REGULAR MEETING
OF THE
VADNAIS HEIGHTS PLANNING COMMISSION
JANUARY 28, 2020

OPEN MEETING AND WELCOME

Chairperson Evan Cordes called the Regular Meeting of the Vadnais Heights Planning Commission to order at 7:00 p.m. on January 28, 2020.

ROLL CALL

Evan Cordes, Chairperson Present
Linda Bigelbach Absent
Edward Caillier Present
Brian Carnes Present
Curt Cooper Present
Martin Jokinen Present
Joseph Stumph Present
Jerry Moynagh, First Alternate Present
Terri Dresen, Second Alternate Present

Also present: Nolan Wall, Planning/Community Development Director; Jesse Farrell, Public Works Director/City Engineer; Jeff Melcoch, Cable Producer; and Councilmember Patricia Youker.

APPROVAL OF AGENDA

Upon motion by Commissioner Carnes, seconded by Commissioner Cooper, it was

“RESOLVED, to approve the January 28, 2020, Regular Meeting Agenda as amended, moving Item 6D forward before Item 6A.”

Ayes – 7 Nays – 0

The motion carried.

APPROVAL OF MINUTES

Upon motion by Commissioner Jokinen, seconded by Commissioner Stump, it was

“RESOLVED, to approve the minutes of the December 18, 2019, Regular Meeting as presented.”

Ayes – 7 Nays – 0

The motion carried.
OPEN TO THE PUBLIC

Chairperson Cordes opened the floor to the public at 7:06 p.m. for questions and comments on items not on the agenda.

As no one wished to address the Commission, Chairperson Cordes closed the meeting to the public at 7:06 p.m.

PUBLIC HEARINGS

Item D was heard at this point in the agenda.

D. Case 19-023: Lee Homes – Creekview Second Addition Preliminary/Final Plat and Easement/Street Vacation

Planning/Community Development Director Wall said the applicant was requesting to replat the Creekview Addition into Creekview 2nd Addition and vacate all existing drainage and utility/street easements. The requests require City approval prior to filing with Ramsey County. The applicant previously platted five single-family lots, including dedication of the Creekview Circle right-of-way and several easements in 2015. The two pre-existing dwellings (formerly at 3757 and 3777 Edgerton Street) have been demolished but no additional improvements have been made on the properties. The applicant no longer intends to construct the public improvements and is instead proposing to replat the five lots into three lots accessing Edgerton Street between Bear Avenue South and Koehler Road. As part of the replatting process, the existing drainage and utility/street easements need to be vacated and re-established appropriately on the new plat. Wall noted that staff recommend approval of the proposed preliminary and final plat and easement vacations based on findings of fact and subject to conditions as noted in staff’s report.

Chairperson Cordes opened the public hearing at 7:09 p.m.

Steve Guider, 3720 Edgerton Street, spoke about the five proposed lots and the future turnaround after development. He asked for confirmation that there would be no high-rise development, and then spoke about drainage concerns and potential flooding. Chairperson Cordes said the applicant would have to meet applicable codes whether single family was developed or not and said that the zoning is not changing.

As no one else wished to address the Commission, Chairperson Cordes closed the public hearing at 7:11 p.m.

Wall said the applicant wants to construct three single family homes in compliance with all applicable standards and that detailed grading plan review would occur during the building permit phase and that this action was just changing lot lines and the administrative review process would address Mr. Guider’s concerns regarding drainage and grading.
Chairperson Cordes confirmed the nearby homes would be addressed regarding potential flooding/drainage concerns.

Upon motion by Commissioner Cooper, seconded by Commissioner Caillier, it was

“RESOLVED, to recommend approval of Case 19-023: Lee Homes – Creekview 2nd Addition Preliminary/Final Plat and Easement/Street Vacation based on the findings of fact that the request is compliant with the applicable City Code standards and consistent with the Comprehensive Plan.

