

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, October 24, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:                   Chairperson Cheri Gengler  
  Commissioner Bruce Anderson  
  Commissioner Ryan Heineman  
  Commissioner Tom Hunt  
  Commissioner Eric Peters  
  Commissioner Gary VanScoy

Members Absent:                   Commissioner Randy Bauer

Also Present:                       Planning Manager Todd Larson  
  City Planner Adam Martin  
  Senior Planner Chris Anderson  
  City Council Liaison Matt Woestehoff

**1.     CALL TO ORDER**

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

**2.     PLEDGE OF ALLEGIANCE**

Chairperson Gengler led the group in the Pledge of Allegiance.

**3.     CITIZEN INPUT**

None.

**4.     APPROVAL OF AGENDA**

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Peters, Heineman, Anderson, Hunt, and VanScoy. Voting No: None. Absent: Commissioner Bauer.

**5.     CONSENT AGENDA**

**5.01:   Approve the September 26, 2024 Planning Commission Meeting Minutes**

Motion by Commissioner Hunt, seconded by Commissioner Anderson, to approve the consent agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Hunt, Anderson, Heineman, Peters, and VanScoy. Voting No: None. Absent: Commissioner Bauer.

## **6. PUBLIC HEARINGS/COMMISSION BUSINESS**

### **6.01: Public Hearing: Variance and Lot Line Adjustment – 8310 – 8324 159<sup>th</sup> Lane NW**

#### **Public Hearing**

Chairperson Gengler called the public hearing to order at 7:02 p.m.

#### **Presentation**

Planning Manager Larson presented the staff report stating that staff recommends approval of the variance and lot line adjustment.

Commissioner Van Scoy recognized that both lots are already nonconforming as they are below the minimum lot size and asked if the variance is still then necessary.

Planning Manager Larson replied that the variance is still required as one nonconforming lot would become more nonconforming in this transaction.

Commissioner Heineman asked who was responsible for the survey that was done in the past.

Planning Manager Larson replied that he does not want to assess blame because that is not known as things were much different when the neighborhood was constructed 30 years ago.

#### **Citizen Input**

Commissioner Heineman asked if both homeowners are okay with this new property line.

Planning Manager Larson replied that both homeowners signed the application.

Commissioner Anderson stated that he went to the site and met with the homeowners and this solution seems to be the best option to get this property fixed so that it could be sold. He noted that the alternative would be to remove a deck and pool and perhaps the home itself is not conforming either. He believed that this is the best solution for the situation.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners VanScoy, Peters, Anderson, Heineman, and Hunt. Voting No: None. Absent: Commissioner Bauer.

Chairperson Gengler closed the public hearing at 7:08 p.m.

### **Commission Business**

Motion by Commissioner Peters, seconded by Commissioner Hunt, to adopt Resolution #24-291 Approving a Variance to Lot Area at 8310 and 8324 159<sup>th</sup> Lane NW and a Lot Line Adjustment.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Peters, Hunt, Anderson, Heineman, and VanScoy. Voting No: None. Absent: Commissioner Bauer.

### **6.02: Public Hearing: Adopt Resolution #24-284 Granting a Variance to Height Limitations for a Detached Accessory Building Located at 17646 St. Francis Boulevard NW (Project No. 24-121); Case of Chuck and Angie Lattery**

### **Public Hearing**

Chairperson Gengler called the public hearing to order at 7:09 p.m.

### **Presentation**

Senior Planner Anderson presented the staff report stating that staff recommends adoption of Resolution #24-284 granting a variance to height restrictions for a detached accessory building in the side yard of the subject property. He stated that one letter of support was received from an adjacent neighbor and one call was received to ask questions noting that person also did not object to the building, as long as it is not intended to be used for commercial purposes.

Commissioner VanScoy asked if the proposed garage would be in the side yard.

Senior Planner Anderson commented that the house is only 21 feet from the front property line, which is much closer than current City Code would allow. He stated that the proposed building would be set back 40 feet from the property line to meet the front setback and slightly northwest of the home, which would be considered the side yard of the property.

