

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, January 8, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Gary Levine
 Commissioner Randy Bauer
 Commissioner Ralph Brauer
 Commissioner Matthew Maul
 Commissioner Cindy Nosan
 Commissioner Gary VanScoy

Members Absent: None

Also Present: Community Development Director Timothy Gladhill
 City Planner Chris Anderson
 Assistant City Administrator/Economic Development Manager Patrick Brama

1. CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Nosan, seconded by Commissioner Maul, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Nosan, Maul, Bauer, Brauer, and VanScoy. Voting No: None. Absent: None.

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated December 4, 2014

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to approve the following minutes as presented: Planning Commission Meeting Minutes dated December 4, 2014.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Maul, Bauer, Brauer, and Nosan. Voting No: None. Absent: None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Request for Sketch Plan and Preliminary Plat Review of Brookfield 5th Addition; Case of 21st Century Bank

Public Hearing

Chairperson Levine called the public hearing to order at 7:03 p.m.

Presentation

City Planner Anderson presented the staff report stating the 21st Century Bank has submitted an application for Sketch Plan and Preliminary Plat for a proposed minor plat known as Brookfield 5th Addition. The minor subdivision proposes to re-plat approximately 0.31 acres to create one (1) buildable single-family lot. The proposed plat would not reconfigure existing property lines. The proposed subdivision would convert an existing outlot to a buildable lot. The property is generally located west of Nowthen Boulevard along Feldspar Street. This item was previously considered by the Planning Commission at a public hearing in August of 2014. At that time, the Commission continued the public hearing to the September meeting to provide additional time for the applicant to address concerns identified by staff. Prior to the September meeting, the applicant contacted the City stating that they desired to postpone the public hearing to afford them more time to work with the adjacent residents on a potential sale of the property. Recently, the applicant notified the City that an agreement on the sale of the property could not be reached and subsequently resubmitted an application for Sketch Plan and Preliminary Plat for Brookfield 5th Addition. Staff reviewed the request in detail and recommended approval of the preliminary plat contingent upon obtaining variances to the cul-de-sac standards and the front yard setback and upon compliance with the Staff Review Letter dated January 2, 2015.

City Planner Anderson also reported that this current submittal addresses three primary concerns: density transitioning; drainage and utility easements; and providing the actual home footprint overlaid on the lot. He stated that the applicant has addressed all of these concerns. Anderson also noted that Staff is developing policy for future requests of this nature.

Matt Soens, 16878 Feldspar Street, stated he was speaking on behalf of his family and his neighbors to the North. He stated that the neighborhood feels this proposal deviates from Brookfield 1st Addition; the request for the setback is going to infringe on the neighbors to the North; and that if the easement is granted, the neighborhood wants the city to do something about

the temporary cul-de-sac. He requested that the city improve the cul-de-sac to make it a proper cul-de-sac.

City Planner Anderson stated that the cul-de-sac does meet the temporary cul-de-sac requirements. He also stated that he has discussed the condition of the cul-de-sac with the City Engineer who has stated that the road has been maintained no differently than other public roads.

Mr. Soens talked about a sidewalk that does not meet minimum standards.

City Planner Chris Anderson replied that according to the city engineer, the sidewalk is compliant with current ADA standards.

Bill Dorn, attorney for Century 21st Bank, spoke about posting a security to cover road repairs needed after construction; the previous developer being required by ordinance to put a stub road in; the precedent set by the approval of Alpine Woods 3rd Addition; the proposal meeting the standards of Brookfield 1st Addition; and, their unsuccessful attempt to work out a sale with the neighborhood. He asked the city to let them move forward.

Gary Smith, 16821 Garnett Street, spoke about his desire not to sell his property. He would like the City to listen to residents when they say they do not want to sell to avoid situations like this. He did not want to see a temporary cul-de-sac as this would not meet the full requirements of a permanent/full cul-de-sac and special exceptions would be needed to build a home.

Motion by Commission Bauer, seconded by Commissioner VanScoy, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, Maul, and Nosan. Voting No: None. Absent: None.

