

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
October 1, 2015**

I. Chairman Cotter called the meeting to order at 7:00 p.m.

Present: Cotter, Dailey, Driessnack, Friedrich, Hoenig, Horgan, Irwin, Kostrzewa, Ranzenberger

Staff: Kain, Murphy

II. Approval of Agenda:

Motion by Driessnack, support by Friedrich to approve agenda.

Motion approved unanimously.

III. Approval of Minutes

A. September 3, 2015 Regular meeting

Motion by Kostrzewa, support by Horgan, to approve the minutes from the September 3, 2015 regular meeting as submitted.

Motion approved unanimously.

IV. Zoning Board of Appeals Report for September:

Commissioner Friedrich reported that the ZBA heard two cases in September, both of which are before the Planning Commission tonight. The first case involving 104 E. May Street was a request to demolish a party store and replace it with a rooming dwelling for five occupants where 3.9 would be allowed based on land area. The ZBA approved the increase in occupancy based on the reductions in non-conformities and the high quality of the proposed building materials. Commissioner Friedrich reported that there was some discussion on saving the tree in the right-of-way. Mr. Olivieri indicated they would make every effort to save the tree unless there were underground utility issues that would prevent it. Commissioner Friedrich reported that one resident spoke at the public hearing and was in support of removing the party store. The resident indicated they would prefer only four occupants but understood the reason the applicant was requesting five.

Commissioner Friedrich reported that the second case for 1201 W. Campus Drive was a request to demo a 6 unit rooming dwelling and replace it with the same number of occupants. The building will be shifted slightly to the north to meet the required 20' setback between buildings. Commissioner Friedrich reported that this is the final phase of a project that was approved in 2005. The ZBA approved the request following discussion on the possibility of saving the trees. It was acknowledged that the trees to the north would have to be taken down to move the building; however, the applicant has agreed to make an effort to save the trees to the west. In addition the ZBA asked that a bike rack be added to the end of the new building.

V. Communications: Kain noted that one communication was received from the City Attorney regarding conflict of interest. Kain asked that based on the confidentiality of attorney/client correspondence, anyone with questions regarding the memo contact him directly.

VI. Public Hearings:

A. SUP-15-11 1718-1722 S Mission.

Kain introduced SUP-15-11, noting that this was a request for a Special Use Permit under the Mission Redevelopment Overlay Zone (MROZ) to construct a new mixed use development with retail and residential uses including the construction of a new connector street and related improvements. Kain explained that the project would involve the demolition of the existing structures and would include the construction of a 3-story building facing Mission Street, consisting of ground floor commercial space and four 4-bedroom dwelling units on the upper floors. In addition there will be a 2 1/2 story building at the rear of the site consisting of seven townhouse dwellings; five 4-bedroom rooming dwellings and two 2-bedroom multi-family units.

Kain explained that the project would also involve construction of a new connector street between S. Mission and E. Campus Drive.

Kain shared an overview of the site, noting the location is across from Tim Horton's and Firehouse Subs. The property is zoned C-3 General Business and is surrounded by C-3 properties to the north, east and south, with Central Michigan University property to the west.

Kain shared photos of the site, noting that it is currently the location of an Antique Store and the Pho Viet Restaurant. Kain noted that the connector street will also require some reconfiguration of the Gordon Food Services parking lot as well.

Kain shared elevation drawings of both proposed buildings, noting the varied building materials and architectural features.

Kain noted that the zoning ordinance provides for flexible redevelopment standards for projects that advance the goals of the MROZ. These projects are eligible for waivers from traditional standards.

Kain reviewed the objectives and the preferred development characteristics:

- Improved building appearance and use of durable building materials: Kain referred to the material boards the applicant brought in for the Board to look at and commented on the unique architectural design of the building.
- Increased pedestrian accommodations and facilities: Kain noted that this particular project provides ample sidewalks and bike racks, which are not required but the applicant has included.
- Less required parking: Kain noted that although the applicant is proposing a 42% reduction in the required parking, given the location and proposed uses, he feels this is appropriate.