Commissioner VanScoy commented that it looks like it would be close to being behind the home.

Senior Planner Anderson confirmed that it is close to being behind the home but because the home is at an angle, the building would not be entirely behind the home.

Commissioner Anderson asked if the variance would be required if the building were moved back a few more feet to be behind the home.

Senior Planner Anderson replied that if the building were in the rear yard, it would not require a variance, as the height of an accessory building in the rear yard could be up to 30 feet. He noted

that moving the structure further back would require additional tree removal and grading because of the slope in that area.

Commissioner VanScoy asked the rationale of the change in City Code.

Senior Planner Anderson replied that he does not have an answer to support why the relationship of a building in the side yard supports a reduction in the allowed height.

### **Citizen Input**

Charles Lattery, applicant 17466 St Francis Blvd, thanked staff for the thorough presentation. He stated that his home sits at an angle and the location for the proposed building replaces the previous garage but extends to the tree area with not much difference in the height. He stated that when they purchased the property, they also removed the deteriorating barn along with the garage. He stated that they have tried to comply with everything by working with staff and was surprised to learn that he now had to apply for a variance when last year he was told he would not need a variance. He stated that the backyard is all clay, and they cannot even drive on it once spring comes. He noted the erosion problems that he has had because of the slope and would not want to add a building to that area which already has issues.

Commissioner Anderson asked what a mudding truck is.

Mr. Lattery explained that it is a large truck, jacked up with large tires for playing in the mud. He explained that the truck is nine feet, eight inches and needs the additional height to allow him to raise it on a hoist. He stated that the 14-foot doors would allow him to move an RV in and out of the building.

Commissioner Hunt stated that it is unfortunate that the Code changed and now requires a variance, but was pleased to see him going through the process.

Mr. Lattery commented that staff have been great to work with as well.

Commissioner Heineman commented that he believes this structure would look great and would be positioned in the right place.

Mr. Lattery commented that his neighbors are also present in support of the request.

Jeff Hillman, 6131 Green Valley Road, commented that he lives to the west and supports the request. He noted that the backyard drops significantly and there would be a significant cost to building in that area. He commented that he received a similar variance for the shed and building on his property. He stated that this height is reasonable for the proposed use to allow him to work on his vehicles.

Ron Trail, 6025 Green Valley Road, commented that he is the neighbor to the south. He commented that they do not have a fence and has no objections to the request.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners VanScoy, Anderson, Heineman, Hunt, and Peters. Voting No: None. Absent: Commissioner Bauer.

Chairperson Gengler closed the public hearing at 7:30 p.m.

### **Commission Business**

Motion by Commissioner Anderson, seconded by Commissioner Heineman, to adopt Resolution #24-284 Granting a Variance to Height Restrictions for a Detached Accessory Building in the Side Yard of the Subject Property.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Heineman, Hunt, Peters, and VanScoy. Voting No: None. Absent: Commissioner Bauer.

### **6.03: Public Hearing: Consider a Conditional Use Permit for Motor Vehicle Repair for Blanery LLC at 6581 141<sup>st</sup> Avenue NW**

### **Public Hearing**

Chairperson Gengler called the public hearing to order at 7:31 p.m.

### **Presentation**

City Planner Martin presented the staff report stating that staff recommends motion to adopt the Conditional Use Permit (CUP), contingent upon satisfying the conditions listed in Resolution #24-303 and having updated plans in time for City Council review.

Commissioner VanScoy asked if there were any outstanding issues related to landscaping or any other plan elements.

City Planner Martin commented that there are some minor issues that staff is working with the architect on, primarily pertaining to lighting, but those are minor in nature and revised plans should be received prior to City Council review.

Commissioner Anderson asked if the area would be fenced in the back part of the property with a material that you could not see through.

City Planner Martin confirmed that the proposed fence would be fully opaque to ensure anything parked in that area would not be visible from the right-of-way.