Discussion took place regarding setback variances; the potential of putting a house pad on this lot without a variance; meeting fire and public safety requirements; basing a decision on where the cul-de-sac might be in the future throwing another lot out of compliance; deviations being reviewed by the City's Public Works department; limited turn-around space; a setback affecting the existing berm; a future policy to require a full cul-de-sac; the lot being a buildable lot without a variance; the dedication of a right of way for the lot in question; the temporary easement size; the impact on the status of the cul-de-sac if the proposal is approved; viewing the cul-de-sac as permanent and the effect on surrounding property owners; the berm issue and upgrading the cul-de-sac being forwarded to the Public Works Committee; and house placement for this lot coming back to the Planning Commission for approval.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to recommend that City Council adopt Resolution #15-01-012, granting approval of the Preliminary Plat contingent upon obtaining variances to the cul-de-sac standards (design and construction) and the front yard

setback and upon compliance with the Staff Review Letter dated January 2, 2015. VanScoy added a recommendation that this cul-de-sac be brought up to permanent standards.

Community Development Director Gladhill suggested a friendly amendment to remove the variance language from the motion and handle it in a separate resolution if a variance is needed.

Commissioners VanScoy and Maul agreed to the offered friendly amendment.

Further Discussion:

The Board discussed the importance of making the cul-de-sac a permanent cul-de-sac.

Voting Yes: Chairperson Levine, Commissioners VanScoy, Maul, Bauer, Brauer, and Nosan.

Voting No: None. Absent: None.

5.02: Public Hearing: Consider Ordinance #15-01 Approving a Zoning Amendment for R-1 Residential (MUSA) at 15153 Nowthen Boulevard NW; Case of the City of Ramsey

Public Hearing

Chairperson Levine called the public hearing to order at 7:55 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case was to adopt a Resolution to approve a Zoning Amendment for the former municipal center located at 15153 Nowthen Boulevard NW. The site is currently being used as Fire Station #2. The City Council previous adopted a Comprehensive Plan Amendment to allow for this subsequent Zoning Amendment on October 28, 2014. The City has been exploring future redevelopment options for this site over the past 12 to 18 months. It was noted there was not a development proposed at this time and the rezoning would begin the process to ultimately allow the property to be redeveloped at a later date. Staff reviewed the findings from a Study Group that focused on the potential for a data center on this site and recommended the Commission adopt Ordinance #15-01.

Citizen Input

Kristen Kimsey, 5722 152nd Way NW, asked, on behalf of herself and her neighbors, for a park and pond to be extended running east/west to act as a buffer if a residential area was built.

Community Development Director Gladhill commented that this would be taken into consideration in the City's planning. He cautioned that the City could not promise a water level in a pond.

The Commission reviewed a map of the area and discussed what residents were told the land would be used for when they bought their homes.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, Maul, and Nosan. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 8:04 p.m.

Discussion took place regarding the pond; possible rezoning; the need for consistent zoning; and, avoiding re-zoning in a piecemeal fashion.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to recommend that City Council adopt Ordinance #15-01.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Maul, Brauer, and Nosan. Voting No: Commissioner Bauer. Absent: None.

Commission Bauer indicated he voted against based on wanting to re-zone the entire area.

5.03: Public Hearing: Consider Approvals Related to Site Plan Review of Casey's General Store:

- 1. Sketch Plan (Minor Plat)**
- 2. Site Plan Review**
- 3. Conditional Use Permit (Sign Plan)**

Public Hearing

Chairperson Levine called the public hearing to order at 8:12 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to forward a recommendation to the City Council regarding a proposed Casey's General Store development at the southwest intersection of Ramsey Boulevard and Sunwood Drive in the COR. This is a city-owned property and the city has entered into a purchase agreement. Staff is comfortable with the access location, location of the trash receptacles, fencing and signage location and size. Staff reviewed the request in further detail and recommended approval.

Citizen Input

John Schuette, Design Tree Engineers and Land Surveying and representing the applicant, asked for approval of the plan and indicated they were are hoping to get started this spring.

Chairperson Levine asked about construction of a gas/spill containment system being recommended but optional.

Community Development Director Gladhill stated that standards/policies are not currently in place to require a spill containment plan but that the City feels it should be looked at in the negotiations.

Chairperson Levine inquired about what happens to Casey's down the street.

Mr. Schuette replied that the plan is for that station to stay open.

Motion by Commissioner Bauer, seconded by Commissioner Maul, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Maul, Brauer, Nosan, and VanScoy. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 8:23 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to adopt Resolution #15-01-013 Approving Findings of Fact #0939 related to Sign Plan; Resolution #15-01-014 approving Conditional Use Permit for Sign Plan; and Resolution #15-01-015 Approving the Plat entitled 'CASEY'S ADDITION'; and the Site Plan for Casey's General Store.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, Maul, and Nosan. Voting No: None. Absent: None.