- **Safe & Efficient vehicle circulation:** Kain commented that the proposal exceeds the requirements of the Access Management Plan, noting that the applicant is proposing right-in and right-out only from Mission Street; a new connector street would provide access from Mission Street to East Campus Drive and further noted that the plan allows for future cross access to the site located to the south.
- **Signs of compatible size and material:** Kain noted that the sign package proposed by the applicant is consistent with the goals of the overlay zone.
- **Increased building transparency on the first floors.** Kain noted that the ground level facade of the building facing Mission Street would have 58% glazing, which creates a welcoming environment.
- **Mixed Uses:** Kain commented that although one other mixed use project has been approved under the MROZ, the project has not taken place yet, creating the potential that this could be the first mixed use project to be constructed under the MROZ.

Kain reported that the site plan meets the standards of the zoning ordinance with the exception of the height, which will require a waiver from the Planning Commission. Kain further noted that the project will also require waivers for the parking to allow 67 where 116 would be required under traditional zoning; drive through stacking to allow 6 where 10 would be required; back out parking onto the right-of-way of the new connector street; elimination of the loading/unloading space; and a relatively minor waiver for walls, berms and greenbelts.

Kain shared a map of the proposed sidewalks, noting the high level of pedestrian accommodations proposed with the project.

Kain again referred to the Access Management Plan, noting that this project meets and exceeds the requirements by combining drives, having a right-in and right-out drive on Mission and provides the connection between these projects and West Campus Drive.

Kain noted that the applicant is proposing a monument sign consistent with the design of the building. Kain further noted that the proposed wall signage exceeds traditional zoning; however, further noted that under base zoning the applicant would be allowed a 200 sq. ft. pylon sign and is instead proposing a 160 sq. ft. monument sign. In addition, it was noted that the wall signage would be spaced out among the building.

Kain reviewed the waivers that would be required to approve the project:

- Reduce the amount of parking required from 116 spaces to 67 spaces.
- Permit parking which backs into the right-of-way rather than a drive aisle.
- Reduce the required drive-through stacking from 10 stacking spaces to 6 stacking spaces.
- Waive the requirement for a 10 by 50 foot loading and unloading space.
- Waive the requirement for a 6 foot high screening wall due to the drive-through restaurant.
- Reduce the size of all required greenbelts and reduce the number of trees and shrubs provided in the greenbelt adjacent to Gordon Food Service.
- Permit an increase in the size of the monument sign size from 4 feet to 8.5 feet in width and reduction in the distance of the monument sign from the right-of-way from 5 feet to 3 feet.
- Permit an increase in the area of wall signage from 216 square feet to 300 square feet.

- Permit an increase in building height from 35 feet to 40 feet.
- Permit non-conforming land uses (multiple-family units and boarding and dwelling units) in the C-3 district.

Kain concluded his report recommending approval of the waivers and the special use permit with the conditions noted:

1. No electronic reader board signage shall be permitted.
2. No backlit box style wall signage shall be permitted.
3. Backlit monument signage panels shall have dark color backgrounds consistent with the recommendations of the 2008 Sign Report.
4. The applicant shall comply with the requirements of the Divisions of Public Works (DPW) and Public Safety (DPS).

Chairman Cotter commented that this is a complicated project and questioned how long staff has been working with the applicant. Kain commented that he has been working with them since he came here in January. Kain acknowledged that the MROZ is a complex tool and also noted that with this particular project the applicant is dealing with two other property owners as well. Kain commented that the Downtown Development Authority (DDA) may also help with the cost of the connector street.

Commissioner Kostzrewa asked if the project was receiving DDA funds if that would fall on taxpayers. Kain explained how the tax increment finance process (TIFA) works.

Commissioner Ranzenberger asked if Gordon Food Service would be accessed from the connector street and if there would be any direct access from this site to the McDonalds located to the south. Kain indicated that access to GFS would be off the connector street, and there would no longer be an access off Mission Street. Kain also noted that there will not be direct access to McDonald's but there would be a chance for that in the future if they do any redevelopment on their site.

Commissioner Horgan asked if the tenants would have assigned parking.

Gary Bartow, engineer for the project, indicated that the tenants would have assigned parking.

Commissioner Kostrzewa asked if the commercial space would have four tenants. Brandon LaBelle, applicant, indicated that it would be set up with four doors but it will depend on the tenants and how much space they require.

Commissioner Ranzenberger asked Mr. LaBelle if he felt the dark background on the sign would be a problem. Mr. LaBelle did not believe it would.

Kain referred to the proposed elevations, noting that there were two sets for building one. One proposal includes the potential for a drive-through and leaves open the possibility for an open air patio space within the building footprint (covered but not enclosed).