Subject to the following conditions:

1. The final plat shall be filed by the applicant, at their cost, with the offices of the Ramsey County Recorder and/or Register of Titles, prior to any mortgages, liens, or similar interests.
2. A development agreement between the applicant, and all others with interests in the subject property, shall be entered into with the City, to be recorded at the applicant’s cost with the offices of the Ramsey County Recorder and/or Register of Titles, prior to issuance of a Building Permit.
3. A building permit shall be submitted for administrative review approval, prior to commencement of any construction activities on the subject properties.
4. The applicant shall submit a stormwater management plan, prepared by a professional engineer, in compliance with all applicable standards to be reviewed and approved prior to the issuance of any building permits.
5. No permanent structures shall be allowed to be constructed within the dedicated easement areas.
6. Any vegetation or tree removal within the easement area along County Ditch No. 14 by the applicant or future property owners shall only be done with VLAWMO and/or City staff participation. VLAWMO and City staff shall have the right to remove vegetation for maintenance and erosion concerns within the easement area.
7. Existing vegetation proposed to be preserved shall be done so in compliance with the applicable requirements of Chapter 38, Article IV, Section 38-601(b)(11) of the City Code.
8. The proposed drainage and utility easement along the south side property boundary of Lot 1 shall be increased to ten feet wide to allow for unimpeded access to the County Ditch No. 14.
9. An eight-foot trail with a five-foot boulevard shall be constructed along Edgerton Street across Lots 1-3.
10. Compliance with the conditions included in the Director of Public Works/City Engineer’s memorandum, dated January 23, 2020.”

Ayes – 7  
Nays – 0

The motion carried.
A. Case 19-020: JACON, LLC. - Site Plan Review and Variance at 3900 Labore Road

Planning/Community Development Director Wall said the applicant is requesting to construct a 1,125-square-foot office addition to the 2,700-square-foot existing building.

Wall noted that the applicant purchased the subject property in February 2019. To resolve a code enforcement issue, the City approved an interim use permit and site plan application in September 2019 to allow a temporary office trailer to remain on the subject property. A condition of approval stated that the property owner had to apply for the necessary zoning approvals to construct an addition to the existing building, which has now been fulfilled. If the requests in this case are denied, the interim use permit is terminated and the temporary office building has to be removed immediately.

Wall reviewed traffic, parking, pedestrian and vehicular ingress/egress, building location and height, screening and landscaping, lighting, and utilities/site drainage. He said the proposed addition was not compliant with the applicable front yard building setback standard and necessitates the variance request included as part of this case. The applicant is requesting a 14.5-foot variance from the required 30-foot building setback standard from a local street (Labore Road) in the Industrial District.

Commissioner Moynagh asked about relocation of the well and sewer/water. Wall said there is an existing well on the site and that any relocation would be part of building permit review process as the applicant would be connecting to City sewer and water.

Commissioner Cooper clarified the applicant was working from a temporary trailer and asked if this will be a permanent site for offices. Wall said the trailer was overall storage but the applicant would be officing out of the temporary trailer approved by a temporary interim use permit and thanked the applicant for their investment in this property.

Commissioner Moynagh asked if the front of the proposed addition would fall in the same area that the front of facility was currently today. Wall said the plan is to have the addition slightly more forward. He also added that the roadway is rough shape and staff do not know when road improvements would be made but that users are mostly on one side of the street and many other roads in the City have a higher need of repair.

Public Works Director/City Engineer Farrell said the City is interested in upgrading the road but said the special assessments would be very large so a minimum maintenance road is currently planned and that reconsideration of a new road with assessments would be in the future. He noted the applicant is well qualified to do the work and would be submitting plans for erosion control.

Jason Jacobson, 3900 Labore Avenue, property owner, shared comments about the well being relocated and their request to have it remain in place and that they would uses it to wash trucks and save on water costs.

Commissioner Jokinen asked where the existing trailer will be relocated. Mr. Jacobson said the trailer was being leased and would be removed once the building is completed. Chairperson Cordes opened the public hearing at 7:14 p.m.
As no one wished to address the Commission, Chairperson Cordes closed the public hearing at 7:14 p.m.

Upon motion by Commissioner Carnes, seconded by Commissioner Cooper, it was “RESOLVED, to recommend approval of the proposed site plan and variance requests, based on the following findings of fact with the eleven conditions noted:

1. The proposed use is permitted within the Industrial District and is compliant with the comprehensive plan.
2. The proposed use is compliant, or conditioned to be compliant as part of building permit process, with all other applicable City Code standards not addressed in the variance request.
3. The existing conditions and location of the existing building on the subject property present practical difficulties in constructing an addition without negatively impacting surrounding properties and the natural environment.
4. The proposed building addition will not negatively impact the surrounding area.