5.04: PUBLIC HEARING: Consider Ordinance #15-03 Amending City Code Section 117-351 (Home Occupations)

Public Hearing

Chairperson Levine called the public hearing to order at 8:25 p.m.

Presentation

City Planner Anderson presented the staff report stating the purpose of this case is to consider amendments to the City Code Section 117-351 (Home Occupations). As the Planning

Commission may recall, this Section of City Code was discussed early in 2014 in response to several recent applications for Home Occupation Permits. At that time, the Planning Commission expressed support for potential amendments that would better ensure the peace, safety, and aesthetics typical of a residential neighborhood. The proposed revisions are intended to provide clarification for when a Home Occupation Permit is required, attempts to provide provisions for or differentiate an independent contractor and other home occupations, and attempts to strengthen the overall ordinance to ensure the tranquility of a neighborhood is maintained. Key revisions included limiting to one the number of commercial vehicles and equipment being stored on a property; how excessive traffic is defined; reiteration of how a low impact home-based business is defined; clarification of the meaning of “employee”; signage regulations; and delivery regulations. Staff further discussed the request and recommended the Planning Commission recommend that the City Council adopt Ordinance #15-03.

City Planner Anderson stated that staff is interested in the Commission’s feedback on the ordinance revision and would like to get a policy statement from the Commission. Staff’s intent is to bring this ordinance to a City Council work session before bringing it to the City Council for their approval.

Citizen Input

There was no public input.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Nosan, Bauer, Brauer, and Maul. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 8:36 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that the City Council adopt Ordinance #15-03 Amending City Code Section 117-351 (Home Occupations)

Further discussion

Commission Bauer asked for clarification of the Commission’s role with regard to this ordinance.

City Planner Anderson stated that if the Planning Commission feels the language is appropriate and that it addresses all the concerns that have been raised based on past home occupations, Staff is looking for City Council to adopt the ordinance.

Community Development Director Gladhill stated that the ordinance is being brought before the Planning Commission for approval and then will go to a City Council work session and then be approved by the Council.

Chairperson Levine indicated concern that he was not comfortable adopting an ordinance that was not an ordinance yet.

Community Development Director Gladhill stated that the Commission is acting on Ordinance #15-03 that includes existing amendments to the City Code and that is what Staff is asking the Commission to act on tonight.

Commissioner Bauer discussed the permit application process that gives opportunities for citizens to give their input.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, Maul, and Nosan. Voting No: None. Absent: None.

5.05: Review Concept Plan for a Telecommunications Tower of at least 200 Feet in Height; Case of Connexus Energy

Public Hearing

Chairperson Levine called the public hearing to order at 8:40 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case was to review a concept from Connexus Energy to construct a communications tower of at least 199 feet in height on the Connexus Energy Campus located at 14601 Ramsey Boulevard NW. The proposed tower would be of monopole design. The purpose of this tower, according to Connexus Energy staff is to implement 'smart-grid' communications that would allow Connexus Energy to instantly communicate with various equipment such as sub-stations and customer's electric meters. This is not an official request for a land use application but an opportunity for the City to provide policy feedback to assist Connexus Energy in preparing a request to the City. Staff reviewed the item further and is requesting feedback from the Commission with regard to their desire for a 199 foot tower to service Connexus Energy and if they Commission is comfortable with the height. The city will work with Connexus to bring back some sort of proposal.

Citizen Input

There was no public input.

Further Discussion

Matt Wyseth, Tom Tormson and Brian Bryant, Connexus Energy representatives, were available to answer Commission questions.

Tom Tormson, Staff Engineer with Connexus, provided background information for the Commission. He stated that Connexus Energy was looking at building a tower to enhance grid automation and communication for their trucks. There has been a consultant recommendation to have a tower at this height and to locate it on Connexus Energy property. There is an existing tower on the property that is taller but is structurally deficient and by law, they cannot add anything to the tower. The 199 foot tower would allow them to get the best possible coverage they can while at the same time staying under 200 feet to avoid FCC regulations/requirements. He also spoke about co-location possibilities.

Commissioners asked questions regarding safety and minimizing dead spots, line of sight requirements; location and replacing of the existing tower; safety and setback of the tower; and City ordinance requirements and variances.

Community Development Director Gladhill asked if there was any objection before Staff goes forward and works with Connexus Energy on the tower.

General board consensus was to go forward on a variance basis.

