

CITY/COUNTY PLANNING BOARD

“Serving Billings, Broadview and Yellowstone County”

Board Attendance Roster: Please note: “E” stands for excused absence, “A” stands for un-excused absence, “1” stands for present.
BYLAWS, YELLOWSTONE COUNTY BOARD OF PLANNING, (Amended. May 25, 2004)
Section 4. Absences and Removal A. Each member shall inform the Planning Director at least one day before the meeting of his/her inability to attend a Board or Committee meeting. Such an absence shall be considered an excused absence. If any Board member accrues three (3) or more consecutive unexcused absences from regular meetings, notice of which has been given at his/her usual place of work or residence, or by announcement at a meeting attended by him/her, the President may call such absences to the attention of the Board which may then recommend to the appointing authority that such member be asked to resign and that another person be appointed to serve out the unexpired term. Schedule: (** denotes a Wednesday meeting)

	Position	01/17/2021	01/26/2021	02/09/2021	02/23/2021	03/10/2021	03/23/2021	04/13/2021	04/27/2021	05/11/2021	05/25/2021	05/31/2021	05/26/2021*	06/08/2021	06/22/2021	07/13/2021	07/27/2021	08/10/2021	08/24/2021	09/14/2021	09/28/2021	10/12/2021	10/26/2021	11/09/2021	11/23/2021	12/14/2021	12/28/2021
Teresa Larsen	Billings Ward I	1																									
Heidi Jensen-Christison	Billings Ward II	1																									
Dennie Stephenson	Billings Ward III	1																									
Darell Tunncliff	Billings Ward IV	1																									
Jon Thompson	Billings Ward V	1																									
Troy Boucher	BOCC 1	1																									
Dennis Cook	BOCC 2	1																									
Vacant	BOCC 3	-																									
Vacant	BOCC 4	-																									
Woody Woods	BOCC 5	1																									
Vacant	BOCC 6	-																									
Jarett Hillius	BOCC 7	1																									
Vacant	YC Cons. District	-																									
Scott Reiter	Ex-Officio SD2	E																									

January 12, 2021

Virtual Video Conference Format

APPROVED- by a motion on January 26, 2021

PUBLIC HEARINGS/PUBLIC HEARING PARTICIPATION GUIDELINES. Due to the COVID-19 health concerns, the format of the Yellowstone County Board of Planning meeting will be held in a virtual videoconferencing environment. The normal hearing room on the 1st Floor at 2825 3rd Ave North (Miller Building) will be closed during the meeting and no one will be attending this hearing in person. Public comment will be taken only during the Public Comment periods as indicated on the agenda, and during the Public Hearings under the Regular agenda. Comments may be sent to Board via email before 1:00 PM on Tuesday, January 12, 2020. All emails received prior to this time will be read into the record for the public.

The Public may call in during specific Public Comment periods at (406) 237-6165. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to 3 minutes of testimony as is customary. Live coverage can be viewed: <https://www.facebook.com/Billings-Planning-Community-Services-Department-1738982159659260/?ref=bookmarks>

Call the Meeting to Order

President Woods called the meeting to order at 6:00 p.m. on Tuesday, January 12, 2020.

Introduction of Planning Board Members and Planning Department Staff

President Woods called for introductions of the members of the Planning Board and staff.

Participating Planning staff members: Wyeth Friday, Director, Planning & Community Services Department; Monica Plecker, Planning Division Manager; Dave Green, Planner II, Lora Mattox, Transportation Planner; Scott Walker, Transportation Coordinator; Tammy Deines, Planning Clerk

Other Participants: Doug Enderson, Consultant, DOWL; Lisa Olmsted, Consultant, DOWL; Craig Dalton, Performance Engineering

Disclosure of Outside (Ex Parte) Communication or Conflicts of Interest– Board Members and Planning Staff. There were no declarations of ex parte communications or conflicts of interest.

Approval of the January 12, 2021 Agenda

President Woods asked for an agenda item, “Motion. Planning Board 2021 officers“ to be added under Old Business. **Board member Cook made a motion and Board member Thompson**

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seconded the motion to approve the January 12, 2021 meeting agenda as amended. The motion carried with a unanimous voice vote.

Approval of Minutes: December 8, 2020 (The December 22, 2020 meeting was canceled).

