

**MINUTES
OF THE
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF EDINA, MINNESOTA
CITY COUNCIL CHAMBERS
AUGUST 28, 2013
7:00 PM**

I. CALL TO ORDER

II. ROLL CALL

Answering the roll call were: Scherer, Schroeder, Carpenter, Potts, Kilberg, Platteter, Carr, Forrest, Grabiell, Staunton

III. APPROVAL OF MEETING AGENDA

Commissioner Potts moved approval of the meeting agenda. Commissioner Carpenter seconded the motion. All voted aye; motion carried.

IV. APPROVAL OF CONSENT AGENDA

Commissioner Carpenter moved approval of August 14, 2013 Planning Commission meeting minutes. Commissioner Grabiell seconded the motion. All voted aye; motion carried.

V. COMMUNITY COMMENT

None.

VI. PUBLIC HEARINGS

A. Preliminary Plat with Variances. Great Neighborhood Homes. 6609 Blackfoot Pass, Edina, MN

Planner Teague reported that the applicant has requested a continuance of this item to the September 11, 2013 Planning Commission meeting.

Commissioner Scherer moved to continue the public hearing for Great Neighborhood Homes to Wednesday, September 11, 2013. Commissioner Carpenter seconded the motion. All voted aye; public hearing continued to September 11, 2013.

B. Variance. Jim Kellison/Kello Services. 5221-5275 Edina Industrial Boulevard, Edina, MN.

Planner Presentation

Planner Teague informed the Commission a 5 foot side yard setback variance from the required 10 foot drive-aisle side yard setback for truck maneuvering in the south west corner of the site located at 5221-5275 Edina Industrial Boulevard for Jim Ellison/Cello Services, LLC. The applicant is requesting a 5-foot setback variance to widen a drive aisle next to the existing building in the south west corner of the site located at 5221-75 Edina Industrial Boulevard. Currently semi-trailer trucks drive beyond the pavement and onto the grass in order to maneuver around the building. The added pavement and retaining wall proposed will allow the trucks to turn without over-spilling onto the lawn area.

Planner Teague concluded that staff recommends approval of the requested variance based on the following findings:

1. The proposal meets the required standards for a variance, because:
 - a) The practical difficult is caused by the existing location of the building and narrow drive aisle.
 - b) The encroachment into the setback is a relatively minor and in a very small area of the site.
 - c) The request is reasonable given the location of the existing building and narrow drive way, (too narrow for truck movements).

Approval of the variance is also subject to the following condition:

1. The drive aisle improvement must be construction per the proposed plans date stamped August 13, 2013.
2. The applicant will need to acquire permission to encroach in the easement area from Xcel Energy as requested by the City Engineer and as indicated in the City Engineer's memo dated August 21, 2013.

Appearing for the Applicant

Jim Kellison

Discussion

Commissioner Grabiell asked Planner Teague what the zoning classification is on the properties to the west. Teague responded that the zoning classification for the adjacent properties to the west is PID, Planned Industrial District, with the City of Bloomington also to the west.

Commissioner Carr asked the applicant if the variance was approved does he plan on re-landscaping the site. Mr. Kellison responded in the affirmative, adding a retaining wall, new sod and plantings will be added.

Public Hearing

Chair Staunton asked if anyone would like to speak to the item; being none, Commissioner Grabiell moved to close the public hearing. Commissioner Potts seconded the motion. All voted aye; public hearing closed.

Motion

Commissioner Grabiell moved variance approval based on staff findings and subject to staff conditions. Commissioner Forrest seconded the motion. All voted aye; motion carried.

C. Site Plan with Variances. Paul Reinke/Oak Development. 6545 France Avenue, Edina, MN.

Planner Presentation

Planner Teague reported that Silver Oak Development on behalf of the IRET Properties is proposing to build a four story 60,000 square foot medical office expansion, and new parking ramp expansion to the existing 273,000 square foot Southdale Medical Office building located at 6525-45 France Avenue. The new addition would be located on the south side of the existing building and west of the existing parking ramp. Teague stated to accommodate the proposed addition, the following is requested; Site Plan Review., Parking Ramp Setback Variance from 40 and 34.5 feet to 34.5, 28 and 20 feet for the new parking deck to match the existing parking ramp setback. Differing setbacks are required for the ramp structure because the ramp itself is 34.5 feet tall; and the structure around the stairs is 40 feet tall and a parking stall Variance from 1,715 spaces to 1,577 spaces. A proof of parking plan for an additional deck could expand parking to 1,749 spaces has been provided.