Chairman Cotter opened the public hearing. There being no one who wished to speak, the public hearing was closed.

Motion by Ranzenberger, support by Driessnack that the Planning Commission authorize waivers to the base standards of the zoning ordinance pursuant to the provisions of the Mission Redevelopment Overlay Zone as identified in the staff report dated October 1, 2015 on the basis that they advance the goals and objectives of the Master Plan and the findings of the Mission Redevelopment Overlay Zone and the Design Considerations for Mission Street.

Motion approved unanimously.

Motion by Ranzenberger, support by Horgan that the Planning Commission approve SUP-15-11 subject to the following conditions:

1. No electronic reader board signage shall be permitted.
2. No backlit box style wall signage shall be permitted.
3. Backlit monument signage panels shall have dark color backgrounds consistent with the recommendations of the 2008 Sign Report.
4. The applicant shall comply with the requirements of the Divisions of Public Works (DPW) and Public Safety (DPS).

Motion approved unanimously.

B. SUP-15-12 - 1201 West Campus Drive.

Kain introduced SUP-15-12 and SPR-15-18 submitted by United Apartments for Site Plan Review and a Special Use Permit for the demolition of a rooming dwelling with 6 units and 24 occupants and replacement with a new rooming dwelling with 6 units and 24 occupants.

Kain noted that this development is referred to as West Campus Village Apartments and this request would complete the redevelopment of the site which began in 2005.

Kain noted that the property is zoned M-2 Multiple Family Residential with M-2 zoning to the north and west and U, University property to the east and south.

Kain shared photos of the site, noting that this is the last of 7 buildings proposed for demolition and reconstruction. Kain reported that in 2005 the Zoning Board of Appeals (ZBA) approved the redevelopment based on the significant reductions in non-conformities. This building sits in the middle of the development property. Kain noted that the new building would be shifted slightly to the north to provide the required setback between buildings.

Kain shared the proposed elevation drawings, which will be the same as the other buildings on the site.

Kain reviewed the requirements for special use permits, noting that the request meets the requirements. Kain noted that the Planning Commission has the ability to require additional parking; however, in this particular case the amount of parking was approved by the ZBA and staff therefore recommends they not require any additional parking.

Kain reviewed site plan requirements, noting that the ZBA has approved a reduction in the 900 square feet of land area required per person and has also approved the existing 186 parking spaces, where 224 would be required by ordinance. Kain further noted that the sidewalks are already in existence and the applicant has indicated they will install gates on the masonry dumpster enclosure that is on site.

Kain concluded his report recommending approval, with the condition that the applicant will replace any trees on the west side of the development that may be damaged during the demolition or construction phase as required by the Zoning Board of Appeals.

Tim Bebee, Central Michigan Surveying and Development, addressed the Board on behalf of the owner. Mr. Bebee noted that this particular building was not replaced in 2005 as it was the newest of all the buildings and still had some life left. Mr. Bebee stated that the building has reached its maturity and needs to be replaced. Mr. Bebee noted the building would be moved 8 ft to the north and slightly to the west and will be safer and meet current building codes. Mr. Bebee indicated he is already working with the Divisions of Public Safety and Public Works on their requirements.

Commissioner Ranzenberger asked if the apartments would be larger. Mr. Bebee stated they would follow the same floor plans as the other buildings on the site, with 2 1/2 baths and four bedrooms.

Chairman Cotter opened the public hearing. There being no one who wished to speak, the public hearing was closed.

Motion by Friedrich, support by Ranzenberger that the Planning Commission approve SPR-15-12 with the following conditions:

1. The applicant will replace any existing trees located between the building site and W. Campus Drive with like species and quantity should they be damaged or removed during construction.
2. The applicant shall comply with the requirements of the Divisions of Public Works (DPW) and Public Safety (DPS).

Motion approved unanimously.

C. SUP-15-13 - 104 E. May

Kain introduced SUP-15-13 submitted by Joseph Olivieri on behalf of Marshall Real Estate, requesting approval for the demolition of a non-conforming commercial structure and construction of a new rooming dwelling for 5 occupants.

Kain reported that the property is zoned M-2 Multiple Family and is surrounded by M-2 properties. Kain referred to the text change recently approved by the City Commission for the M-2 zoning district which has not went into effect yet, noting that this particular development conforms to the new ordinance as well.

