

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, September 3, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Torrey Johnson
 Commissioner Eric Peters
 Commissioner Gary VanScoy
 Commissioner Matt Woestehoff

Members Absent: None

Also Present: Senior Planner Chloe McGuire Brigl
 Deputy City Administrator Tim Gladhill
 City Planner Chris Anderson
 Planning Consultant Eric Maass
 City Council Liaison Debra Musgrove

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Senior Planner McGuire Brigl stated that there have been a few changes to the agenda, noting that Item 5.03 has been moved from the Consent Agenda and will appear as Item 7.03 under Commission Business. She stated that Item 7.01 was removed from the agenda as it was reviewed at the last Planning Commission meeting and was not intended to be included on this agenda. She stated that the Lennar subdivision request on 167th will not be discussed tonight and will appear on the October agenda.

Motion by Commissioner Peters, seconded by Commissioner Johnson, to approve the agenda as amended.

A roll call vote was performed:

Commissioner Johnson	aye
Commissioner Woestehoff	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the August 6, 2020 Planning Commission Meeting Minutes

5.02: Receive Update on O'Reilly Auto Parts Site Concept Plan

~~5.03: Review Proposed Site Plan for Storyteller Café, Case of Stories Foundation~~

Motion by Commissioner Johnson, seconded by Commissioner Peters, to approve the consent agenda as presented.

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Woestehoff	aye
Commissioner Johnson	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Resolution #20-187 Approving Preliminary Plat for Ramsey Villas North, Case of River's Bend Holdings, LLC (Project 20-117)

Public Hearing

Chairperson Bauer called the public hearing to order at 7:04 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that staff recommends approval of the project and adoption of Resolution #20-187.

Citizen Input

Marlon Glines, Riverside Development, stated that he was present to address any questions.

Motion by Commissioner Johnson, seconded by Commissioner Gengler, to close the public hearing.

A roll call vote was performed:

Commissioner Johnson	aye
Commissioner Woestehoff	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:07 p.m.

Commission Business

Councilmember Musgrove stated that she visited the property and thanked the developer for working with the earlier comments to reduce the number of homes from four to three. She asked if the Commission is interested in a noise barrier.

Senior Planner McGuire Brigl commented that the noise wall is included in the plan set and was reviewed by Anoka County and the City staff.

Motion by Commissioner Gengler, seconded by Commissioner Peters, to recommend that City Council Adopt Resolution #20-187 Approving Preliminary Plat for Ramsey Villas North.

A roll call vote was performed:

Commissioner Woestehoff	aye
Commissioner Johnson	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion Carried.

6.02: Public Hearing: Consider Resolution #20-190 Approving a Conditional Use Permit (CUP) for a Religious Institution, Connections Church (Project 20-125)

Public Hearing

Chairperson Bauer called the public hearing to order at 7:10 p.m.

Presentation

Planning Consultant Maass presented the staff report stating that staff recommends approval of the Conditional Use Permit contingent upon further site plan approval within one year.

Commissioner Johnson asked what impact the Highway 10 project could have on this site.

Senior Planner McGuire Brigl stated that Connections Church has been involved in the discussions related to Highway 10 and are aware of the potential to have an exit ramp on the property. She stated that staff is looking at alternate options, but the Church has been a great partner.

Commissioner Johnson asked if the plans for the Church would impact the current Highway 10 proposal.

Senior Planner McGuire Brigl commented that the project as planned would not impact the current Highway 10 plans.

John Kinghorn, applicant, stated that the plan as presented with the building and parking is simply to provide an idea of showing how large that would be. He stated that additional design work has not yet occurred.

Commissioner Johnson noted that the Highway 10 project shows the ramp going across the property and asked if the church is aware of the plan.

Mr. Kinghorn stated that the church is aware of the Highway 10 project. He stated that this is very preliminary, and they are simply attempting to secure an approval from the City related to this use on the property.

Citizen Input

No comments.

Motion by Commissioner Peters, seconded by Commissioner Woestehoff, to close the public hearing.

A roll call vote was performed:

Commissioner Peters aye
Commissioner Gengler aye
Commissioner Woestehoff aye
Commissioner Johnson aye
Commissioner Anderson aye
Commissioner VanScoy aye
Chairperson Bauer aye

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:17 p.m.

Commission Business

Motion by Commissioner Johnson, seconded by Commissioner Peters, to recommend that City Council Adopt Resolution #20-190 Approving a Conditional Use Permit for Connections Church, contingent upon future Site Plan approval within one year.

A roll call vote was performed:

Commissioner Peters aye
Commissioner Johnson aye
Commissioner Woestehoff aye
Commissioner Gengler aye
Commissioner Anderson aye
Commissioner VanScoy aye
Chairperson Bauer aye

Motion Carried.