Planner Teague concluded that staff recommends that the City Council approve the Site Plan with Variances for the Southdale Medical building expansion based on the following findings:

1. The proposal would meet the required standards and ordinances for a Site Plan with the exception of the parking space and ramp variances.
2. WSB conducted a parking and traffic impact study. The study concluded that the existing roadway system would support the proposed project; and the parking on the site would contain adequate parking to support the expansion and existing uses.
3. The variances are reasonable. As mentioned, the setbacks for the parking ramp expansion, match the existing setbacks. The parking study concludes that the proposed addition and existing uses on the site would be supported by the existing parking facilities. Traditionally, the City of Edina has not required parking stalls, when they are not needed. Additional parking could be provided by adding levels to the existing parking ramps if needed.
4. The parking ramp could be expanded should there ever be a need for additional parking for the site.

Approval of the Site Plan is also subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Site plan date stamped July 26, 2013.
 - Grading plan date stamped July 26, 2013.
 - Landscaping plan date stamped July 26, 2013.
 - Lighting plan date stamped July 26, 2013.
 - Building elevations date stamped July 26, 2013.
 - Building materials board as presented at the Planning Commission and City Council meeting.
2. Prior the issuance of a building permit, a final landscape plan must be submitted, subject to staff approval. Additionally, a performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures.
3. The property owner is responsible for replacing any required landscaping that dies.
4. Submit a copy of the Minnehaha Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.
5. Compliance with the conditions required by the city engineer in his memo dated August 22, 2013.
6. Should delays and queuing become an issue at the France Avenue/65 Street intersection in the future, minor intersection turn lane and phasing improvements may be necessary. Should these improvements be required in the future Fairview Southdale Hospital will be responsible for their share of those improvements.
7. Building plans are subject to review and approval of the fire marshal at the time of building permit.

8. The applicant must enter into a proof of parking agreement with the City to ensure the necessary parking space will be provided if needed. Should parking become a significant problem, staff will require the proof of parking stalls constructed by adding the addition to the parking ramp.

Appearing for the Applicant

Paul Reinke

Discussion

Commissioner Carpenter asked Planner Teague who determines the “share” a business pays for street improvements. Chuck Rickart addressed the question and explained that the cost a business pays for street improvements is determined by a sliding scale process taking into account the size of the expansion including the change in traffic patterns, increase in trip generations, etc. Rickart pointed out in this area; especially on this corner (West 65th Street) there are a number of players that would be responsible for the improvements, pointing out each “corner” is and or will be undergoing expansion.

With regard to the Proof of Parking (POP) agreement recommended in the staff report Commissioner Carpenter asked what triggers it. Planner Teague explained that Edina Ordinance indicates that the City Manager is the “body” that determines if the POP should be implemented. Commissioner Grabiell asked Teague if he recalls the City Manager initiating a POP. Teague responded to date he’s not aware of any POP agreement(s) that have been implemented at the request of the City Manager. Most businesses police themselves.

Commissioner Forrest indicated she is hesitant to support the loading dock in the new location. Continuing, Forrest also questioned how the traffic analysis calculated vehicle trips. Mr. Rickart responded that the parking analysis viewed this site as a medical use site. Forrest pointed out the site is also planned for retail. Rickart responded a small retail component was also included in the calculations (Regional Medical with Retail Component), adding the majority of medical uses including hospitals operate some form of onsite retail.

Commissioner Potts asked Planner Teague who reviews the internal traffic circulation on the plans. Teague responded that the City Engineer reviews all internal vehicle movements.

Commissioner Schroeder asked Mr. Rickart if he believes the ingress/egress is necessary at 48-feet, adding it’s rather wide. Schroeder commented that in his opinion safety in pedestrian navigation is important and would be compromised with 48-feet of lane(s) to navigate.

Commissioner Carr referred to the landscaping plan and suggested that the applicant take another look at it and plant trees taller than indicated. Planner Teague commented that the

proposed landscaping plan exceeds ordinance; however, the Commission can request extra, taller plantings because of the need for a variance.

Commissioner Grabiell asked Planner Teague if he knows what the zoning is on the opposite side of the street (Drew). Planner Teague responded the zoning on the east side of Drew is also Regional Medical (RMD).