Board member Cook moved and Board member Hillius seconded the motion to approve the December 8, 2020 meeting minutes as submitted. The motion carried with a unanimous voice vote.

Public Comment: President Woods asked if there was anyone wishing to speak during the public comment portion of the meeting. He stated any member of the public might be heard on any subject that is not on the agenda; the Planning Board will not take any action on these items at this time, but could choose to add an item to the next meeting agenda for discussion. There were no public comments. President Woods announced the public call in phone number: 406-237-6165.

Planning Clerk Tammy Deines reported no calls with requests for public comment.

7. OLD BUSINESS:

7a. Motion. Election of the 2021 Planning Board Officers.

The new officers will take their positions during the first meeting in February 2021. The Nomination Committee consists of Board members Tunncliff, Thompson, and Hillius. Board member Tunncliff called for nominations from the floor. There were none.

Motion

Board member Tunncliff moved and Board member Jensen-Christison seconded the motion for Board member Woody Woods to serve in the office of President for the 2021 term. The motion carried with a unanimous voice vote.

Motion

Board member Tunncliff moved and Board member Thompson seconded the motion for Board member Dennis Cook to serve in the office of Vice President for the 2021 term. The motion carried with a unanimous voice vote.

President Woods encouraged the Board to consider the ByLaws election process as a discussion item at a future Planning Board meeting to get it aligned so the officers can take their positions in February. Director Friday said staff will be brought forward as a discussion item during a Planning Board meeting in late February or March.

8. NEW BUSINESS:

8a. Plat Review/Discussion. Eagle Cliff Estates Subdivision. County Major Subdivision

Planner Dave Green opened with presentation of the staff report. He noted this parcel has access to Lockwood Water and will have fire hydrants for fire suppression supported by Lockwood Fire Department. Lockwood Schools reported they have the capacity for additional students.

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INTRODUCTION

on December 1, 2020, the Planning Division received an application for preliminary major plat approval for the proposed Eagle Cliff Estates Subdivision. The property is generally located north of Ford Road. It will connect to the current dead-end of Eagle Cliff Meadows Road and will connect to Navarro Drive to the west. This subdivision would create 24 lots from a 45.75-acre parcel of land. The applicant is proposing to develop a residential subdivision, the land is zoned Neighborhood4 (N4). The land is currently dryland grass and shrub grazing land.

RECOMMENDATION

Staff recommends the Yellowstone County Board of Planning recommend to the Board of County Commissioners conditional approval of the preliminary plat of Eagle Cliff Estates Subdivision and adopt the Findings of Fact as presented in the staff report.

PROPOSED CONDITIONS OF APPROVAL

Pursuant to Section 76-3-608(4), MCA, the following conditions are recommended to reasonably minimize potential adverse impacts identified within the Findings of Fact.

1. To protect public health and safety, prior to final plat approval, the applicant will receive approval from the MDEQ for the proposed water systems, septic systems and the proposed storm water management.
2. To protect public health and safety and provide for future road maintenance, prior to final plat approval, the applicant will expand existing RSID 698M for the new public roads within the subdivision.
3. To protect public health and safety and to provide proper turn around areas for the fire department, prior to final plat approval, the applicant will provide a temporary turn around on Tanner James Drive and provide easement documents for that turnaround. It will also be depicted on the proposed plat and an explanation of the need for the turnaround will be included in the SIA under the heading Transportation.
4. To protect public health and safety with proper fire suppression, prior to final plat approval, the applicant will coordinate required fire hydrant installation locations with the Lockwood Fire Department. Lockwood Fire Department will review and approve all fire hydrant locations within the subdivision.
5. To protect public safety and to ensure future maintenance of the parkland, prior to final plat approval, the applicant will create and RSID for parkland maintenance for this subdivision.
6. To protect public health and safety and to provide correct information, prior to final plat approval, the applicant will include language in the SIA under the heading III Transportation E. that outlines this subdivision is within the BABTMP and there can be a trail built within the proposed parkland.
7. To minimize the effects on local service prior to final plat approval, the applicant will coordinate with the USPS for locating and providing the correct amount of space for safely delivering the mail to the residents.
8. To minimize effects on the natural environment, prior to final plat approval a weed management plan and property inspection shall be completed by the County Weed Department.