Kain shared photos of the non-conforming party store that is currently on the site and shared the proposed site plan and elevation drawings submitted by the applicant. Kain noted that the ZBA asked that the proposed elevations for the north side be replicated on the east side as well. The Board has been provided with the updated elevation for the east side.

Kain reviewed the Special Use requirements for rooming/boarding dwellings, noting that the applicant received approval from the ZBA for a reduction in the required lot area per occupant. In addition, the ZBA approved redevelopment on a lot that lacks the overall land area for the zoning district, lacks the required width and approved a reduction in the required rear yard setback. Kain reviewed reductions in non-conformities that were cited in the ZBA's approval:

- Removal of a non-conforming use (party store) and replacement with a conforming use in the M-2 district (rooming and boarding dwelling).
- The front setback increases from 9 to 20 feet, the district minimum.
- The west side yard setback increases from 2 to 10 feet, exceeding the district minimum of 6.5 feet.
- The rear yard setback increases from 4 to 20 feet.
- The distance between buildings increases from 2 feet to the minimum required 12 feet.
- An increase in pervious area from 0% to 39%.
- A required 10 foot greenbelt will be added between the parking and right-of-way.

Kain spoke of the requirements for walls, berms and greenbelts and reviewed several suggestions he is making for additions to the landscaping plan:

- Two street trees be planted in the May Street tree lawn (between sidewalk and curb) should the existing trees be removed or damaged during construction.
- Three trees be planted in the front yard: one evergreen species in the greenbelt area, one large deciduous species in the front yard, and one small deciduous species in the front yard.
- One large species tree and three shrubs be planted at the north end of the parking area to prevent grass parking in that area.
- Foundation plantings be planted along the eastern elevation.
- One large species tree be planted in the rear yard.

Kain reported that he is working through these issues with the applicant, noting that he feels the landscaping will go a long way in making the site more compatible with the surrounding area.

Kain noted that sidewalks exist on the site and the proposed method of waste containment meets ordinance requirements.

Kain concluded his report recommending approval with the conditions noted in the staff report.

Commissioner Irwin referred to the restricted hours of operation that had been placed on the previous use of the party store. Kain explained that the restrictions were attached to the use and once the non-conforming use is gone, the restrictions will also be gone.

Commissioner Irwin commented that this will be a better use for the neighborhood.

Joseph Olivieri, representing the owner, addressed the board, offering to answer any questions.

Commissioner Kostrzewa asked Mr. Olivieri if he felt the additional landscape requirements were reasonable. Mr. Olivieri stated that he did.

Commissioner Kostrzewa commented that this design differs from the others and complimented the applicant on the design.

Chairman Cotter opened the public hearing. There being no one who wished to speak, the public hearing was closed.

Motion by Kostrzewa, support by Hoenig, that the Planning Commission approve SUP-15-13 with the following conditions:

1. The applicant shall work with the City Planner to develop an approvable landscape plan which includes species proposed for planting meeting the specifications outlined in the staff report dated October 1, 2015.
2. The applicant shall work with the City Planner to develop approvable elevations for the south and west sides of the structure that are consistent with the architecture and detailing proposed for the north and east elevations.

Motion approved unanimously.

D. TC-15-07

Kain reviewed the proposed text change to amend section 154.021(A) which would allow fences or walls up to 6 feet in height in side street side yards provided they are placed at least one foot back from the property line and no more than 50% solid above 5 ft. tall. The text change would also allow fences or walls up to four feet in height and no more than 75% solid in the front yard.

Kain recommended that the proposed text change be recommended to the City Commission for approval.

Chairman Cotter opened the public hearing. There being no one who wished to speak, the public hearing was closed.

Motion by Kostrzewa, support by Friedrich, that the Planning Commission recommend that the City Commission approve Text Change 15-07.

Motion approved unanimously.

E. TC-15-08

Kain reviewed the proposed text change to section 154.095 of the Zoning Ordinance to require a setback of 10 ft. for properties abutting property in the U zoning district. Kain noted this would include adding a subsection (T) to the table.

Kain recommended that the proposed text change be recommended to the City Commission for approval.

Commissioner Ranzenberger asked if this would have any impact on the proposed project at 1718-1722 S. Mission. Kain stated it would not as it provides a 10 foot rear setback.