Subject to the following conditions:

1. A development agreement amendment between the property owner, and all others with interests in the subject property, shall be entered into with the City, to be recorded at the applicant’s cost with the offices of the Ramsey County Recorder and/or Register of Titles, prior to issuance of a building permit.
2. A building permit in compliance with all applicable code standards shall be submitted prior to commencement of any construction activities on the subject property, to be reviewed/approved administratively.
3. The building addition shall be completed by December 31, 2020 and the temporary office trailer removed immediately upon issuance of a certificate of occupancy.
4. A sign permit in compliance with all applicable code standards shall be submitted prior to any sign(s) being installed/relocated on the subject property, to be reviewed/approved administratively.
5. The applicant shall submit plans, to be prepared by a professional engineer, for extending water and sanitary sewer service through the subject property, to the extent practical.
6. The applicant shall submit a parking plan and a photometric lighting plan for the site for administrative review/approval, to be included in a subsequent development agreement.
7. The subject property and existing building shall be connected to public water and sanitary sewer, to the extent practical, and connections be extended as required by the City Engineer.
8. The existing well shall be abandoned in accordance with the applicable standards, rather than be relocated for future use, unless approved otherwise by the City Engineer.
9. Compliance with the conditions included in VLAWMO’s memorandum, dated 01/16/2020.
10. Compliance with the conditions included in the Fire Chief’s memorandum, dated 01/16/2020.
11. Compliance with the conditions included in the Director of Public Works/City Engineer memorandum, dated 01/23/2020."

Ayes – 7  Nays – 0

The motion carried.

B. Case 19-021: Frank Frattalone – Frattalone’s Mondello Shores Preliminary Plat, Site Plan Review, Variances, and Street Vacation

Planning/Community Development Director Wall said the applicant is requesting to plat 42 single-family residential lots, to be known as Frattalone’s Mondello Shores, and vacate a portion of an existing street easement. The proposed preliminary plat seeks to create a 42-lot subdivision containing single-family detached dwellings with public utilities and roads on the approximately 14.39 acres of land. The proposed development is located in the far southwest corner of the City, north of Interstate 694, southeast of a railroad corridor, east of a wetland system in Little Canada, and west of Centerville Road. The subject property is zoned Residence Two (R-2) and is located within the Water Management Overlay District. The proposed development includes one existing dwelling and demolition of two others. In addition, the applicant is requesting that a portion of Centerville Road be vacated. He noted that an Xcel Energy transmission line runs through the southwest corner of the development site. The existing wetland system to the west within the City of Little Canada is also on property owned by the applicant and is planned to be utilized by the Watershed for a potential project to alleviate flooding issues on Twin Lake. A smaller wetland within the proposed development is proposed to be filled through the appropriate process.

Wall reviewed lot requirements, park dedication, wetlands, street easement vacation, and site plan review. He spoke about traffic impacts, parking, pedestrian and vehicular ingress/egress and reviewed the site drainage/storm sewer in detail. The proposed development includes storm sewer pipes under the new streets and the majority of the runoff will be routed to a filtration basin on north side of the site within Outlot B. The runoff will discharge into a forebay for pre-treatment prior to entering the filtration basin that outlets into the wetland. The proposed filtration basin will consist of plantings and soil mixture (sand and organics) with perforated drain tile. Ramsey-Washington Metro Watershed District (RWMWD) has permit authority over the proposed stormwater management system and is currently reviewing the proposed development. He outlined the applicant’s requested variances including front yard building setback from local street on Lot 9, Block 3, side yard building setback for a corner lot on Lot 9, Block 3, and non-riparian lot area and width standards within the shoreland area of the Water Management Overlay District.

Commissioner Dresen said there were many lots on septic in this area and asked if the ultimate goal is to have all of Centerville Road on City water and sewer. Wall said there are no water connections in Centerville Road and others north of the project limits could extend and connect at their own cost. He said sewer is internal to this development and therefore no requirements outside of Centerville Road south of Vadnais Road would be redone.
Commissioner Jokinen asked if a gravity-feed is acceptable. Public Works Director/City Engineer Farrell said sanitary sewer would connect to the Metropolitan Council interceptor and be upstream of the City meter.

Wall noted that staff recommend approval of the proposed requests based on findings of fact and conditions in the staff report.

Commissioner Cooper asked if the City of Little Canada needs to review this application. Wall said staff forwarded the application to Little Canada for comment and their concern is about is water management issues as they relate to Twin Lake. The Watershed District is reviewing the application, adding the organization is looking out for both cities’ interests.