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9. To protect public health and safety and ensure zoning compliance, prior to final plat approval, the applicant will include a paragraph in the SIA under the heading Conditions That Run With The Land informing the future property owners they are required to obtain a zoning compliance permit prior to any construction on lots within the subdivision.

10. Minor changes may be made in the SIA and final documents, as requested by the Planning and/or Public Works Departments to clarify the documents and bring them into the standard acceptable format.

Discussion

Question was asked regarding the subdivision joining an RSID. Dave Green explained that the RSID, (Rural Special Improvement District), is created for future maintenance only, and the developer will have to pay for building the roads. Board member Thompson noted the proposed 4.337 acres of parkland dedication and 2.877 acres listed as drainage easement. He asked if the drainage is considered as parkland. Craig Dalton stated they are dedicating the parcel on the northwest side for parkland development. He said they wished to reserve the drainage easement for future parkland. Board member Thompson asked how the trail would be constructed with the existing topography. The master plan has the trail in the Noblewood right-of-way on the eastern edge but not in the parkland. President Woods commented that the drainage area is not buildable and ties into the parkland. Dave Green said the current landowner wished to reserve this area so in the future it can be dedicated as additional parkland area. President Woods said this really is not a park but a drainage area. Craig Dalton said that area residents like to use it for walking. President Woods voiced concern with the usability of the parkland area. Board member Thompson pointed out a flat area/bench in the northwestern parcel for parkland, and said preserving the drainage area, as a natural area is probably a good idea. Craig Dalton said this would be classified as open space and it will maintain some of the natural features. President Woods asked regarding the zone of influence of the drain fields and the influence on the properties to the west. Craig Dalton stated DEQ requires obtaining of easements for the mixing zones. They said they would not adversely affect the existing drain fields for the residents. Environmental calculations for degradation have been conducted and no adverse effects have been found. In response to question by Board member Cook, Dave Green said the electrical provider is Yellowstone Valley Electric.

The Public hearing for Eagle Cliff Estates Subdivision will be held at the next Planning Board meeting on January 26, 2021. The BOCC is scheduled to review and act on the preliminary plat on February 16, 2021.

8b. Public Hearing. Presentation. Downtown Billings Traffic Study: Alternative Prioritization and Public Preference Plan. Lisa Olmsted, DOWL; Doug Enderson, DOWL. Lora Mattox, Transportation Planner

Lora Mattox gave a summary of the background information below provided with the staff report. This review will follow the transportation review approval process and considered by PCC in February.

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The MPO through a competitive process in 2020 hired DOWL to develop a Downtown Billings Traffic Study: Alternative Prioritization and Public Preference Plan (Preference Plan).

The Downtown Billings Traffic Study (DBTS) completed for the City of Billings Engineering Division by Kittelson and Associates and Dowl in 2019 prompted the Preference Plan project. The Preference Plan solicited public feedback and prioritization preference of the feasible transportation network alternatives vetted in the DBTS. The vetted alternatives presented to the public are:

- **One-Way to Two-Way Conversions: North and South**
 - This segment of the survey included six questions, five offering feasible options on 33rd, 34th, and 35th Streets; 26th, 29th, and 31st Streets; 30th and 32nd Streets; 25th Street; and 25th Street at the MET Transfer Center; and one offering an option for participants to comment.
 - Of the 2,167 survey answers provided to this line of questions, **65% were in favor of a conversion.**
 - 116 comments were made offering feedback related to traffic flow, the need for bike lanes, parking concerns/need, and safety.
- **One-Way to Two-Way Conversion: East and West (1st Avenue N and 2nd Avenue N)**
 - This segment of the survey included two questions, one asking about the conversion from one-way to two-way and one offering an option for participants to comment.
 - Of the 442 survey answers provided to this line of questions, **61% were in favor of a conversion.**
 - 65 comments were made offering feedback; recurring themes included economic impact, concern over construction expense and possible congestion, and the need for bicyclist and pedestrian safety.
- **Road Diet: Montana Avenue (Division Street to 18th Street)**
 - This segment of the survey included four questions, three asking about possible road diet options between 30th-35th Street, 27th-30th Street, and one offering an option for participants to comment.
 - Of the 1,326 survey answers provided to this line of questioning, **60% were in favor of a conversion.**
 - 94 comments were made offering feedback; recurring themes included varying opinions on the need for bike facilities and concerns over congestion, traffic speed and pedestrian safety on the east end of Montana Avenue, and loss of parking spaces.
- **Road Diet: 6th Avenue N (Main Street to North 13th Street)**
 - This segment of the survey included three questions, two asking about possible road diet options between 10th Street and main Street, and 13th Street and 10th Street, and one offering an option for participants to comment.
 - Of the 2,167 survey answers provided to this line of questioning, **66% were in favor of a conversion.**
 - 61 comments were made offering feedback; recurring themes included concerns about congestion and commute time. Others emphasized the need for a connection for bicyclists between the Heights and Downtown and bike/pedestrian safety. References to the East Billings Urban Renewal District (EBURD) Master Plan, 5th Avenue N project, and the Inner Belt Loop integration were also made.