Chairman Cotter opened the public hearing.

Tim Bebee, Central Michigan Surveying and Development, asked if the setback requirement goes both ways, and if the university would also be required to maintain a 10 ft. setback.

Kain responded that the city doesn't review site plans for the University; therefore, theoretically they could build up to the property line.

There being no one else who wished to speak, the public hearing was closed.

Motion by Friedrich, support by Ranzenberger, that the Planning Commission recommend that the City Commission approve Text Change 15-08.

Motion approved unanimously.

F. TC-15-09

Kain reviewed the proposed text changes to the sections of the Ordinance prepared by the City Attorney at the request of the City Commission that talks about the Zoning Board of Appeals procedures. The City Commission had asked the City Attorney to review and revise the language to add some clarity and to eliminate outdated verbiage. Kain also commented that the proposed changes are more compatible with the Zoning Enabling Act.

Kain explained that the proposed text change helps explain the procedures and provides language explaining who is eligible to file an appeal. In addition, the language clarifies the ZBA's various roles.

Chairman Cotter opened the public hearing. There being no one who wished to speak, the public hearing was closed.

Motion by Driessnack, support by Kostrzewa, that the Planning Commission recommend that the City Commission approve Text Change 15-09.

Motion approved unanimously.

VII. Public Comments:

Chairman Cotter opened the public comments section of the meeting. There being no one who wished to speak, public comments was closed.

VIII. Site Plan Reviews:

A. SPR-15-18 - 1201 W. Campus Drive

Kain introduced case SPR-15-18, noting that this review was covered with SUP-15-12 and offered to answer any additional questions. Kain noted that staff recommendation is to approve the request with the conditions as related to the ZBA approval.

Motion by Driessnack, support by Kostrzewa, that the Planning Commission approve SPR-15-18 with the following conditions:

1. The applicant will replace any existing trees located between the building site and W. Campus Drive with like species and quantity should they be damaged or removed during construction.
2. The applicant shall comply with the requirements of the Divisions of Public Works (DPW) and Public Safety (DPS).

Motion approved unanimously.

B. SPR-15-19 - 104 E. May

Kain introduced case SPR-15-19 which was reviewed with SUP-15-13, offering to answer any additional questions.

Commissioner Ranzenberger commented that it is nice to finally be able to address the problem of the non-conforming party store and replace it with a beautiful home.

Motion by Ranzenberger, support by Friedrich, that the Planning Commission approve SPR-15-19 with the following condition:

1. The applicant shall comply with the requirements of the Divisions of Public Works (DPW) and Public Safety (DPS).

Motion approved unanimously.

C. SPR-15-20 - 1900 Gover Parkway

Kain introduced SPR-15-20, submitted by J & J Land Management LLC for site plan review to construct a new 8,000 square foot warehouse building with associated parking.

Kain shared an overview of the site, noting that the property has frontage on both Gover Parkway and Isabella Road.

Kain reported that the property is zoned I-1 Industrial with Industrial zoning to the north, south and west, and a mixture of C-3 Commercial and M-1 Multiple Family to the east.

Photos of the site were shared with the Board, along with the proposed elevations, which mirror the existing building.

Kain shared the proposed site plan, noting this would be an 8,000 square ft. warehouse building with a small office space. Kain noted that the proposal meets the requirements of the ordinance for height and bulk, provides parking in excess of ordinance requirements, and exceeds the area required for off loading.

Kain noted that the applicant has proposed new sidewalks along Isabella Road; but has asked for a waiver for sidewalks along Gover Parkway, and noted that the proposal meets the conditions for granting this waiver.

Kain reported that there is currently no dumpster enclosure and noted that staff will work with the applicant to assure that the dumpster meets the requirements of the zoning ordinance.

Kain concluded his report recommending approval.

Commissioner Friedrich asked if the motion should include the approval of the sidewalk waiver along Gover Parkway. Kain noted that by approving the site plan, the waiver would automatically be approved.

Commissioner Ranzenberger asked about recent discussions to split lots in that area. Kain noted that land division would need to go before the Land Division Board, who would assure that any land splits would not create non-conforming lots. It was also noted that replatting the land is not of interest to the applicant at this point.

Commissioner Kostrzewa asked if there were sidewalks to the north and south along Isabella. Kain noted there were intermittent sidewalks along Isabella.