6.03: Public Hearing: Review Resolution #20-188 and Ordinance #20-17 Considering Allowing Event Center on Residential Property, Case of Blue Cottage Farms (Project 20-122)

Public Hearing

Chairperson Bauer called the public hearing to order at 7:18 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that staff is open to the idea of having event centers on residential properties with strict conditions and items required for approval. Staff is open to modifications to the proposed ordinance amendments and Conditional Use Permit. Staff notes that if the ordinance amendment and Conditional Use Permit are approved, the applicant would still be required to work with the Fire Marshal and Building Official to receive

an update Certificate of Occupancy (CO) and address items onsite such as spacing, sprinkling/fire prevention, and ADA compliance.

Senior Planner McGuire Brigl noted that written comments received from residents were distributed to the Commission and highlighted the key items brought forward from the resident comments. She stated that staff received signatures from neighbors opposing the project. She stated that public notice was required to be sent within 350 feet of the subject property. She noted that ten additional notices were hand delivered one block to the east, which were not legally required but at the request of residents and the Council. She noted that this request was also noticed online, and a sign was placed on the subject property to provide additional notice to the public.

Chairperson Bauer asked if someone can currently receive a special events permit for a wedding on their own property. He asked if the music is required to stop at 10 p.m. or the event.

Senior Planner McGuire Brigl confirmed that someone could get a special events permit for that purpose and the music is required to stop at 10 p.m., but the event can continue later.

Chairperson Bauer stated that under the request the music would stop at 10 p.m. but the event could continue to 11 p.m. and asked what would occur during that hour.

Senior Planner McGuire Brigl replied that the applicant stated that music would end at 10 p.m. and that would leave the last hour for the guests and vendors to pack up and leave.

Chairperson Bauer asked if the bar could remain open until 11 p.m.

Senior Planner McGuire Brigl stated that could occur as written. She noted that the language could be made clearer that the last hour is meant for cleanup.

Commissioner VanScoy asked the number of residents that signed petition.

Senior Planner McGuire Brigl commented that 27 households signed the petition against the request.

Commissioner Gengler asked the restraints that would be placed on liquor sales.

Senior Planner McGuire Brigl stated that a licensed bartender would be needed, or the caterer would be required to hold that license.

Chairperson Bauer asked if weddings/special events are a permitted use in any of the City's zoning districts.

Senior Planner McGuire Brigl commented that she believed they are allowed in commercial districts and are not currently allowed in residential districts.

Citizen Input

Rachel __, 5552 179th Lane NW, stated that she appreciates everyone being able to speak their mind and the concerns brought forward by neighbors. She stated that they are flexible and want this to be something good for the community. She stated that they would start small with one or two weddings per month. She commented that she originally proposed for music to end at 10 p.m. but would be willing to end that at 9:00 p.m. She explained that the guests would be required to leave when the music ends and the last hour is meant to provide time for the bridal party to gather their belongings. She stated that she would also propose no smoking because she would not want to have the fire risk. She stated that she would be willing to install a fence on the east side of the property if desired by the neighbors. She stated that they are improving the barn and have held two graduations parties on their property for family/friends. She stated that as things have changed with COVID, this has been something that she would like to offer to people. She noted that she would like to keep it small with only the barn being used and perhaps a future bathroom building and space for the bridal party to get ready in, if allowed. She noted that smaller events could take place in the afternoon, concluding by 6:00 p.m. with the last hour for cleanup ending at 7:00 p.m. and would be held on Saturday or Sunday.

Chairperson Bauer asked if the two events that were held on her property would be considered commercial, specifically whether she charged for the use of her property.

Ms. Massmann replied that they were not, explaining that they held their wedding on their property and alerted the neighbors prior to the event five years ago. She stated that they also held their daughter's graduation party two years ago from 1:00 to 5:00 p.m. with all parking on their own property. She stated that she also hosted a graduation party for a friend's child and followed the same format.

Chairperson Bauer asked the largest event that they have held on the property.

Ms. Massmann, replied that would be their wedding and there were 160 guests, estimating about 50 vehicles. She stated that the graduation parties were open house style with guests coming into the party for an hour or so during the allotted time.

Kathy Westensee, 5420 177th Lane NW, stated that she also submitted a written letter. She commented that there are six homes that border this property. She noted that it is a long rectangle property with the barn and home in the middle. She stated that she is opposed to this as they enjoy their yard in the evenings and weekends and enjoy the wildlife. She was concerned that this activity would change the habits of the wildlife. She was also concerned with the traffic and noise that would generate from this use. She stated that her next-door neighbor is 90 years old and commented that she would not feel safe if events were held on this property.

