

Agenda
City of Springboro Planning Commission Meeting
Wednesday, March 9, 2022, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

- I. Call to Order
- II. Approval of Minutes
 - A. February 9, 2022 Planning Commission Meeting
- III. Agenda Items
 - A. Preliminary Review, Revision to Approved General Plan, The Springs PUD, Planned Unit Development, revision to approved apartment component
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

Background Information & Staff Comments
City of Springboro Planning Commission Meeting
Wednesday, March 9, 2022, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Preliminary Review

**Minor Revision to Approved General Plan, The Falls PUD, Planned Unit Development,
revision to apartment component**

Background Information

This agenda item is a request for preliminary review of a minor revision to an approved general plan for a portion of the apartment component of The Falls PUD, Planned Unit Development. The application was submitted by PLK Communities, Cincinnati. The property is owned by The Siebenthaler Company.

As indicated in the submitted materials, the applicant is proposing to construct 168 apartment units on a 16.05-acre site located on the northeast portion of The Springs PUD. The site is situated between The Falls apartment complex on the east, and the Waterside condominiums to the west. Both The Falls and Waterside condominiums are also in The Springs PUD. The property has frontage on Springs Boulevard; access is also proposed from the east through The Falls apartments to Yankee Road. The northern property line for the site coincides with the Warren-Montgomery county border. Lands to the north are within Washington Township.

The 16.05-acre site was approved for apartment development as part of the general plan for what is now The Springs PUD in early 2002. A total of 305 apartments were approved at that time consisting of 30 10-unit buildings and a 5-unit building including the management office, clubhouse and pool. Later, two phases of apartment development were approved by the Planning Commission, one each in 2002 and 2003, based on an application filed by the developer, Coffman Development. The northern tier of the apartments were reviewed and approved first, consisting of 15 apartment buildings and the clubhouse, with 15 additional buildings on the southern tier. The phases were oriented east to west, with both phases crossing the utility lines that bisect the 16.05-acre site. Coffman Development then developed just the eastern portion of each phase along the Yankee Road side of the property beginning in 2005. Development of this portion of the site continued until 2010/2011 when the current 135 apartment units—13 ten-unit buildings and one 5-unit building with clubhouse—configuration was arrived at. The Siebenthaler property was later split from The Falls apartments. The 2002/2003 City approval to construct 170 apartment units on the site remains in effect. A copy of the plans for the apartment component of The Springs PUD as proposed is included in the meeting materials.

PLK Communities is proposing to construct 168 apartment units on the site. The proposal includes 10 16-unit apartment buildings, an 8-unit apartment building, a clubhouse facility, and a number of stand-alone garages and dumpster enclosures. Access will be provided with a driveway connecting to Springs Boulevard and two drives to The Falls apartments and in turn Yankee Road.

The City's PUD ordinance defines three types of revisions to approved general plans: major, minor, and administrative. Major revisions include proposals that change the list of permitted uses within a

PUD or any increase of 15% or greater in the number of residential units for a site, and require the approval of the Planning Commission and City Council. Minor revisions involve no change in permitted uses within a PUD and involve density increases between 5 and 15%, and require the approval of Planning Commission. Administrative revisions include revisions involving 5% increases in development density or less, and are approvable by City staff. The PLK Communities proposal represents a minor revision to the approved general plan for the apartment component.

Following Planning Commission's review of the requested general plan revision—first in preliminary format, the final approval at a subsequent meeting—review and approval of a final development plan by Planning Commission may commence. PLK Communities has indicated their intention to develop the 16.05-acre site in one section.

Existing zoning in the vicinity of the site is PUD to the east, south, and west, all part of The Springs PUD. Zoning to the north is zoned PD-T, Planned Development Transition District, under the Washington Township Zoning Resolution, a district whose purpose is "...to allow for orderly growth and development Washington Township and abutting municipalities." Existing land uses in the vicinity of the site include The Falls apartments to the east, St. Mary's church to the southeast, the single-family residential component of The Springs to the south, to the west the Waterside condominiums component of The Springs, and to the north in Washington Township, Montgomery County, and the Yankee Terrace single-family residential subdivision.