Andy Theisen, applicant, addressed the Board. Mr. Theisen commented that the sidewalk along Isabella would be approximately 1,000 ft away from the sidewalk to the north and they are only putting it in to comply with ordinance requirements.

Commissioner Kostrzewa commented that there isn't much pedestrian traffic along Isabella Road.

Kain noted that there is an apartment complex south of the industrial park and commented that staff would not support a sidewalk waiver for Isabella Road. Kain further noted that looking at current pedestrian traffic where there are no sidewalks is not a good way to determine the need and commented that the Board needs to look at the long term, and referred to the issues currently

being faced by Union Township to install sidewalks along Blue Grass Road. Kain commented that the applicant is willing to build a sidewalk and hopes that the Commission will hold the line on this.

Chairman Cotter commented that he would support not making the applicant install the sidewalks unless the group feels it necessary.

Commissioner Friedrich asked if there were sidewalks across the street. Commissioner Ranzenberger commented that there is some undeveloped property along that stretch that has no sidewalks.

Chairman Cotter asked if the Planning Commission could waive the sidewalk. Kain responded that they would need to demonstrate that one or more of the sidewalk waiver criteria in the Zoning Ordinance has been met in this case in order to issue the waiver. He further commented that if they waive this requirement they should be prepared for any future development along that corridor to request a waiver. He further noted that this Board has required sidewalks along Isabella.

Vice-Chair Hoenig commented that she isn't sure that Isabella Road would meet the requirements for a waiver.

Commissioner Friedrich commented that requiring sidewalks is consistent with the community becoming a walkable/bikeable community.

Mr. Theisen commented that he would essentially be building an island as there is no sidewalk to the north or to the south and the only reason they agreed to put in the sidewalk was based on staff's indication that they had no choice. He further commented that the building is a considerable distance from Isabella.

Kain noted that the location of the building is not part of the criteria for waiving the sidewalk and commented that the only criteria that this particular site may meet is that it isn't located on a designated school walking route.

Commissioner Driessnack commented that he respects staff's recommendation and supports it, although he commented he understands the logic for some wanting to waive it.

Commissioner Kostrzewa noted he would like to see the recent history on sidewalk waivers.

Kain reminded the Commissioner that one thing that has changed recently is the adoption of the Master Plan, which includes the Non-Motorized Transportation Plan. In addition, the Complete Streets ordinance was recently adopted. He reiterated that he would not recommend a waiver.

Motion by Friedrich, support by Hoenig that the Planning Commission approve SPR-15-20 with the following conditions:

1. The applicant shall revise the site plan to include a sidewalk along the Isabella Road right-of-way and a dumpster enclosure, both meeting City specifications.
2. The applicant shall comply with the requirements of the Divisions of Public Works (DPW) and Public Safety (DPS).

Motion approved 8:1, with Kostrzewa voting no.

IX. Unfinished Business:

X. New Business:

A. Joint Work Session with ZBA:

Kain reported that the City Commission approved the M-2 text change which will go into effect October 28th and asked that the Planning Commission set a joint meeting with the ZBA to discuss implementation.

Motion by Dailey, support by Kostrzewa, that the Planning Commission hold a joint work session with the Zoning Board of Appeals on Wednesday, October 28, 2015 at 6:00 p.m. in the City Hall Commission Chambers.

Motion approved unanimously.

B. November Work Session:

Kain reported that the Planning Commission has received a request from the City Commission to look at the Mission Redevelopment Overlay Zone. In addition, staff commented that he is putting together a report on the City's Owner Occupied Incentive Program, along with current blight and maintenance codes. Kain suggested the Board consider a work session following their November meeting to discuss and offer their input.

Motion by Kostrzewa, support by Horgan, that the Planning Commission hold a work session following the regular meeting on Thursday, November 5, 2015 at 7:00 p.m. in the City Hall Commission Chambers.

Motion approved unanimously.

XI. Other:

A. November Meeting:

Kain reported that we may see the case that was postponed back on the agenda. In addition, has had some interest regarding a special use permit for a RSO on Broomfield Road. In addition, there may be a request for a SUP for a two-family dwelling on E. Lincoln Street.

XII. Adjournment:

Motion by Kostrzewa, support by Dailey, to adjourn.

Motion approved unanimously.

Meeting adjourned at 8:50 p.m.

bam