Cindy Peterson, 17745 Fluorine Street, stated that they have heard noise when the property has held events in the past. She stated that she has concern that the vehicles exiting the property would shine their lights onto adjacent homes. She stated that she is also concerned with the safety of the roadway and for vehicles exiting the property attempting to get onto the road.

Jackie Thompson, 17957 Iodine Street NW, stated that the venue would offer alcohol and she would be concerned with drunk driving that could occur. She stated that many people use Iodine

as a cut through rather than using 179th. She stated that there are quite a few children in the neighborhood that bike and play in the street that she would be concerned about. She stated that an event could generate 100 vehicles every weekend or every other weekend and she would be concerned with that. She stated that she opposes the request because of the alcohol use and traffic that would be generated.

Zach Bray, 5410 177th Lane NW, stated that he and his wife recently had a baby and would be concerned with the noise. He stated that the property does not have a storm shelter and asked where people would go if a storm came.

Dayette O'Brien, 5400 177th Lane NW, stated that she submitted an email with 15 key points of concern. She stated that this property is zoned residential and a wedding with alcohol would be the same as a bar. She commented that people do not want to live next to a bar. She stated that they did not move to this location to live next to a bar.

Kevin Dowell, 17937 Germanium, stated that he believes that this is not just impactful for the neighbors but also adjacent properties because of the noise. He stated that this would be an outdoor venue and the sound would carry. He stated that he is also concerned with traffic on 179th and the pedestrian traffic as there are no sidewalks. He stated that even though this would be small, businesses grow, and the problems would grow as well.

Ms. Massmann appreciated the comments of the neighbors. She stated that she does not want to cause problems. She stated that she would love to use the property and open it for use for outside events. She noted that with COVID people would prefer to have outdoor events.

Chairperson Bauer stated that the business plan shows a few events in the first few years and then additional events in the future. He asked if there would be a limit of events based on the business plan or whether the larger number of events could occur at any time.

Senior Planner McGuire Brigl stated that as written there would not be a restriction matching the business plan. She stated that the CUP could be drafted in a way that would place a restriction on the number of events per year. She reviewed some of the draft conditions that would be suggested for a CUP of this nature.

Tammy Ruttger, 17944 Germanium Street, stated that her main concerns are related to overflow parking that could park on her street in front of her home. She stated that she is also concerned with what would occur in the case of a fire as there are no hydrants in the area.

Motion by Commissioner Johnson, seconded by Commissioner Woestehoff, to close the public hearing.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Johnson	aye
Commissioner Woestehoff	aye

Commissioner Gengler aye
Commissioner Peters aye
Commissioner VanScoy aye
Chairperson Bauer aye

Motion Carried.

Chairperson Bauer closed the public hearing closed at 8:00 p.m.

Commission Business

Commissioner Johnson stated that he loves the idea of having a wedding event venue with a barn in Ramsey but did not believe this was the right location because of the close proximity to neighbors, traffic, threats of fire, and that alcohol would be served in a residential area.

Commissioner Woestehoff asked staff for clarification on the suggestion of an Interim Use Permit rather than a Conditional Use Permit, specifically whether the intent was for the permit to be time based rather than location based.

Senior Planner McGuire Brigl confirmed that the intent of that suggestion would be to have the permit be time based. She stated that all of these approvals are reviewed by a development committee that include all City departments, including public safety. She stated that if the use were approved, public safety would work with the property to ensure that the building would be safe in terms of fire protection. She stated that all building permits and property reviews are funded by the applicant and not the taxpayers.

Commissioner Woestehoff stated that he would be in favor of the ordinance but not this CUP. He asked that the actions be considered separately.

Chairperson Bauer stated that the Commission could make a recommendation on the ordinance amendment without making the same recommendation on the CUP.

Senior Planner McGuire Brigl stated that if something is listed as a conditional use in the zoning code, an applicant would receive the permit if the applicable conditions were met. She stated that a denial would not be appropriate if the applicant meets the requirements of the ordinance and findings of fact in the Conditional Use Permit. She stated that if the Commission is open to amending the zoning code, she would recommend that staff review the language again and also work with the applicant to further amend the CUP from the applicant as well.

Chairperson Bauer stated that there were comments on two intersections and asked if public safety has commented on those intersections.

Senior Planner McGuire Brigl stated that she had not heard those concerns prior to this week and would be willing to speak with public safety.