Staff Comments

City staff has identified the following comments for the general plan revision request:

1. Provide minimum 9-foot buffer from property lines for parking areas.
2. Provide architectural details for clubhouse and accessory structures. Applicant is advised that one accent color is permitted for the development.
3. Landscaping Plan required at second stage of approval process, final development plan. Plans to comply with Chapter 1279. Items to include the identification of existing vegetation greater than 4 inches DBH to remain on the site for credit against other landscaping requirements, site development landscaping at the rate of 1 tree/3,000 square feet for developed portions of the site, parking lot landscaping, buffers to adjacent uses, and landscaping along road frontages.
4. Lighting plan consistent with Chapter 1273 of Planning and Zoning Code to be developed that meets color-temperature, intensity, and cut-off lighting requirements during final development plan stage of approval process.
5. Applicant to develop signage plan for review by City staff.
6. Plans to be signed by the owner/developed at the final approval stage of the general plan review process.
7. Provide complete site design and development standards for building placement and ancillary facilities.
8. Provide bicycle parking consistent with Section 1279.01(f) of the Planning & Zoning Code.
9. To maximize safety and minimize property damage, 24-foot drive aisle are recommended in all parking areas.
10. Provide water, sanitary sewer and storm sewer details and any associated calculations for review.
11. Provide the mechanism for the retention basin maintenance, which shall include wording for the City of Springboro to complete maintenance and assess owner if owner/HOA fails to maintain.

12. Please be advised that the Clearcreek Fire District utilizes the provisions from the Ohio Fire Code and the Ohio Building Code and that all fire hydrant components shall meet those of the City of Springboro Water works.
13. Pursuant to Section 105.4.3 and 105.4.4 of the 2017 Ohio Fire Code, it shall be the responsibility of the applicant to ensure that the construction documents include all of the protection requirements and shop drawings are complete and in compliance with the applicable codes and standards. Construction documents reviewed by the fire code official in accordance with paragraph (D)(2)(a)(104.2.1) of this rule or construction documents approved with the intent that such construction documents comply in all respects with the code. Review and approval by the fire code official shall not relieve the applicant of the responsibility of compliance with this code.

The information contained in this report is based on material provided to the City of Springboro as of Tuesday, March 1, 2022 at 12:00 p.m.

APPLICATION—PLANNED UNIT DEVELOPMENTS CITY OF SPRINGBORO PLANNING COMMISSION

☐ REZONING/GENERAL PLAN

☐ FINAL DEVELOPMENT PLAN

☐ RECORD PLAN

☐ VARIANCE

The undersigned requests the approval identified above. Approvals subject to expiration provided for in Chapter 1266 of Planning & Zoning Code. For all approvals under this application, it is understood that it shall only authorize the approval described in this application, subject to any conditions or safeguards required by the Planning Commission, and/or City Council.

- ☐ Owner
☐ Agent
☐ Lessee
☒ Signed Purchase Contract

APPLICANT NAME:

PLK Communities, LLC

Address

5905 E. Galbraith RD

Ste 4100, Cincinnati, OH 45236

Telephone No.

(513) 561-5080

Fax No.

()

Email Address

Nick@PLKCommunities.com

PROPERTY OWNER NAME (IF OTHER):

Siebenthaler Company

Address:

3001 Catalpa Dr

Dayton, OH 45045

Telephone No.

(937) 274-1154

Property Address or General Location:

16.045 acres on Falls Blvd

Parcel Number(s):

04-03-100-024

Acreage:

16.045

PUD Category: ☒ Residential

☐ Retail

☐ Office

☐ Manufacturing

☐ Mixed Use

If Mixed Use, Acreage in Each Category: _____

For Residential Proposed Density

168

Number of Residential Units

168

Proposed Use:

168 market rate 2 and 3 bedroom units.

Current P.D. allows for 170 units.

The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.

(Signature of Applicant and/or Agent)

Nicholas P. Lingenfelter

Printed Name

(Date)

2.18.22

January 17, 2022



The Siebenthaler Company

Dan Boron
City of Springboro Planner
320 West Central Ave
Springboro, Oh, 45066

To whom it may concern,

Nick Lingenfelter and associates at PLK communities have may act as agents of The Siebenthaler Company in matters relating to property owned by The Siebenthaler Company in Springboro, as long as said agency does not result in the reduction of approved density of the property.