Commissioner Moynagh asked if basements would be able to exist with the current water table. Wall said a lot of dirt work will need to be done but basements would be constructed after considering impacts to Vadnais Heights and surrounding cities, adding some would be look out basements and others walk out basements.

Commissioner Moynagh asked if a representative from the house on the corner with the garage is comfortable with the plan being proposed, as he feels there could be the need for additional landscaping.

Tim Freeman, land surveyor/land planner representing the applicant, said several iterations of this project have occurred over the past 7 years. He then outlined deterrents to the site such as wetlands, railroad tracks, pipeline, etc. He spoke about potential flooding in this area and said that Frattalone has allowed the Watershed to use the property to keep the water level to where it should be. He said they continue to meet with the Watershed and others that live around the lake. The Watershed District set the elevation. He said they are okay with the conditions of approval raised by staff, other than the the 5-foot wide sidewalk as are no other sidewalks in the area to connect to and that more hard surface means runoff impacts would increase. He said the streets being 32 feet wide were sufficient for parking, walking and biking.

Tony Frattalone, applicant, said his father is very invested in the City and plans to be here for the rest of his life. He said this project would provide a good future for this parcel.

Commissioner Jokinen asked about property to the north that is being farmed and asked if that will be phase 2 of the project. Mr. Frattalone said currently the area is his father’s home and is pasture land for raising cattle and that they are not proposing any changes for this area. Wall clarified the cul-de-sac was platted for future road connections to the north but not required and just sets it up for future development.

Commissioner Jokinen asked if filtration basin in Outlot B would be deployed. Wall said it depended on density and what could be developed and would be addressed when the property to the north developed.

Chairperson Cordes opened the public hearing at 8:03 p.m.
Stanton Martin, 289 Twin Lake Trail, shared concerns with flooding last year on his lot and increased flood impacts with a new development. He said he lost thousands of trees. He said that those responsible for inspecting the ditches did not inspect it (Ditch 16) and they said it has been abandoned which he disagrees with. He shared concerns about water conditions and flowage into Twin Lake and the pond. He said he wants to make sure that none of the water from the site washes into Twin Lake.

Chairperson Cordes called for a recess at 8:08 p.m. and reconvened at 8:12 p.m. He stated that due to a professional conflict of interest he would be recusing himself from discussion on this case and turned the meeting over to Commissioner Jokinen to Chair.

Cheryl LeClair Summer, 285 Twin Lake Trail, spoke about flooding concerns and the need to be cautious with regard to drainage. She said historically water ran north to south and she is concerned that this development might increase the level of drainage into the pond.

Bill Pomerleau, 3232 Centerville Road, asked about private wells and about Centerville Road improvements and if residents would be subject to new curb/street to address water runoff to meet City code.

As no one else wished to address the Commission, Commissioner Jokinen closed the public hearing at 8:18 p.m.

Public Works Director/City Engineer Farrell said staff met several times with the Watershed to address the drainage challenges and has been working closely with MnDOT and others for beltline resiliency. He spoke about water distribution systems and that any improvements would be required to anticipate those connections and ensure they were located on the correct side of the road. Farrell said staff has not seen a proposed haul route yet and while roads can handle the weight it will be a lot of material. He said this road is already a candidate for reconstruction and in terms of public utilities it might be a good idea to make those connections.

Mr. Frattalone spoke about the watermain trying to push the line to decrease damage to nearby properties and shared there would be no cost to the residents except for the connection for the water main line but they would responsible to connect their homes to the main line.

Commissioner Jokinen asked about drainage going into the retention basin from the development. Matt Woodruff, Larson Engineering, responded all new impervious areas for the roadways and future homes would drain into Outlot B area which is designated for infiltration system and while unsure of the exact amount it would meet all Watershed requirements.

Commissioner Moynagh clarified if no more new development occurred, would there be no difference and no new water that would flow into the area than what currently flows in. Mr. Woodruff said that Watershed rules require that stormwater cannot leave the property and volume or rate cannot be increased from a property.
Commissioner Carnes asked if the roads get reconstructed would homeowners be forced to connect water/sewer to their homes. Farrell said for homes with access to the watermain they will need to work out details with the applicant about how that would be paid and if reconstructed the City would complete the system and extend water services to their property line. Carnes said if the City reconstructs Centerville Road would every property be asked to hook up to the new system. Farrell said they would encourage people to connect. Wall said City Code requires the connection be made prior to transfer or sale of a property.