Applicant Presentation

Paul Reinke addressed the Commission and introduced the development team, Gail Greion, property manager and James O'Shea, architect.

Mr. Reinke said they were very excited about the proposed expansion.

Mr. O'Shea addressed the comments on the loading dock and explained the existing facility doesn't have a "true" loading dock area and the goal of this design is to have one consolidated loading dock for the entire site. O'Shea said the new design can incorporate two semi-trailer loading berths and 1 small loading berth for the smaller delivery vehicles.

Continuing, O'Shea further explained with regard to the proposed drive aisle width that it was felt that the larger width would provide a wider turning radius for the larger vehicles.

Concluding, O'Shea reported that the new office building is proposed at 60,000 square feet, including a new parking garage/ramp with 1,180 parking spaces, adding these spaces will accommodate existing and future parking levels. O'Shea said that at this time their thought is that the parking will be built first. With regard to West 66th Street it will be enhanced with landscaping including an enhancement of Drew Avenue.

Discussion

Commissioner Carr commented that she has a concern with the location of the loading dock and questioned if it could be placed in another location; possibly to the rear. Mr. O'Shea responded that they considered different locations for the garage; however, found no viable alternatives. He explained working with large semi-trailers poses a challenge. Carr also stated she wants the pedestrian walkways to be clearly delineated to ensure that both the pedestrians and vehicles are aware of these walkways.

Commissioner Platteter stated that he agrees with Commissioner Schroeder's observation that the widths of the drive aisles entering and exiting the site are large. Platteter asked if vegetation would be planted to screen the new loading dock. Mr. O'Shea responded in the affirmative, adding their intent is to plant Spruce trees. O'Shea also noted there is a retaining wall/berm in this area along 66th Street that would also help screen the loading dock. Platteter asked the height of the new trees. O'Shea responded their intent is to plant 6-foot trees.

Commissioner Forrest told the applicant she wants them to make every effort to completely screen the loading dock. She also expressed concern about truck maneuvering (backing up) and pedestrian safety in this area. Continuing, Forrest noted there is a discrepancy in parking numbers depicted on the 2007 submittal vs. this submittal, adding she wants assurances the parking is adequate.

Chair Staunton opened the public hearing; being none Commissioner Grabiell moved to close the public hearing. Commissioner Potts seconded the motion. All voted aye; motion carried.

Further Discussion and Motion

Commissioner Carr stated she has reservations about the location of the new loading dock. Continuing, she reiterated she wants all walkways clearly delineated and would like more attention paid to landscaping along Drew Avenue and West 66th Street. Carr indicated as submitted she couldn't support the request.

Commissioner Forrest reiterated her concern is about the differences in the parking calculations on the 2007 plan vs. the calculations submitted for this project. Forrest acknowledged the POP agreement; adding she doesn't want to see the site over parked but wants to ensure it is adequately parked. Forrest also noted she can't support the proposal as submitted; the loading dock needs further attention along with the ingress/egress.

Chair Staunton pointed out that the applicant has presented a POP agreement indicating if more parking spaces are needed parking spaces would be increased per agreement. Commissioner Scherer asked to note for the record the overall plan provides 1,577 parking spaces and if the POP agreement is initiated there will be a total of 1,752 parking spaces.

Commissioner Schroeder stated he doesn't like the way this project interfaces with West 66th Street. Schroeder reiterated that the ingress/egress is too wide, too much pavement for pedestrians to navigate and the minimal space for semi-trucks backing in and out makes him uncomfortable. Continuing, Schroeder said he has no issue with the building, his issue is with site access and loading dock area. Continuing, Schroeder commented in order to get a "better product" the Commission could entertain the idea of approving setback variances to achieve a better development. Schroeder acknowledged a setback variance is needed for the ramp but with flexibility more may be able to be done with relief to the building setback.

Chair Staunton agreed with Schroeder's comment and asked Mr. Reinke if they ever considered expanding to the west. Mr. Reinke said expanding toward France Avenue wasn't considered because of the internal orientation of the building and setback. Continuing, Staunton asked if there was another place for the loading dock. Mr. Reinke responded as previously mentioned this is the best location for the loading dock because it reduces internal congestion and it consolidates the loading, delivery and trash removal. Reinke also noted this configuration also provides management with the opportunity to better manage all vehicle and pedestrian circulation. Reinke said that all deliveries from the semi-trucks would be coordinated so no

large vehicle deliveries would occur during peak hours. Large deliveries would take place in the early am or late pm managed by building management.