### **Citizen Input**

Alexander Blaschchanitsa, applicant, stated that he was present to answer any questions. He confirmed that they would have a fence on the back of the property to block the view of the vehicles for both aesthetic and security purposes.

Commissioner Van Scoy commented that this looks like a great project.

Chairperson Gengler asked if this is a new business.

Mr. Blaschchanitsa replied that this is a new business, but he is a builder and has experience. He stated that he connected people within his network to build the shop and staff the business.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Peters, Hunt, Anderson, Heineman, and VanScoy. Voting No: None. Absent: Commissioner Bauer.

Chairperson Gengler closed the public hearing at 7:41 p.m.

### **Commission Business**

Motion by Commissioner Van Scoy, seconded by Commissioner Hunt, to recommend that City Council adopt Resolution #24-303 Approving a Conditional Use Permit for Motor Vehicle Repair at 6591 141<sup>st</sup> Avenue NW, subject to the conditions specified within the resolution.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners VanScoy, Hunt, Anderson, Heineman, and Peters. Voting No: None. Absent: Commissioner Bauer.

### **6.04: Public Hearing: Consider Ordinance #24-14 Pertaining to Residential Driveways**

#### **Public Hearing**

Chairperson Gengler called the public hearing to order at 7:43 p.m.

#### **Presentation**

Planning Manager Larson presented the staff report stating that staff is concerned that the proposed regulations would create unpleasant situations between neighbors as well as drainage and snow storage issues.

Commissioner VanScoy asked what was driving the desire to change the standards.

Councilmember Woestehoff commented that driveways themselves do not have a safety hazard when it comes to fire protection. He stated that at the end of the day it would be the risk of the homeowner to place their driveway at the lot line.

Commissioner VanScoy used the scenario that two property owners both chose to place their driveways at the lot line and asked how vehicles just a few inches apart would open their doors. He stated that people also say they move to Ramsey because of the rural character and open space and therefore questions this concept.

Commissioner Hunt asked how this would compare to other cities in the county, as his quick search showed three to five feet.

Planning Manager Larson replied that typically the driveway setback is five to ten feet, and Coon Rapids allows zero. He stated that the bigger, inner city metro area tends to have less noting Richfield at zero, and the more suburban communities tend to use five feet.

Commissioner VanScoy asked the typical lot width for a zero-driveway setback.

Planning Manager Larson replied that some of the older Coon Rapids lots are 50 feet wide.

Councilmember Woestehoff stated that when he lived in Richfield his lot was 60 feet wide and a shared driveway with the neighbor.

### **Citizen Input**

Frank Antinozzi, 7041 147<sup>th</sup> Avenue NW, stated that he would be fine with a zero setback for driveways as vehicles are parked next to each other when there are shared driveways. He stated that not everyone parks in their driveway and the additional driveway space could be used for maneuvering a trailer and not necessarily parking.

Commissioner Peters stated that in his neighborhood there was a house fire that jumped to a truck which then exploded and therefore if there was another vehicle right next to that, it could have easily jumped to the next vehicle. He stated that for that reason he would not support a zero setback for the driveway, but could support a reduction.

Chairperson Gengler asked if the fire department had input on this change.

Planning Manager Larson replied that fire did not have an interest one way or the other.

Mr. Antinozzi commented that fences can be installed along the property line and that would be more flammable than a vehicle. He stated that if you drive around Ramsey there are a lot of driveways to the property line, whether they received the proper approval or not. He stated that he has also seen it in other communities.

Commissioner Van Scoy stated that the only location in Ramsey where he has seen driveways to the property line is where the neighborhood is under a PUD with shared driveways.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, VanScoy, Heineman, Hunt, and Peters. Voting No: None. Absent: Commissioner Bauer.

Chairperson Gengler closed the public hearing at 7:53 p.m.

### **Commission Business**

Commissioner VanScoy commented that he did not see a need to change the Code.

Commissioner Heineman stated that he is happy to see this item come back as he believes that people should be able to use their property to the degree they would like. He stated that fictitious scenarios that are extreme are not a reason to limit other properties in Ramsey. He commented that while he was surprised to see support from the Council to change to zero feet, he supports the change.