Farrell asked for more information about the proposed volume control. Mr. Woodruff explained the type of stormwater system required by the Watershed District would be infiltration and stormwater collected would soak into the ground but native soils in the area are clay so drainage would not occur like they would like so they are proposing a filtration system to better work in this area. He spoke about volume control and said that the Watershed Districts requires that water has to stay on the property but that additional volume will be leaving the site and drain along an outlet underground. He said there is a meeting scheduled with engineers and the Watershed to review their stormwater design in detail to help mitigate potential flooding of property owners on Twin Lake.

Commissioner Dresen said she lives on this street at 3339 Centerville Road and said the applicant truly loves this neighborhood. She said she is not on a septic system and commented how while she will miss having the open land nearby, the applicant has a right to retire and sell and that it is important to address the watershed concerns.

Mr. Frattalone said they are working to address the concerns but noted the proposed system for grading plans for outlet to the lake has not been approved yet. He said the Watershed ordered plans and specs and construction but is still reviewing the plans.

Upon motion by Commissioner Carnes, seconded by Commissioner Stumph, it was

"RESOLVED, to recommend approval of the proposed preliminary plat, site plan, variance, and street vacation requests based on the following finding of fact:

1. The proposed development adds new housing stock to the community and is consistent with the surrounding character of the area and comprehensive plan.
2. The proposed improvements to Centerville Road and utility connections to existing properties provide public benefits.
3. The proposed preliminary plat creates lot that are compliant with the underlying R-2 District standards.
4. The existing non-conforming conditions on Lot 9, Block 3 of the proposed preliminary plat are not being expanded.
5. A small corner of Twin Lake is within the City of Vadnais Heights, which affects the proposed, otherwise compliant, lot sizes and is a unique circumstance that creates a practical difficulty for the applicant to maximize the development potential and address other constraints.

Subject to the following conditions with the exception of Condition 6 as sidewalks were not necessary for this area:
1. The final plat shall be filed by the applicant, at their cost, with the offices of the Ramsey County Recorder and/or Register of Titles, prior to any mortgages, liens, or similar interests.

2. A development agreement between the applicant, and all others with interests in the subject property, shall be entered into with the City, to be recorded at the applicant’s cost with the offices of the Ramsey County Recorder and/or Register of Titles, prior to issuance of any building permits.

3. Building and demolition permits shall be submitted for administrative review/approval, prior to commencement of any construction activities within the proposed development.

4. No permanent structures shall be allowed to be constructed within the dedicated easement areas.

5. Existing vegetation proposed to be preserved shall be done so in compliance with the applicable requirements of Chapter 38, Article IV, Section 38-601(b)(11) of the City Code.

6. The applicant shall construct five-foot-wide concrete sidewalk facilities within the dedicated right-of-way of the proposed development, with the exact location(s) and specifications to be determined as part of the development agreement.

7. The applicant shall work with the property owners of 3163 Centerville Road to identify areas for additional landscape plantings, on or near their property and outside of the right-of-way, to provide a buffer from the proposed street, to be addressed further as part of the development agreement.

8. Street lighting shall be required in accordance with the applicable City Code provisions and specifications, including, but not limited to Chapter 32, Article VI, Section 32-188 and Chapter 30, Article II, Division 2, Section 30-57, to be reviewed and approved by the City Engineer and addressed as part of the development agreement.

9. All required permits and approvals shall be obtained from the Metropolitan Council for the proposed sanitary sewer connection and copies provided to the City.

10. All required permits shall be obtained from the Ramsey-Washington Metro Watershed District and copies provided to the City.

11. All new streets and improvements to existing streets shall be compliant with the applicable City Code provisions and specifications, to be reviewed and approved by the City Engineer, and be inspected, at the applicant’s cost, prior to City acceptance.

12. The applicant shall consider dedicating a portion of land within the proposed development, or on a nearby property, for a public park facility to serve the new and existing neighborhoods.

13. Compliance with the conditions included in the Fire Chief’s memorandum, dated January 14, 2020.


15. Compliance with the conditions included in the Director of Public Works/City Engineer’s memorandum, dated January 23, 2020.”

Commissioner Moynihan confirmed the motion included subject to approval from the Watershed. Wall said Watershed approval is outlined in Condition 10.

Ayes – 7        Nays – 0
The motion carried.