Gayle Greion told the Commission that this project if approved would allow the site to accommodate deliveries from large vehicles; presently the site cannot accommodate large deliveries which are a detriment to the tenants. Greion said they are very happy to have a more formal delivery area that can accommodate large vehicles and lessen the harshness of Minnesota winter weather.

Commissioner Platteter asked Ms. Greion to reiterate office management can regulate times when semi-trucks can deliver. Ms. Greion responded that delivery times can be scheduled through management and won't disrupt regular business hours.

Commissioner Carr said another concern she has is with the proximity of the loading dock to other vehicles and pedestrian traffic.

The discussion continued on the loading dock, traffic circulation, width of the drive aisles, landscaping, etc. with some Commissioners expressing the opinion that they couldn't support the proposal as submitted. Planner Teague reminded the Commission this project is for site plan approval adding what's requested is permitted.

Commissioner Grabiell asked Planner Teague if the City Engineer has reviewed the project. Teague responded in the affirmative.

Motion

Commissioner Platteter moved to recommend Site Plan approval with Variance based on staff findings and subject to staff conditions including the additional conditions: increase landscaping along Drew Avenue, plant taller trees (12-foot) on West 66th Street to better screen the loading dock area, clearly delineate all pedestrian walkways and a reduce the width of the ingress/egress. Commissioner Potts seconded the motion.

Commissioner Carr asked Planner Teague if this motion should be done in two parts. Teague responded that the actions are tied so one motion is sufficient.

Ayes; Platteter, Potts, Grabiell, Staunton. Nays; Scherer, Schroeder, Carpenter, Carr, Forrest. Motion failed 4-5

VII. REPORTS AND RECOMMENDATIONS

A. Sketch Plan Review – 6725 York Avenue, the Wicks site

Commissioner Potts recused himself from the discussion.

Planner Comments

Planner Teague told the Commission staff received a Sketch Plan Review for 6725 York Avenue (the former Wick's). Teague explained the applicant is in negotiation with the owners of Wick's and the five (5) residential homes fronting Xerxes Avenue. Teague stated the subject site is currently zoned PCD-3. Continuing, Teague said the applicant is proposing to tear down the existing commercial and the five single family homes and build a six-story, 273 unit upscale apartment building with 22,289 square feet of retail space on the first level. A parking lot is proposed in front of the retail component on York with underground parking for residents provided under the apartments.

Teague reported to accommodate the request four (4) amendments to the Comprehensive Plan would be required as follows:

- Building Height – from 4 stories and 48 feet to 6 stories and 66 feet
- Housing Density – from 30 units per acre to 82
- Floor Area Ratio – from 1.0 to 3.1
- Re-guiding the land use for the six single-family homes from Low Density Residential to Community Activity Center.

Teague concluded the applicant is considering a rezoning of the properties to PUD, Planned Unit Development.

Appearing for the Applicant

Peter Chmielewski, Lennar Multifamily Investors, LLC

Applicant Presentation

Mr. Chmielewski gave a brief history on Lennar and explained that originally they only considered the Wick's site; however felt only utilizing that site pushed the envelope so they decided to approach residential property owners on Xerxes to obtain those houses and add them to the site. Continuing, Chmielewski said they propose to build a high-end luxury multifamily rental community with complimentary retail. Chmielewski introduced Aaron Russet to further speak to the proposal.

Mr. Russet told the Commission they are very happy to be in Edina. Russet referred to the density and explained that the calculations presented in the redevelopment materials did not include the five single family homes they are hoping to acquire. Continuing, Russet explained they are proposing to build a 273-unit upscale multifamily complex that is six (6) stories with retail below. Russet said the attraction to this site is the walkability factor, adding from this

location the residents of the building have access to all venues, shopping, City Park, library, Government Center, etc.

Russet further explained that their intent is to create an urban mixed-use, pedestrian friendly sustainable community. As previously mentioned by Mr. Chmielewski the area offers abundance to amenities and this creates an environment without dependence on daily automobile trips. Continuing, Russet said they are committed to sustainable design principles reflected in the City's Comprehensive Plan. He added their intent will feature green elements including green construction, practices, material specification, thermal high-efficiency windows and numerous planted green spaces both on the site as well as on the roof. Russet said they are also working with the White Group on sustainability.