Commissioner Anderson stated that when he took the job on the Planning Commission, he had to put aside his personal feelings about a lot of issues that have come before the group and instead weigh whether the request meets the requirements. He stated that he will not be supporting this change and did not believe that personal opinions should weigh in on what is best for Ramsey. He stated that just because you can build to the property line does not mean there will not be issues between neighbors. He stated that in the cases that these requests have come through, comments have been provided by neighbors that they would prefer to have five feet and do not like things to the property line. He stated that he would prefer to leave the Code as is and continue to review requests case by case.

Chairperson Gengler stated that her position remains unchanged in that she could support something less than five but believes that it would be problematic to allow the driveway to the property line as she believes that would cause problems between neighbors. She stated that she does not support a zero setback from the lot line for driveways.

Motion by Commissioner Heineman to recommend that City Council adopt Ordinance #24-14 Pertaining to Residential Driveways.

Motion failed for lack of second.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council not make a change to the ordinance related to driveway setbacks.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners VanScoy, Anderson, and Hunt. Voting No: Commissioners Heineman and Peters. Absent: Commissioner Bauer.

## **7. COMMISSION BUSINESS**

**7.01: Consider Sketch Plan for Emerald Estates, Located on 181<sup>st</sup> Avenue NW, West of Xenolith Street (Project No. 24-123): Case of Alan and Joni Greenwaldt**

## **Presentation**

City Planner Anderson presented the Staff Report and asked the Commission to provide feedback and direction to the applicant on the Sketch Plan.

## **Commission Business**

Commissioner Heineman asked if he should not be involved in the discussion if he were potentially considering purchasing one of these lots in the future.

Planning Manager Larson commented that at this point there is no financial stake in this and there is no action being taken, therefore Commissioner Heineman could participate in the discussion but perhaps could abstain if this moves forward to preliminary plat.

Commissioner Heineman stated that he would prefer to abstain from the discussion as he is perhaps interested in building a house on one of these lots.

Commissioner VanScoy commented that Commissioner Heineman's desire to see this move forward would provide a good point of view and he would actually welcome that feedback during this discussion.

Commissioner Heineman commented that is a good point.

Commissioner Anderson stated that feedback can still be provided, and Commissioner Heineman could simply abstain from future voting. He echoed the comments that he appreciates all points of feedback.

Commissioner Hunt agreed that he would be interested in input from someone that may be interested in purchasing one of these lots.

Commissioner Van Scoy commented that this looks like it would be a nice development that is very unique and has potential issues. He asked if a planned unit development (PUD) approach has been considered.

City Planner Anderson replied that there has not been thought or talk of doing this as a PUD as this would meet all requirements of the rural residential zoning district, aside from the driveway of lot seven going onto lot eight. He stated that the County does have some trepidation about allowing that many new driveways but there is not ultimately a requirement preventing that.

Commissioner Anderson stated that he likes the idea but does not like the idea that there would be 13 driveways coming out onto a busy highway. He suggested making up to three access points for the property. He referenced the comments from the Highway Department which lent him to believe there would be an implied safety hazard. He stated that perhaps there is a service road for the 13 driveways that then connects to the major artery. He stated that he likes the idea of the overall project but believes the driveways would be a huge safety issue.

City Planner Anderson stated that to the west there looks to be a very similar layout with lots that have direct access onto CR 64, and to the east there is another similar scenario. He stated that he does understand the safety concerns but as proposed this would fit with what exists in the area.

Commissioner Anderson commented that the Commission has been working hard to put safety first and minimize the chance of accidents on the busy roads when considering new developments. He recognized that the lots to the east and west exist and have been there, but they should also focus on safety.

Councilmember Woestehoff stated that he pulled up old numbers from the Highway Department and that stretch of road has about 3,400 daily vehicles whereas Armstrong has 6,000. He commented that it is not the busiest of the County roads in Ramsey. He noted that the horrible corner on CR 5 has a count of 9,000.