The Planning Commission agreed with the request of Chairperson Levine to address Case 5:06 after Case 5:08.

5.07: Review Concept Plan for Old Municipal Center Site as a Single-Family Subdivision; Case of N.I.K. Management, Inc.

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review concept plans for a single-family development on the former municipal center campus located at 15153 Nowthen Blvd NW. This is not an official subdivision review. The intent of this case is to provide broad policy direction in preliminary design. As the Planning Commission is aware, the City has been in the process of reviewing appropriate redevelopment scenarios of the former municipal center campus. As an outcome of that process, the City began the process of updating the Comprehensive Plan and Official Zoning Map. The site is still being actively used as Fire Station No. 2. The City is in the process of completing final design of a new Fire Station No. 2 on an adjacent parcel, tentatively scheduled to being construction in Spring, 2015. Per City Council direction, the City recently began negotiating a Purchase Agreement with N.I.K. Management, Inc. for a two (2) phase purchase of the site. As part of the negotiation, Staff has been discussing subdivision design with the prospect. At this time, Staff is asking if the

Commission desires to stick to the ordinance as is or would it be comfortable applying a planned unit development to look at slightly smaller lot sizes.

Commission Business

Phil Krzyaniak, representing NIK Management, was available to answer the Commission's questions.

Commissioner VanScoy asked if something is being given back to the community, such as green space as compensation for the smaller lots.

Community Development Director Gladhill stated that public benefits such as a buffer, more green space and enhancements to architectural or energy efficient design will be considered. Staff has not gotten to that level yet.

Chairperson Levine asked about doing a PUD on the pond/wetland area to determine if we could hold some of the lots back a little bit in order to provide more buffer space for residents.

Community Development Director Gladhill stated that this is a possibility and that Staff will work through the design.

Commissioner VanScoy asked at what point we consider putting in a small park.

Community Development Director Gladhill stated that this would come up through the Park and Recreation Commission and noted the City's focus has been on existing parks locations rather than adding parks.

Commission Bauer expressed concerned with funneling traffic through a residential neighborhood to the east and encouraged Staff to look at having access to Nowthen Blvd.

Community Development Director Gladhill will bring this issue to the developer and report back to the Commission. There will also be discussions with the Anoka County Highway Department. Community Development Director Gladhill asked if there was anything within the concepts to which the Commission would be totally opposed.

Commission Bauer stated his strong opposition to any development that did not have a western access.

Several Commissioners agreed with this opinion.

At the request of Community Development Director Gladhill, Assistant City Administrator/Economic Development Manager Brama, who is working with N.I.K. on the purchase agreement, clarified the Commission's concerns with the Nowthen Boulevard access issue and stated this issue will become part of the purchase agreement negotiations.

Commission Brauer spoke about the school crossing and making a case for a traffic signal on Highway 5.

Community Development Director Gladhill stated that Staff will look into the cost implications of these issues and will work with the City Engineer with regard to the safety concerns.

Commissioner VanScoy stated that if the City can get the connection they are talking about, he would be willing to look at additional density.

Commissioner Nosan asked about the number of walkers to the elementary school.

5.08: Discuss Feasibility of Indoor Self Storage Facility at North East Intersection of Bunker Lake Boulevard and Ramsey Boulevard; Case of N.I.K. Management, Inc.

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to provide feedback to a potential Buyer of the vacant parcel(s) located at the North East intersection of Bunker Lake Boulevard and Ramsey Boulevard. In 2004 and 2007, the City did review a similar request on this site. Previously, the site had been used for single-family residential. Architecture and access to county roads was looked at in the 2007 request. Staff would like to know if the Commission is comfortable with using the 2007 case to frame the Staff's review of this concept plan. Staff requested comment and direction from the Commission.

Commission Business

Community Development Director Gladhill indicated that there have not been any changes to the neighborhood since the 2007 review.

Commissioners requested that Staff move forward on this case.

5.06: Review Draft Closed Landfill Land Use Plan; Case of Minnesota Pollution Control Agency (MPCA)

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a draft of the Closed Landfill Land Use Plan prepared by the Minnesota Pollution Control Agency and to provide comment and timelines for implementation. The City is not approving this Plan at this point, but providing comment on the draft to be incorporated in the next Comprehensive Plan Update. Staff is seeking policy direction on two (2) smaller areas

of the site that are currently guided for future development in the Comprehensive Plan. MPCA members were not able to attend the meeting tonight.