Thank you for your attention,

Robert Siebenthaler
President, The Siebenthaler Company
C 937-313-2156

Landscape Nurserymen

Established 1870

2074 Beaver Valley Rd • Beavercreek, Ohio 45434 • Phone (937) 274-1154 • Fax (937) 274-9448

L:\LANDSCAPE\DOCUMENTS\ROBERT'S DOCS\ARBORIST DOCUMENTS\2020\GARWOOD.DOCX

SPRINGBORO MULTI-FAMILY DEVELOPMENT

CONCEPT PLAN

CITY OF SPRINGBORO
WARREN COUNTY, OHIO

SITE DATA

Site Location:
Subdivision: N/A
Lot Number: N/A
Total Acreage of Site: 16.05 Ac.
Total Acreage under Review: 16.05 Ac.
Property Owner:
SIEBENTHALER COMPANY
3001 CATALPA DR
DAYTON, OH 45405

Developer: PLK COMMUNITIES
5905 E. GALBRAITH ROAD, SUITE 4100
CINCINNATI, OHIO 45236
(513) 561-4685

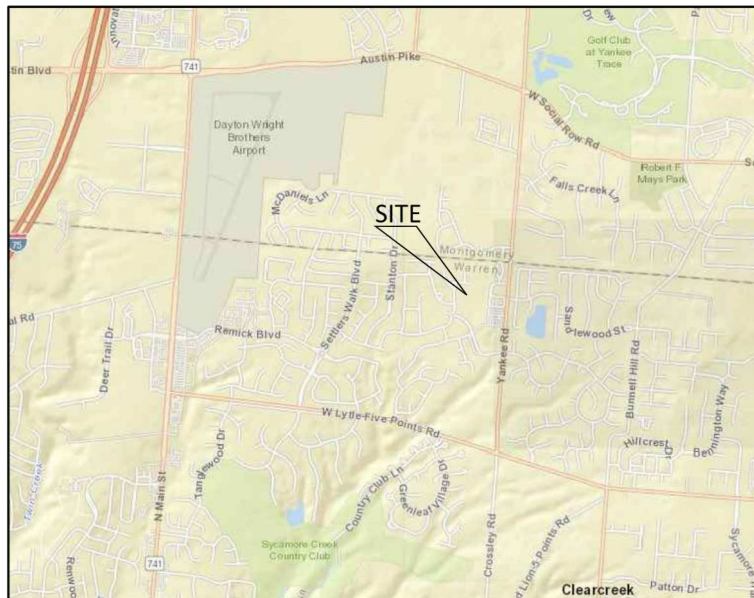
Parcel ID: 403100024
Deed Reference: D.B. PG. Group:
Current Use: VACANT
Proposed Use: MULTI-FAMILY DEVELOPMENT
Proposed Building:
Height = 30 Ft.
Sq. Footage =
Proposed Site Areas:
Disturb = 12.67 Ac.
Impervious = 6.50 Ac.
Soil Types: Br, DaB, RvB, XeB

PARKING SUMMARY

Proposed Use - Multi-Family Required Parking:
168 Dwelling Units @ 2 space per Dwelling Unit = 336 spaces required
Total spaces required = 336 spaces

Provided Parking:
Total spaces provided = 336 spaces

Handicap parking will be provided to meet applicable requirements.



VICINITY MAP

SCALE: 1"=NTS



Location of utilities and structures, both surface and sub-surface, are shown on the plans from data available at time of bidding, and are not necessarily complete or correct. During construction the contractor shall use diligence in protecting from damaging all existing utilities and structures whether shown on the plan or not. If damage is caused, the contractor shall be responsible for the repair or restoration of same to the satisfaction of the engineer or appropriate authority.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR MUST EXPOSE AND VERIFY LOCATIONS BOTH HORIZONTAL AND VERTICALLY OF ALL EXISTING UTILITIES. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

SITE ZONING DATA

Current Zone: PD
Existing Lot Size = 16.05 AC
Proposed Lot Size = 16.05 AC
Maximum Height = Per Planned Development
Minimum Front Yard Setback = Per Planned Development
Minimum Rear Yard Setback = Per Planned Development
Minimum Side Yard Setback = Per Planned Development

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SPRINGBORO MULTI-FAMILY

CONCEPT PLAN

SPRINGBORO, WARREN COUNTY, OHIO

TITLE SHEET

Project No:	Checked:
Date:	Ref:

28:

TITLE

P:\PLK COMMUNITIES (440)\SPRINGBORN MULTI-FAMILY (22001)\Engineering\BWS\Concept 3 - PLK - Springborn Multi-Family_NEV021422.dwg



- ALL EXISTING VEGETATION TO BE REMOVED AND REPLACED TO CITY OF SPRINGBORO OR P.U.D. REQUIREMENTS.