C. Case 19-022: BWBR Architects – Planned Unit Development Amendment and Site Plan Review at 1490 East County Road E

Planning/Community Development Director Wall said that BWBR Architects, with consent of the property owner, is requesting a PUD amendment and site plan review to construct a new 81,760-square-foot indoor turf facility and 14,830-square-foot parking lot at the Vadnais Sports Center. The original PUD was approved in 2010. In April 2018, the former sports dome structure was damaged by heavy snow and partly demolished thereafter. Since then, Ramsey County has been considering several options for replacing the structure and has settled on the proposed design included in the application materials. If approved, construction would start in the spring of 2020 and be completed by late fall of 2020. Wall thanked Ramsey County for their partnership in rebuilding this structure as it was an important amenity to the community. Staff recommend approval based on findings of fact and subject to conditions.

Dustin Rehkamp, BWBR Architects, shared an updated rendering stating the multi-color greys will be a little different in that, due to cost considerations, there will be one single grey color and not multi-color as shown. He said it will still be a unique structure with precast walls of metal panels and be attractive to the area. He spoke about the parking lot on the west side that shows impervious pavers in order to retain water onsite.

Ryan Reis, Ramsey County, added his thanks to the City for being a good partner throughout this process, noting while the dome collapse was not something anticipated or funding identified, the City has been good to work with and he anticipates that partnership would continue with the Watershed as well.

Chairperson Cordes opened the public hearing at 8:48 p.m.

As no one wished to address the Commission, Chairperson Cordes closed the public hearing at 8:48 p.m.

Upon motion by Commissioner Cooper, seconded by Commissioner Caillier, it was “RESOLVED, to recommend Staff recommends approval of the proposed PUD amendment and site plan requests, based on the following findings of fact with conditions:

1. The proposed project reconstructs a community asset while also adding off-street parking to the benefit of the entire site.
2. The proposed project does not negatively impact any of the surrounding uses.

Subject to the following conditions:
1. A development agreement amendment between the property owner, and all others with interests in the subject property, shall be entered into with the City, to be recorded at the applicant’s cost with the offices of the Ramsey County Recorder and/or Register of Titles, prior to issuance of a building permit.
2. A building permit in compliance with all applicable code standards shall be submitted prior to commencement of any construction activities on the subject property, to be reviewed/approved administratively.

3. A sign permit in compliance with the approved plans included in a subsequent development agreement amendment shall be submitted prior to any sign(s) being installed on the subject property, to be reviewed/approved administratively.

4. The off-street parking lot and driveways shall be constructed and operated in compliance with the applicable code standards, to be reviewed/approved administratively as part of the building permit.

5. Retaining walls in excess of four (4) feet in height shall require engineering design, to be reviewed/approved administratively as part of the building permit.

6. Landscape and photometric lighting plans shall be submitted for inclusion in a subsequent development agreement amendment, to be reviewed/approved administratively.

7. All required permits shall be obtained from the Ramsey-Washington Metro Watershed District and copies provided to the City.

8. Compliance with the conditions included in the Fire Chief’s memorandum, dated 01/14/2020.

9. Compliance with the conditions included in the Director of Public Works/City Engineer memorandum, dated 01/23/2020.”

Ayes – 7  Nays – 0

The motion carried.

NEW BUSINESS

None.

OLD BUSINESS

None.

REPORTS

A. Council Liaison

Councilmember Patricia Youker had nothing to report at this time.

B. Planning Commissioners

Chairperson Cordes spoke about the need to contact staff prior to responding to proposed projects on social media in order to ensure the most accurate information and coordinate responses with staff.
C. Staff

Planning/Community Development Director Wall shared that the At Home apartment Comprehensive Plan amendment proposal was approved at the January 21 City Council meeting. He said the next step in the process, if the applicant proceeds, would be a final PUD process with rezoning and site plan review which would include a response to input received that would try to mitigate the Commission, Council’s and neighborhood’s concerns.

NEXT MEETING

Chairperson Cordes said the next Planning Commission meeting will be rescheduled due to the political caucuses. Planning/Community Development Director Wall said he would check with an applicant for that meeting and return to the Commission to determine a new date before a public hearing notice goes out for the potential project.

ADJOURN MEETING

Upon motion by Commissioner Carnes, seconded by Commissioner Stumph the meeting was adjourned at 8:52 p.m.

Respectfully submitted,

Cathy Sorensen, TimeSaver Off Site Secretarial, Inc.