Commissioner Peters asked if the property is also for sale on the Nowthen side of the road. It was confirmed that property has been sold. He noted that there could then be more houses going in. He stated that he traverses that road daily and you take caution during the winter months. He stated that in the future there would most likely be action by the County to improve the road and perhaps add turn lanes.

Chairperson Gengler invited the developer to address the Commission.

Eric Lewth, Landform, stated that he was present in representation of the applicants.

Commissioner Anderson asked how open the applicant is to working to develop an alternative to 13 driveways.

Mr. Lewth stated that the MnDOT access management manual recommends a minimum spacing of 100 feet between driveways on a 55 mile per hour road. He stated that they are proposing an average of 200 feet between driveways which is double that recommendation. He stated that they are happy to entertain other suggestions but would like to submit a compliant application without variances. He stated that minimum lot frontage of 200 feet for rural properties is based off the MnDOT recommendation that has not changed for the last 50 years.

Commissioner Hunt referenced the ideas of shifting five or ten feet on the lot line to accommodate the driveway and asked the thoughts of the applicant.

Mr. Lewth noted a no disturb buffer from the watershed.

City Planner Anderson replied that the Lower Rum River Water Management Organization (LRRWMO) requires that the member cities require a 16.5-foot wetland setback.

Mr. Lewth confirmed that they could look at shifting a bit, but it would be difficult to avoid 100 percent of the buffer. He stated that if there is a five-foot setback for a driveway, they could move that and it would impact the buffer and not the wetland itself, but also acknowledged the potential that the setback could be reduced to zero per the previous discussion.

City Planner Anderson stated that if there seems to be support for this, when the preliminary plat is submitted the applicant could include a request to deviate from the 16.5 wetland buffer impact for that strip. He stated that should keep the driveway entirely on lot seven, and meet the five-foot driveway setback without encroaching into the wetland.

Commissioner VanScoy stated that he is concerned with the safety of the situation and asked for details on the sight lines, recognizing that this is a straight segment of the road.

Mr. Lewth replied that this would be 13 driveways within one half mile. He stated that the sight lines are good with a clear road. He commented that shared driveways are less safe as neighbors could be coming and going at the same time and collide or cause backups. He stated that backing in or out onto the County road would be the most unsafe situation and therefore they could require turnarounds for each driveway to prevent that situation.

Commissioner Anderson stated that he would like the applicant to look in to whether there could be an alternative and if the answer is no, then so be it.

Commissioner VanScoy commented that he is a little less concerned with the safety issues based on the information that was provided but would also support the idea of the applicant looking at alternatives.

Chairperson Gengler commented that she would feel much better with turnarounds.

Commissioner VanScoy agreed.

## **7.02: Discuss the Sign Code Update Pertaining to Wall Signage**

### **Presentation**

City Planner Martin presented the Staff Report and asked the Commission to provide direction that will allow staff to develop clear, consistent, and simplified regulations for wall signage in all zoning districts.

### **Commission Business**

Commissioner VanScoy asked if there is a desire to have one regulation across all districts.

City Planner Martin replied that would ultimately be up to the discretion of the Commission, but staff would like to see consistency between definitions. He acknowledged that there are different standards in different zoning districts and different allowances based on the needs of the district. He stated that staff would like clearer and more concise definitions that can equally be applied to the different districts.

Commissioner VanScoy commented that there was a lot of work put into the COR Framework because that is a unique area. He noted that COR-4 is mostly residential and therefore it would make sense to have something different there than in the business areas.

City Planner Martin replied that having guidance on the definitions and applicability would be helpful. He stated that for COR-4, Greenway Terrace is purely residential and some of the other developments do not have wall signage because they are attached or detached townhomes. He stated that the Norhart building is mixed use and would intend to have signage for the retailers. He noted that Norhart was approved with a sign package, but these changes would assist in streamlining for future projects.

Planning Manager Larson explained that the current standards do not have anything for an apartment building in the R-3. He clarified that there can be different standards for residential and business uses within the same zoning district.