LEGEND

- | | |
|----------|--------------------------|
| — | EX. PROPERTY LINE |
| — RW — | EX. RIGHT OF WAY |
| — | EX. EASEMENT |
| — | EX. CENTERLINE |
| — G — | EX. GAS MAIN |
| ⊙ ■ | EX. STORM STRUCTURE |
| — · — | EX. STORM SEWER |
| ⊙ | EX. SANITARY STRUCTURE |
| — SAN — | EX. SANITARY SEWER |
| — CSAN — | EX. COMBINED SEWER |
| — OU — | EX. OVERHEAD UTILITY |
| — W — | EX. WATER MAIN |
| ⋈ ● ▽ | EX. WATER MAIN STRUCTURE |
| — | EX. CONTOUR |

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SPRINGBORO MULTI-FAMILY CONCEPT PLAN

SPRINGBORO, WARREN COUNTY, OHIO

EXISTING CONDITIONS & DEMO PLAN

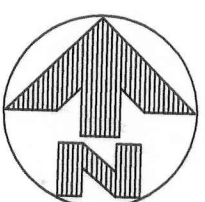
Project No:	Checked:
Date:	Ref:
Sheet:	
C100	

**2002 APPROVAL FOR THE FALLS APARTMENTS, PHASE 1
(THEN REFERRED TO THE GLENNON PROPERTY)**



LEGEND

☀ PROPOSED LIGHTPOLE
(D.P. & L. TYPE ACORN STYLE LUMINAIRE)



KLEINGERS
& ASSOCIATES
ENGINEERS AND SURVEYORS

6305 Centre Park Drive, West Chester, OH 45069
(513) 779-7851 Fax: (513) 779-7852

REVISIONS

1	07/12/02	SCHEDULED MEETING
0	6/12/02	STAFF REVIEW

PHASE 1
THE GLENNON – MULTI-FAMILY
FINAL DEVELOPMENT PLAN
SECTION 9, TOWN 2, RANGE 5, M.Rs.
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE: 1"=60'
DATE: JUNE 2002
DRAWN: SMF
DESIGNED: TEM
CHECKED:
XREF: N/A
JOB NO.: 020114.001

Page

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764

1

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066

Planning Commission Meeting
Wednesday, February 9, 2022

I. Call to Order

Chair Becky Iverson called the Springboro Planning Commission Meeting to order at 6:00 p.m. at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

Present: Becky Iverson, Chair; Chris Pearson, Vice-Chair, Robert Dimmitt, Steve Harding and John Sillies.
Absent, Mike Thompson and Mark Davis.

Staff Present: Dan Boron, City Planner; Elmer Dudas, Development Director, Ann Burns, Planning Commission Secretary.

Mr. Pearson motioned to excuse Mr. Davis and Mr. Thompson. Mr. Harding seconded the motion.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Pearson, yes; Sillies, yes; (5-0)

II. Approval of Minutes

A. January 19, 2022 Planning Commission Minutes

Ms. Iverson asked for corrections or additions to the minutes. There were none

Mr. Harding motioned to approve the January 19, 2021 Planning Commission minutes. . Mr. Dimmitt seconded the motion.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Pearson, yes; Sillies, yes; (5-0)

II. Agenda Items

A. Final Review - Final Development Plan, Advanced Drive PUD, Planned Unit Development, commercial building #4

Background Information

This agenda item is a request for final approval of a final development plan for the construction of a speculative commercial building on the west side of Advanced Drive in the Stolz Industrial Park. This is the fourth such approved requested by the property owner and developer, Cincinnati Commercial Contracting since 2020. This item was reviewed on a preliminary basis at the January 19th Planning Commission meeting. At that time the Planning Commission authorized this item to be placed on a future meeting agenda for approval.

The subject property is located approximately 500 feet northeast of the terminus of Advanced Drive.

The applicant is proposing to construct a one-story, 20,200-square foot flexible space commercial building for a future user. No address has been assigned for the property at this point in time; addresses are typically not assigned by the Engineering Department until further into the site development process. The proposed commercial building will be located on 6.72 acres of undeveloped land; the property owner plans to develop their remaining 1.506 acres of undeveloped land, located immediately to the south, as soon as practicable.