Councilmember Musgrove advised of outdoor wedding venues that other small cities have, including one venue in Ramsey. She stated that perhaps the applicant would be willing to not allow alcohol and have an earlier closing time, perhaps 8:00 p.m. She stated that fencing would also help with noise and keeping people on the property. She stated that she likes the idea of this as it brings people into Ramsey but also has concerns with this location.

Commissioner Gengler stated that she understands the concerns of the neighbors but believes that the applicant seems to be very flexible. She stated that she is surprised that this request has not come before the Commission before because of the popularity of barn/outdoor weddings. She stated that although this is the first request, she does not believe it would be the last.

Senior Planner McGuire Brigl stated that there has been interest from venues in the past but when staff mentions a Code amendment would be necessary, it tends to scare them off.

Commissioner Woestehoff referenced the difference between IUP and CUP and asked if the same guidelines would apply to an IUP. He questioned if an IUP would require an ordinance amendment.

Senior Planner McGuire Brigl explained that a CUP is a more commonly used tool and would run with the property, whereas an IUP would terminate if the property were sold to another party.

Commissioner VanScoy stated that he likes the suggestion that the property owner and neighbors work together as it sounds like there has not been much discussion to this point and it appears the applicant is flexible. He stated that he would like to see the group table this to allow time for that additional discussion. He stated that he is concerned with maintaining the rural character but likes the concept of having events under controlled circumstances that would be accepted by the neighbors.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to table the request to allow additional discussion between the property owners and neighbors.

Further discussion

Commissioner Woestehoff asked if both matters should be tabled or whether the ordinance amendment could continue forward. Commissioner VanScoy stated that he agrees that they are separate issues but believes that additional research is needed to determine if this response would come forward with any request. He stated that he would prefer that both items be tabled at this time. He stated that if an agreement cannot be reached at this time, he finds it hard to believe that people would be supportive in any rural area of Ramsey. Chairperson Bauer stated that he would agree that the items should remain together as perhaps the group will decide that the ordinance amendment would not make sense after additional consideration. Commissioner VanScoy commented that this is an excellent way to gather public input on this topic.

A roll call vote was performed:

Commissioner Peters aye

Commissioner Gengler aye
Commissioner Woestehoff aye
Commissioner Johnson aye
Commissioner Anderson aye
Commissioner VanScoy aye
Chairperson Bauer aye

Motion Carried.

7. COMMISSION BUSINESS

~~7.01: Review Sketch Plan for Riverstone South; Case of Capstone Homes~~

7.02: Review Revised Sketch Plan for Hunt Addition, Case of Platinum Land (Project 20-105)

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends directing the applicant to develop a preliminary plat incorporating staff comments and working with the adjacent neighbor to allow the neighboring property to develop in the future, per the property owner's request.

Commission Business

Councilmember Musgrove stated that she has concerns with Lot 14. She commented that the easement would be close to where a home would sit, and the property owner would assume they own more land than they do. She noted that she also has a concern with Lot 25. She stated that homeowners do not always understand how an easement works.

Senior Planner McGuire Brigl stated that staff is also concerned with Lots 14, 25, 49, 55 and 56. She stated that there are other properties in the city that have similar easements that have caused confusion and multiple calls to City staff. She stated that she would prefer to see 80 feet of buildable area for lots without the easement.

Councilmember Musgrove commented that she believes that the lots would be more saleable in that manner and would create a better product that would benefit the developer in the end.

Chairperson Bauer commended the developer for working with the City and the intent to not rezone the property. He believed that with these modifications the developer could come back with a sketch that would address these issues and continue this moving forward.

Jason Bebeau, applicant, referenced the lots that were mentioned by Councilmember Musgrove and staff and commented that when people are purchasing lots in a development, every single lot is 80 feet wide and they are aware of what they are purchasing. He asked why they would want to lose additional lots when every lot is 80 feet wide and noted that all four corners of the lot are

marked. He stated that each lot as proposed is 80 feet wide and those with an easement would be 80 feet wide without the easement.

Senior Planner McGuire Brigl highlighted Lot 49 and stated that the lot is 81 feet wide which includes half of the 75-foot-wide easement, which equates to 40 feet of buildable space.

Mr. Bebeau commented that the lot meets the 80-foot requirement.

Senior Planner McGuire Brigl explained that would not be 80 buildable feet wide. She stated that the lot dimensions would not be met because of the inclusion of the easement.

Commissioner Woestehoff asked if there has been any movement on the Trott Brook North property that would help to move along the connection to utilities.

Senior Planner McGuire Brigl commented that there is nothing new to report on that property.

Chairperson Bauer stated that he would suggest that the developer work with staff to address the issues mentioned before going to the expense of preliminary plat.

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to direct the applicant to develop a preliminary plat application incorporating staff and neighbor comments.