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- **Road Diet: 13th Street (Between 6th Avenue North and 1st Avenue North)**
 - This segment of the survey included three questions, two asking about possible road diet options between 4th Avenue N and 6th Avenue N, and 1st Avenue N, and one offering an option for participants to comment.
 - Of the 875 survey answers provided to this line of questioning, **60% were in favor of a conversion.**
 - 29 comments were made offering feedback; recurring themes included the need for bicycle and pedestrian safety, traffic flow and BIRD development. Others questioned the need for bike lanes in the industrial area of town and related expense. Again, integration with the East Billings Urban Renewal District (EBURD) Master Plan and 5th Avenue N projects were recommended.
- **Seasonal Closure: Broadway Avenue**
 - This segment of the survey included two questions, one asking about a seasonal closure and one offering an option for participants to comment.
 - Of the 441 survey answers provided to this line of questions, **64% were in favor of a seasonal closure.**
 - 603 comments were made offering feedback; recurring themes included business access, economic vitality, and activity in downtown. Some participants expressed a desire to see a full closure, while others were concerned about the impact to traffic flow and parking spaces.

Overall, members of the public and stakeholder groups who were engaged with the project provided passionate, thoughtful feedback. Citizens are deeply engaged in the community and downtown; hopeful that improvements would increase economic vitality and spur development; and concerned about accessibility, walkability and bike-ability.

Lisa Olmstead, consultant, DOWL gave a graphic presentation.

Discussion

President Woods called for question and discussion. Board member Tunnicliff asked regarding the demographics of the community and the respondents. Lisa Ohlmsted said the annual household incomes and education leveled posted might be a little greater than average in the community.

In response to question by President Woods, Doug Enderson said North 25th Street is evenly split for a sharrow in each lane and a conventional bike lane. All of the comments associated with the questions are included in the report. The DOWL Project Team consists of Lisa Olmsted, Doug Enderson, Transportation Engineer, and Ryan Guelff, Transportation Engineer.

Study Area Map



Lisa Olmsted commented on the updates to the plan regarding North 29th and North 30th. The angled parking will remain on North 39th Street per request of the business owners. Board member Thompson asked for an explanation of a cycle track and a road diet. Doug Enderson said a road diet is reusing an existing roadway and adding amenities. A cycle track is a separated two-way bike facility. Doug Enderson said they are coordinating with MDT, as Montana Avenue is a State corridor. MDT is aware of the options presented in this document and the feedback that was obtained. Board member Larsen asked why a seasonal closure on Broadway is preferred rather than a permanent closure. Lora Mattox said business owners were not in favor of closure during the winter and it might make it difficult to move traffic. There have discussions for ‘parklets’ and most businesses are interested in summertime closures.

Public Engagement Effort Schedule:

There was great community support and input for this project. The public engagement effort included a website and a survey, the ability to provide alternatives in relation to cost, and to add additional thoughts and suggestions.

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Winter 2020: Notice to Proceed; Survey Development; Outreach Coordination.

Spring 2020: Covid-19 Shelter-in-Place Order, Re-work of Outreach Plans

Summer/Fall 2020- Letters to Community Leaders and Property Owners, Press Release and Media Outreach, Presentations to Stakeholder Groups, Development of Public Service Announcement and Video Presentation.

Winter 2020: Compilation of Feedback Data, Development of Visualizations, Draft Report, Presentations of Draft Report.

Winter 2021: Final Report

Board member Tunncliff asked regarding the calendar going forward for outreach effort and construction. Lisa Olmsted said construction timelines are in the hands of the City. Board member Tunncliff asked regarding project funding sources. Lora Mattox said there is TIFD funding for the 29th and 30th Street projects, and other projects will have a variety of funding sources.