The subject property has frontage on Advanced Drive. Adjacent land includes other properties in the Stoltz Industrial Park are occupied by the following businesses: to the north Hanover Products at 125 Advanced Drive and the developing property at 175 Advanced Drive, Armstrong Trailer. The latter was approved by Planning Commission at their November 10th. To the east and southeast are Advanced Interiors at 240-250 Advanced Drive, and to the south A-1 Mechanical at 235 Advanced Drive. The subject property also borders to the west undeveloped property in Franklin Township with frontage and access provided from Sharts Road to the west.

The subject property is zoned PUD, Planned Unit Development, and is part of the Advanced Drive PUD that coincides with the Stolz Industrial Park. The Advanced Drive PUD was created in 1997 to accommodate light industrial development of the area in collaboration with the Stolz estate. The remainder of the estate is now Clearcreek Park. The PUD zoning designation permits the use of the property for office and light industrial development. Land to the west in Franklin Township was recently rezoned to accommodate a residential subdivision.

Staff Recommendation

City staff recommends approval of the final development plan subject to compliance with the following comments:

1. Parking lot plans may need to be adjusted when end user is identified. Coordinate with Zoning Inspector and City Planner when a Certificate of Zoning Compliance is applied for the end user.
2. For proposed lighting plan, revise accordingly to comply with Chapter 1273, Exterior Lighting:
 - a. Confirm all lighting meets 3500° Kelvin color-temperature maximum.
 - b. Replace proposed wall pack fixture with one that complies with cut-off design and other requirements.
3. To complete review of proposed landscaping plan's compliance with Chapter 1279, Landscaping, please provide the following:
 - a. Indicate developed portion of 6.72-acre remainder to include this property and the number of trees 4 inch DBH or greater in that area.
 - b. Provide landscaping along proposed southeast property line at the rate of 1 tree/40 linear feet of frontage.
 - c. Landscaping to be used to screen mechanical equipment if applicable on site.
4. Construction requirements within the existing pipeline easement area to be worked out with pipeline companies.
5. Provide design details for the storm sewer construction at the entrance, such as pipe type, connection details, elevations, profile view, inverts, manhole size, etc... as well as the deflection of the proposed 6" water main under the storm sewer.
6. Is it the storm sewer construction at the entrance to be privately owned and maintained? If not, provide a public storm sewer easement. If lot is split, provide private storm sewer easement across property.
7. Provide details on road crossing for 6" water tap, such as saw cut, pavement & curb removal/replacement.
8. Provide % slope for all storm sewers.

9. Storm sewers at drive entrance shall match existing materials. Coordinate details with City Engineer.
10. Indicate location of Benchmark.
11. Detention basin calculations under review. Make changes per review comments, if any.
12. Final revised and approved site plan shall be submitted to include all comments by staff and planning commission to have signature of the owner or duly authorized officer and stamped certified by a professional engineer.
13. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
14. The Clearcreek Fire District has no comments at this time.

Discussion:

The applicant, Mr. Christian Stone was present to discuss his application for a new commercial building on Advanced Drive. He noted that they have reviewed the staff comments and are confident any issues can be worked out with staff.

Mr. Boron agreed that the staff comments relating to lighting, landscaping and site plan will be resolved. He noted that there is no named tenant at this point.

Mr. Harding stated this application is very similar to the other buildings, and sees no problems.

Ms. Iverson called for a motion to approve the Final Development Plan, Advanced Drive PUD, Planned Unit Development, commercial building #4.

Mr. Harding motioned to approve. Mr. Sillies seconded the motion.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Pearson, yes; Sillies, yes; (5-0)

B. Preliminary Review, Final Development Plan, 765 West Central Avenue (SR 73), accessory building for LaComedia Dinner Theater

Background Information

This agenda item was filed by App Architecture, Englewood, on behalf of LaComedia Dinner Theater, property and business owner, located at 765 West Central Avenue (SR 73). This item appeared on the December 8th meeting agenda as a preliminary review item. At that time the proposed building size was a 16,200-square foot, two-story accessory building. Since that time the applicants have reassessed their space needs and are now proposing a 32,150-square foot, two-story accessory building on the southeast corner of the site. The building will be used to house costumes in a climate controlled environment and provide for other theater storage.

