust Booth. Again, this request comes forward to the Board with no clear recommendation from the Planning Commission and with a variety of alternatives suggested by the planning staff. During discussion it was indicated both by the applicant and by the planning staff that a B-1 classification would be desirable and acceptable for this particular location. After a thorough review of this application it was moved by Mrs. Bradley that the Board approve the request to a B-1 zoning (Neighborhood Business District), subject to the following conditions:

- (1) That the tract be platted before the zoning becomes effective.
- (2) That there be no access to Clinton Parkway.

(3) That a review of the rezoning will be initiated by October 5, 1982, if no commercial activity had been begun upon that tract at that time.

Motion seconded by Mr. Neis and carried unanimously.

Mr. Neis absented himself from the meeting at 10:45 a.m.

*Zoning: defer
Site plan for
Earthmover's Subd*

The third item for consideration is a site plan review, SP-9-48-78, which is a request for approval of a site plan for Earthmover's Subdivision, an industrial sales and service yard for earthmoving equipment, to be located on the east side of Highway 24 south of Ichabod's. As part of the discussion on this item, there was presented to the Board a correspondence from the Department of Transportation which recommends the dedication of a substantial strip of right-of-way off the west face of this property along the highway to provide for a frontage road to serve this property and the property to the north and south in order to, in the future years, cut down on the number of curb cuts along this highway. This revelation further confused a confusing situation and it was subsequently moved by Mrs. Bradley that this item be taken under advisement for additional study and review prior to a final decision. Motion seconded by Mr. Whitenight and carried.

No further business, the Board adjourned to meet on Monday, October 9, 1978.

ATTEST:

D. E. Mathia

D. E. Mathia

County Clerk

Peter A. Whitenight

Peter A. Whitenight

Chairman

October 9, 1978

The Board of County Commissioners of Douglas County met in regular adjourned session with all members of the Board present.

Approved the minutes of the meeting of October 5, 1978.

*Zoning: app.
Rezoned all subd.
to A-1*

The Board considered a series of requests, which have been initiated by the planning commission and their staff, to rezone from A (Agriculture) or I-2 (Light Industrial) to A-1 (Suburban Home Residential) a series of county subdivisions as follows (listed by their common name): Rosemont Estates & Clinton Lake Estates Subdivision, Miller Acres and Wells Acres, Shank Hill Subdivision, Cedarwood Hills Subdivision, Pleasant Grove Estates No. 2, Berg Acres No. 2, Coal Creek Estates, Flint Lock Ridge, Quin-T's Estates, Ronoak Subdivision, Long Shadows Subdivision, Pine-Ne-Wa Subdivision, Pleasant Grove Estates, Quantrill Acres, Quantrill Overlook No. 1, Rancho Verde Estates, Sloan Addition, Valley Brook Addition, Western Hills Subdivision Rancheros, Western Hills Subdivision, and Western Hills Rancheros No. 3. The purpose of this proposed rezoning from A or I-2 to A-1 is to provide a rezoning mechanism for any new county subdivision in order to provide the opportunity for notice and protest in the surrounding agriculturally zoned areas, and to bring these currently existing subdivisions into conformance with this newly established zone. After a considerable period of review and some revision of the zoning regulations which was required in order to protect current usage in the existing subdivisions, these requests for rezoning come forward to this Board. After discussion it was moved by Mr. Neis that the Board concur in the recommendations from the planning commission that these proposed rezonings be approved. It appears that in every instance but one, the motion to approve at the planning commission were approved unanimously and, in that one instance, the vote was 9-1 in favor. This motion to concur was seconded by Mrs. Bradley and carried unanimously.

*Appraiser: app.
Purchase Shelving*

Don Gordon, Douglas County Appraiser, appeared before the Board to recommend the acceptance of a quote for the purchase of a matched shelving unit which will be necessary for his department upon the move back to the courthouse building. Only one quote is presented but several quotes were sought. This one quote from M & M Office Supply is in the amount of \$282.20 and was the only quote received. After review and discussion it was moved by Mrs. Bradley that this quote for the shelving be approved, seconded by Mr. Neis, and carried unanimously.