Board member Thompson commented he liked the study's treatment of 6th Avenue North with the separated path and landscaping in addition to the separated cycle path and the landscaping proposed for Montana Avenue.

Board member Woods asked if the 5th Ave Street Corridor was given consideration. Lisa Olmsted said there are several comments on integration of projects. Applications would go back to the City for the design planning. Doug Enderson said there is a missing link for a connector to get down to 13th Street and then to 5th Street.

Board member Tunncliff commented on the work done on the roadway over the railroad tracks and stated there are a lot of moving parts that should be integrated with other projects. Doug Enderson said they are working on the railroad crossing study. The purpose of this study is to obtain citizen input for feasibility. He pointed out several studies for the downtown area that are somewhat tied together. No projects have been programmed. Programmed projects are closely coordinated with all of the governing bodies.

Board member Cook asked about 27th Street toward 13th and if there have been discussion about calming the traffic on Montana Avenue. He asked about the METRA Master Plan and discussions on the need for a walkway to get to METRA. Lisa Olmsted said that the eastern end of Montana Avenue received a lot of feedback regarding the need for traffic calming. Doug Enderson said the traffic speed concerns are related to public safety. The City Engineering Division has considered the crosswalks as well. The proposed options in the study have the ability to calm traffic. A feasibility study was conducted by HDR on the crossing over Exposition Drive. Doug Enderson said it is his understanding a construction project is planned in the CIP as a TIFD funded project in tandem with a potential major development.

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Board member Woods asked if there is enough right-of-way for the Montana Avenue proposals. Doug Enderson said the goal is to leave the curb and gutters and work with existing blacktop. Discussion followed on the need to coordinate projects on Exposition Drive. Doug Enderson pointed out the extensive amount of coordination with all of the studies and projects. Board member Tunnicliff commented on proposed projects for walkways, bikeways, and landscaping around the perimeter of METRA. Lisa Olmsted provided a link to the Exposition Study.

The Planning Board will forward a recommendation to PCC on January 27, 2021.

8c. Public Hearing. Staff Presentation. Long Range Transportation Plan Amendment #2. Scott Walker, Transportation Coordinator, presenting.

Scott Walker spoke about coordination of the studies and plans in the hope that the public and staff use the proposals for future projects. He explained the need for amending the Transportation Plan due to the awarding of the BUILD Grant which will aid in funding for the Inner Belt Loop Project (Wicks Lane to west/south to connect too Zimmerman Trail); and Skyline Trail Project, (a bike path east of Zimmerman part to 27th Street). He offered to answer questions from Board members prior to the next meeting if needed.

Introduction

The Billings Long Range Transportation Plan (LRTP) is the document that lists our communities Long and Short-range transportation projects as well as Bike/Pedestrian and Transit projects. From time to time amendments are made to add or revise projects within the document.

BUILD Grant

Inner Belt Loop \$ 14,620,385

Skyline Trail \$ 4,121,380

\$ 18,741,765

List of Long Range Transportation Plan Changes

Cover page Revised on October 9, 2020 for Plan Amendment No. 2

Title page Added column for LRTP Amendment No. 2 to the amendment table

Chapter 5 Page 58, Table 5.6 - Updated cost for Inner Belt Loop project

Chapter 9 Page 124, Table 9.10 – Updated cost and name for Skyline Trail project

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Chapter 12

Page 149, Table 12.1 - Updated cost, funding source for Inner Belt Loop project

Page 152, Table 12.1 - Updated total committed cost

Page 156, Table 12.2 – Updated cost, funding source for Skyline Trail project

Page 157, Table 12.2 - Updated total committed cost

Page 168, Table 12.4 – Updated total costs based on these two projects

LRTP Amendment Review Schedule	
Review Body	Date
Technical Advisory Committee	TBD
Planning Board with PH	Tuesday, May 12
City Council	Monday, May 11
Board of Commissioners Discussion	Monday, May 4
Board of Commissioners	Tuesday, May 5 or 5/12
Policy Coordinating Committee	Tuesday, May 19

Chapter 13

Page 170, 2nd column – Updated total investment costs for the plan to \$695 million

Page 175, Table 13.5 - Added BUILD funding source and amount based on the awarded grant

Updated costs for Other (Private, Bonds, TIF, CDBG, etc.)