Given the proposed changes to the building scope, this agenda item remains in preliminary review. This item may be placed on a future Planning Commission meeting agenda following preliminary review at the February 9th meeting.

The dinner theater has been in operation since 1975. There is no record of the theater's original approval; that predated the City's incorporation in 1987 and our present Building Department (plans were reviewed by Warren County prior to that date). The property was rezoned to PUD, Planned Unit Development, in September 1997 to provide flexibility to the property owner to develop the property with greater flexibility in

light of setbacks. No record of the setback has been found by City staff. In 1999 the Planning Commission approved plans for the expansion of the theater building, and later that year the construction of a dormitory.

The proposed accessory building will be located in the vicinity of two accessory buildings that will be removed. The proposed building will be as close as 6 feet from the east property line and 15 feet from the south property line. These figures are similar to other buildings on the site including the main theater building relative to the east property line (less than 5 feet), and the dormitory relative to the south property line (15 feet). The proposed setbacks are the same as those presented at the December 8th meeting.

Adjacent land uses include the recently completed McDonald's at 775 West Central Avenue to the northwest; on the north side of West Central Avenue the two shopping centers owned by the now-closed Edwards Furniture on either side of Tahlequah Trail, the shopping center at 625-725 West Central Avenue that includes the former and newly renovated Kroger; and to the south, fronting and with access from Pleasant Valley Drive, a number of commercial and light industrial buildings including VST (650 Pleasant Valley Drive).

Staff Comments

City Staff has the following comments regarding the proposed accessory structure:

1. Provide details of proposed exterior building materials.
2. Relocate the existing private utilities from underneath the proposed building, for safety and maintenance reasons.
3. Provide the setback from the attached external stairs to the lot lines.
4. Provide a 10-foot sanitary sewer easement along the rear property line.
5. Provide water and sewer lateral information. Water to be minimum 1" K copper with remote reader inside of building and sanitary sewer lateral to be min 6" SDR 35 or SCH 40 material at 2% slope minimum.
6. Conduct a field survey to verify all utilities, elevations and contours. Elevations and contours shall be based upon USGS datum and identify the benchmark utilized.
7. Provide the pervious/impervious change on the site due to the new building and associated construction. Storm water on the additional impervious areas to be detained.
8. The Clearcreek Fire District has no comments at this time.

Discussion:

Ms. Iverson recused herself from discussing and voting on this agenda item because of her involvement with the LaComedia Theatre.

Mr. Tim Bement with App Architecture, and Mr. Dave Gabert with M & M Construction, were present to discuss their application for an accessory structure at LaComedia Theatre.

Mr. Boron referred to the background and staff comments explaining that since the initial application in later 2021, they have reassessed their space needs and are now proposing a 32,150-square foot, two-story accessory building on the southeast corner of the site. The building will be used to house costumes in a climate controlled environment and provide for other theater storage.

Mr. Pearson asked if there were any concerns about less parking spaces with this revision.

Mr. Gabert explained it was only 2 spaces, and they were fine with that.

Mr. Boron noted there is a possibility of sharing parking with neighboring business.

Mr. Gabert noted they have also discussed adding valet parking for the more popular, well attended shows. He also stated they are in agreement with all the staff comments.

Mr. Bement added they are in the process of completing the utility work as well as re-plating the property.

Mr. Boron stated that the deadline for the March 9th meeting is Friday, February 18th, and the deadline for the April 13th meeting is March 25th.

VI. Planning Commission and Staff Comments

Mr. Boron stated that at this time, he was not certain if there will be anything submitted for the March 9th meeting.

Mr. Boron also announced the two rezoning cases, one for 1360 South Main Street and also for 110 East Mill Street, are scheduled for second readings at the next Council meeting on February 17th. No one attended the public hearing that was held on January 20th. The land use plan will also be on the agenda for adoption for the February 17th meeting. This was posted on the website, but no comments have been received.

Adjournment

Mr. Harding motioned to adjourn the February 9, 2022 Planning Commission Meeting at 6:20 pm
Mr. Pearson seconded the motion.

Vote: Dimmitt, yes; Harding, yes; Pearson, yes; Sillies, yes; Iverson, yes (5-0)

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planning Consultant

Ann Burns, Planning Commission Secretary