7.03: Review Proposed Site Plan for Storyteller Café; Case of Stories Foundation

Presentation

Planning Consultant Maass presented the Staff Report and stated that staff is looking for generation direction from the Commission as to whether or not the applicant should move forward with completing a formal application for review. The Planning Commission should indicate general support or lack of support for the proposed project to provide both the applicant and staff as to how to proceed.

Senior Planner McGuire Brigl commented that this is a unique property that is skinny, abuts a road and a daycare and believes that this is a good fit for the property. She stated that this project seems to fulfill goals of the City, bringing additional restaurants to the community.

Commission Business

Chairperson Bauer stated that there was concern in the past with what could fit on that narrow strip and commented that this appears to be an excellent fit for the property.

Commissioner Anderson asked the type of apartments, whether they would be market rate, and stated that he would also be interested in the foundation proposing this project.

Stephanie Page, Executive Director of Stories Foundation, stated that they are a nonprofit organization that creates social impact businesses to help fight human trafficking. She stated that

their goal would be that the café would be a presence in the community that would serve good food and educate about the social justice issues that exist. She stated that she believes that social impact businesses are underused in the community. She stated that people can know that eating their lunch or having their coffee helps to fight the issue of human trafficking. She stated that one of the three apartments would be occupied by her parents, who would then manage the property and the other two apartments would either be market rate apartments to help cover the costs or would be available for women coming out of situations where they need a next step. She stated that they would partner with local programs for safe housing that would provide a steppingstone for women that are in a position where they need assistance until they are able to get a market rate apartment. She stated that the café would also create job opportunities for those that need that support.

Commissioner Gengler commented that the drawings are impressive, this is a beautiful design and it seems that this would be a good fit for the space and a great addition to the business community.

Councilmember Musgrove asked if the applicant's parents are local to the area and asked for more details on the length of stay for the other two apartments.

Ms. Page confirmed that her parents are local. She stated that the apartments would not be turning over constantly. She explained that these apartments would be a next step for those that have already come out of an unsafe situation and have been in a one to two-year program. She explained that the apartments would be available on a sliding scale with rents increasing over time to prepare that tenant for their next step into a market rate apartment. She stated that if there is not anyone that needs those apartments for that use, the apartments could be rented at market rate to contribute to the cause. She stated that the apartments would be leased on one-year terms.

Councilmember Musgrove commented that sex trafficking is a serious issue and stated that she would be more in agreement to supporting the apartments if it was used for that space. She stated that she would be concerned with having market rate apartments, simply to have them in a business area.

Ms. Page noted that she has not thought through the apartments completely, noting that they intent to use those apartments as a next step for women in their journey of healing.

Commissioner VanScoy stated that having apartments in a commercial building would be a permitted use and therefore that could not be denied for that purpose. He referenced the parking which was mentioned as somewhat deficient in the staff report and asked for additional details.

Planning Consultant Maass reviewed the different parking requirements with The COR and how the calculation could be made. He stated that 20 stalls would be proposed. He stated that because this is not a true restaurant and is more of a cafe with a drive-thru, the same parking may not be needed. He stated that there is a proposed training area that could bring in larger groups with a higher parking demand.

Commissioner VanScoy asked how on-street parking would apply.

Planning Consultant Maass stated that street parking was not taken into account when reviewing the request but confirmed that on-street parking would be available on Sunwood and Veterans Drive. He noted that perhaps there is also an opportunity for shared parking with the daycare and at the parking ramp.

Commissioner Anderson asked if there would be two to three employees and whether those would be the people occupying the apartments.

Ms. Page stated that there will be a combination of people that live onsite and offsite for employees and noted that volunteers would also work at the business.

Chairperson Bauer stated that this looks like an interesting project and a good use of the odd shaped parcel. He stated that even though parking would be restricted because of the size of the parcel, there are opportunities for off-site parking as well.

8. COMMISSION / STAFF INPUT

Senior Planner McGuire Brigl highlighted some items that will come forward to the Commission for review in October. She stated that there is a lot of building within Ramsey and advised of the new staff member the department will be gaining to provide assistance.

City Planner Anderson reported that the City is intending to hold a fall recycling event on September 26th from 8:00 a.m. to noon at the public works campus.

Senior Planner McGuire Brigl stated that the City will also be hosting a series of *Happy Daze* events and noted that more information can be found on the City website.

9. ADJOURNMENT

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

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Woestehoff	aye
Commissioner Johnson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Gengler, Johnson, Peters, VanScoy, and Woestehoff. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 9:00 p.m.

Respectfully submitted,

Chloe McGuire Brigl
Senior Planner

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.