The Closed Landfill Program is established within Minnesota Statute 115B. This Statute requires that the MPCA develop a land use plan for the closed landfill and for the City to make their land use plans consistent with the Closed Landfill Land Use Plan. The Statute gives the MPCA broad land use authority over this area.

The purpose of the Land Use Plan is to:

1. Protect the integrity of the landfill's remediation and monitoring systems
2. Protect human health and public safety at each landfill
3. Accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements

The City is interested the southeast quadrant of the landfill for the purpose of a business park or public works campus. The MPCA objects to this use and desires to retain soil rights to the area.

Community Development Director Gladhill requested comment from the Commission on this matter.

Commission Business

Discussion took place regarding the landfill soil; if the land would ever be on the market; and, potential uses for the land.

The Commissioners did not object to a draft being incorporated in the next Comprehensive Plan Update regarding the southeast quadrant of land.

5.09: Public Hearing: Consider Ordinance #15-02 Amending City Code Section 117-54 (Site Plan Review) and City Code Section 117-589 (Minor Plats)

Public Hearing

Chairperson Levine called the public hearing to order at 9:53 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to hold a Public Hearing on Ordinance #15-02 regarding a potential amendment to City Code Section 117-54 (Site plan review) to expand the use of administrative site plan review and City Code Section 117-589 (Minor plat) to streamline the approval process for Minor Plats. The effect of the ordinance would be to allow site plan review for smaller expansions of existing buildings that currently require full site plan review to proceed directly to Building Permit Review and reduce the time and number of steps required to approve a Minor Plat.

Community Development Director Gladhill noted that the Planning Commission did review a similar amendment as part of a larger, single ordinance in 2012 that was ultimately not adopted. This amendment was a smaller portion of the previous ordinance that showed support for moving forward. The original amendment was coming forward as the City's Strategic Plan was coming forward, so it was a logical spot to pause and let that process unfold first. The current amendment fits in well with the City's Strategic Goal to streamline many of our processes. The Planning Commission recommended that this administrative process be expanded to Minor Plat to streamline that process as well. He discussed the request further and suggested the Planning Commission recommend that the City Council adopt Ordinance #15-02.

Citizen Input

Commissioner VanScoy asked for clarification on the zoning administrator and the definition of minor versus major plats.

Community Development Director Gladhill discussed the differences between a minor and major plats.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Nosan, Bauer, Brauer, and Maul. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 9:57 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to recommend that the City Council adopt Ordinance #15-02.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Bauer, Brauer, Maul, and Nosan. Voting No: None. Absent: None.

5.10: Discuss Sign Standards for Highway 10 Corridor

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to provide broad policy direction on potential amendments to the City's sign regulations based on business community feedback and previous sign approvals. This is an introductory discussion topic at this point. No suggested amendments to City Code have been prepared at this time. Staff asked for policy direction and focused on sign height.

Sign height was the focus. Staff wants policy direction.

Commission Business

Discussion took place regarding the need to address sign height via a conditional use permit and the Commission's need for more visuals.

Community Development Director Gladhill stated he is hearing that the Commission is somewhat open to a policy change on sign height requirements, but more visuals would be required.

Assistant City Administrator/Economic Development Manager Brama stated that McDonalds has indicated it would be willing to co-locate. He stated that this is an important topic for retailers and the need for more discussions.

6. COMMISSION/STAFF INPUT

6.01: Staff Update

Community Development Director Gladhill reported that Staff is continuing to work with Connexus Energy on lighting at the Lord of Life/Stony River shared entrance; Country Club Hills continues to work on their final plans and are looking at financing; and Common Bond Community is working on their design. He commented on a very successful Armstrong Boulevard interchange thank you event. Community Development Director Gladhill reported that he is trying to schedule a strategic planning session for the Planning Commission via e-mail and that the City holiday party will be held January 9th.

6.02: Receive Update on City Council Work Session Discussion with Representative of the Metropolitan Council

Noted.

6.03: Review Term Schedule for Planning Commissioners

Noted.

6.04: Zoning Bulletins

Zoning Bulletins were noted.

Commissioner Vanscoy asked when the vision and ordinances for The COR will be reviewed.

Community Development Director Gladhill replied that he is planning to review this at the City Council's strategic planning meeting coming up in January.

7. ADJOURNMENT

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Nosan, Bauer, Brauer, and Maul. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 10:15 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Denise Bosch
TimeSaver Off Site Secretarial, Inc.