Updated total costs

Discussion

In response to question by President Woods, Scott Walker stated this update is required to reflect funding for projects that were not funded in the original Long Range Transportation Plan.

Board member Tunncliff asked about project construction timing. Scott Walker said an agreement is needed from FHWA to be vetted through the governing boards. He anticipates some construction on the Skyline Trail next summer and construction beginning on the Inner Belt Loop in 2022. The Inner Belt Loop Corridor study is complete. Right-of-Way will be acquired and the agreement with FHWA will allow the Skyline Trail to move forward first and follow with the Inner Belt Loop project. Board member Cook asked if the funds for the Skyline Trail included private funds. Scott Walker said Billings TrailNet has pledged some funds that will allow the project to move forward much quicker.

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Public Hearing: President Woods opened the public hearing, announced the public phone number, and asked if there is anyone wishing to speak in favor or against the Long Range Transportation Plan Amendment #2. There were no callers from the public. President Woods closed the public hearing at 7:35 pm. The Planning Board will forward a recommendation to PCC on January 26, 2021.

8d. Public Hearing. Presentation. Billings Urban Area Transportation Improvement Program, (TIP), Federal Years 2020-2024 Amd 1. Scott Walker, Transportation Coordinator, presenting.

Scott Walker explained that this item would be reviewed concurrently with the Long Range Transportation Plan Amendment. This document is the accounting of all Federal Highway and Federal Transit monies that come into the community for projects that will be completed within the next five years.

Background

- Federal regulations require that Metropolitan Planning Organizations (MPOs) review and update their Transportation Improvement Program (TIP) periodically. Given some timing and funding adjustments with several transportation projects, the current Billings 2020-24 TIP must be amended to maintain compliance with State and Federal requirements.

Staff has included below a quick reference indicating what new projects are included.

2020-2024 TIP Amendment #1 Highlights

- Build Grant - Inner Belt Loop/Skyline Trail - New Project
- Montana Avenue Overpass: Study and Rehab – New Project
- Grand Avenue (24th to Zimmerman - Pavement Preservation) - New Project
- MET Transit - Funds Added to the Program (Aware)
- All of the other monetary adjustments to the document are at the request of the Montana Department of Transportation and the Federal Transit Administration

TIP Amendment #1 Review Schedule

Review Body	Date
TAC	December 17
Planning Board	January 26
County Commission	February 2
City Council	February 8
PCC	February 16

Discussion

President Woods noted the changes listed in “red” and the definition list for the acronyms. Board member Tunnick commented on the numerous studies and asked how long the studies are valid. Scott Walker explained studies are the predecessor to projects. The Transportation Long Range Plan has a 20-year horizon and is updated every 5 years. The TIP has a 5-year horizon and it is updated annually. The duration of the other studies can vary. Staff likes to find funding within a five-year period and search for grants or other funding sources. For example, North 29th Street and North 30th Street will be changed to 2-way this summer through TIFD funds. He said the Urban Funding that was allocated to the Bypass would have a balance moving forward which will allow allocation of funding to other major projects in the community. Staff is working towards creating a short list of potential projects for this funding.

Public Hearing

At 7:50 PM. President Woods opened the public hearing, announced the public phone number, and asked if there is anyone wishing to speak in favor or against the Billings Urban Area Transportation Improvement Program, (TIP), and Federal Years 2020-2024 Amd I. No comments were received from the public. The public hearing is closed.

The Planning Board will forward a recommendation to PCC on January 26, 2021.

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OTHER BUSINESS:

9A. Standing Item. Staff Updates. Long Range Strategic Issues and an overview of future City and County issues and projects.

9A1. Project ReCode. Director Friday said City Council discussed and reviewed the Draft ReCode during several meetings. City Council passed ReCode on the second reading with a few additional amendments. Staff considered some of the amendments substantive and recommended a 3rd Reading to ensure the public is aware of the language changes. This will be on the City Council Consent Agenda on January 25, 2021. ReCode will go into effect thirty days following approval. Staff is available to Board members to answer detailed questions if needed.

9A2. Downtown Railroad Study Presentation-MDT. This will be on the January 26, 2021 Planning Board agenda.

ADJOURNMENT: 8:07 PM

APPROVED BY A MOTION- January 26, 2021

--Tamara L. Deines, Planning Clerk