Councilmember Woestehoff referenced awnings and asked if those are considered signage.

City Planner Martin replied that awnings are considered their own sign category and will be part of a future discussion.

Chairperson Gengler asked if awnings count towards the sign percentages.

City Planner Martin did not believe so.

Senior Planner Anderson stated that within the business districts, awning signage would be included in wall signage. He was unsure if awnings were counted the same in The COR.

Commissioner Heineman asked if the Commission could empower staff to attack the challenges and recommended that path of action as staff would have the most knowledge on this topic and how to best address those matters.

Commissioner Peters agreed.

Commissioner VanScoy also agreed that support and direction from staff would be helpful.

Councilmember Woestehoff noted the comment that signs may be approved as a package but may be permitted individually. He asked for input on the preferred method for staff and developers.

Planning Manager Larson commented that the sign permit is a subset of the building permit and therefore deals more with structural integrity, whereas zoning deals more with size and aesthetic.

Chairperson Gengler stated that there seems to be regulation on size, placement and channel set but does not see much on digital versus solid state.

City Planner Martin replied that many peer cities have specific language on electronic message centers, or digital changing signs, and is something staff can look into. He stated that there are a few locations that use those as wall signage.

Planning Manager Larson asked for input from the Commission on that type of signage.

Commissioner Heineman commented that digital signage should be completely separate as it is a whole different beast.

Commissioner VanScoy thought that there were regulations related to digital signage or message signs.

Planning Manager Larson replied that there are some regulations, but it is not very clear and is not applicable across all zoning districts. He stated that currently that type of signage is not allowed within the COR, yet NorthStar Marketplace has them. He noted that the pawn shop did receive a permit for its sign.

Commissioner VanScoy noted that there is a timing required for scrolling messages.

Councilmember Woestehoff commented that there are timing requirements for the billboards.

Senior Planner Anderson commented that there are dynamic display standards which include some basic regulations.

Commissioner Anderson referenced the A-frame signs and asked how those are regulated.

City Planner Martin replied that is another separate topic for signage, and within the COR Framework specifically.

Commissioner Anderson stated that all the examples shown were bolted to the wall and asked if there are regulations for something that protrudes or dangles down.

City Planner Martin replied that there is also a separate section for that type of signage.

Senior Planner Anderson replied that there are many differences between the sign regulations for the COR and the rest of the city. He reviewed the regulation for projecting signs outside of the COR and within the COR.

Commissioner Anderson commented that as Sunwood continues to develop there will be additional businesses and a sidewalk. He provided a scenario in which there is a deli, and his thought was what could be done to advertise that type of business. He stated that he would like to make it easy for businesses to be within the COR.

Senior Planner Anderson replied that they do allow for a menu board or A-frame type sign for a café or that type of business, but outside of the COR that type of signage is prohibited.

Planning Manager Larson commented that they will be discussing this over several meetings and attempted to break it up into different type of signage. He stated that because there is a light agenda for the November meeting, they will most likely be able to tackle a few types of signage at that meeting.

### **7.03: Adopt 2025 Planning Commission Calendar**

#### **Presentation**

Planning Manager Larson presented the Staff Report stating that staff recommends adoption of the 2025 calendar.

#### **Commission Business**

Commissioner Heineman commented that he does agree with the alternative dates as proposed for those months that would have a conflict with a holiday or other event.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the 2025 Planning Commission calendar.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners VanScoy, Anderson, Heineman, Hunt, and Peters. Voting No: None. Absent: Commissioner Bauer.

### **8. COMMISSION / STAFF INPUT**

Commissioner Anderson commented that he would be attending the November meeting remotely.

### **9. ADJOURNMENT**

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, VanScoy, Heineman, Hunt, and Peters. Voting No: None. Absent: Commissioner Bauer.

The regular meeting of the Planning Commission adjourned at 8:56 p.m.

Respectfully submitted,

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Todd Larson  
Planning Manager

ATTEST:

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Abdihafid Sahal  
Planning Assistant

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*