With graphics Mr. Russet concluded highlighting the following aspects of the project:

- Open terraces on both ends of the project (pocket parks)
- Walking paths of high quality pavement
- Decorative lighting
- Front doors
- All parking is proposed to be contained within
- Building is designed open to the south
- Exterior building materials include transparent glass storefront, masonry and "Edina" limestone at street level. Above includes composition of masonry, architectural metal and large amounts of glass
- Unit breakdown 7% studio. 40% one bedroom, 11% one bedroom plus den and 32% two bedrooms.

Chair Staunton thanked the development team for their presentation and explained the Sketch Plan Review process is informal and nonbinding.

Commissioner Grabiell stated he was encouraged that someone was considering purchasing the site and redeveloping the property. Grabiell acknowledged he was somewhat concerned when he first reviewed the materials; however, if the five residential homes are acquired that's a different story. Grabiell asked if three bedrooms or two bedrooms plus den were ever considered. Mr. Russet responded that this development would be a "rent by choice" and they have found that many people that rent by choice are either downsizing or desire smaller living space. Russet explained that at this time they are waiting for an update of the market study; however, it appears the market may be for smaller spaces. Continuing, Grabiell acknowledged this is an area of heightened activity, questioning if the market is sound for this type of project in such a dense area. Russet responded that population metrics indicated a drop in home ownership and for every percent home ownership drops a million families need a home. Walkability is also a very important factor in home choice and this area is highly walkable.

Commissioner Carpenter asked if the owners of the homes have been contacted. Mr. Chmielewski said that process is continuing through a real estate broker adding two of the homes are in foreclosure and it takes a little more time when working with banks.

Commissioner Carr stated she really loves the look of the building but does have a concern with the proposed density; which is clearly on the high side. Carr said she agreed with the comments from Grabieli especially on unit size, adding the two bedroom with den in her opinion would be an attractive choice. Carr said in her opinion the project is intriguing and if special care is taken in buffering the residential properties in Richfield this may be a good project. Concluding Carr noted that with regard to the retail space depicted on the plans the applicant should be aware for future retail tenants that the abutting property is a large grocery store.

Mr. Chmielewski said with regard to unit numbers, spacing and size it's important to find the right density to ensure that the project will be successful. Chmielewski said the property owners reside in New York City and their price for the subject property reflects the New York City market. Chmielewski said the development team would take under advisement all comments from the Commission and would make every effort to buffer Xerxes Avenue. He added at this time their intent through design is to make the units feel and look like townhomes/brownstones vs. the traditional apartment building look.

Commissioner Schroeder said he finds the project and site plan interesting, adding he likes the connectivity and other elements of the project; however has a few concerns about the Xerxes Avenue side. Schroeder said the Xerxes Avenue component of the project is the most difficult to address. He pointed out as presented the proposed façade facing Xerxes Avenue is imposing. He suggested that they reconsider the large façade and relocate a portion of the building by placing it on top of the building nearest France Avenue. This change; in his opinion, would better suit the site, adding height in this area is generally found along York Avenue; not Xerxes (Westin, new Southdale apartments etc.). Continuing Schroeder pointed out when considering the projects impact on Xerxes Avenue, vehicle traffic, especially truck traffic, needs to be further reviewed. Schroeder stated if left as is all truck traffic would only occur on Xerxes Avenue. Concluding Schroeder asked the applicants to consider "marrying" the subject sites loading dock area with the Cub Foods loading dock. This action would reduce and mitigate all delivery traffic.

Commissioner Scherer complemented the look of the building but shared concerns over the amount of concrete on the site and its impact on Richfield.

Commissioner Platteter stated that overall he's not opposed to the density of the project or building height; however, has a concern with the ramp accessing the underground parking. Platteter suggested that this access point be relocated more to the middle to avoid confusion. With regard to connectivity Platteter said he likes the incorporation this project includes to enhance pedestrian spaces. Concluding, Platteter said he also supports the requirement for affordable housing.

Commissioner Grabiell asked Planner Teague if he knows the zoning classification the City of Richfield has on their side of Xerxes (east). Teague responded he's not sure of that zoning. He added he knows that Richfield either has or is going through a rezoning process for this area to allow for more density. Grabiell said during the review process the City needs to keep in mind what's best for Edina while being respectful to the City of Richfield.

The development team acknowledged that much of their focus is in "the devils in the details", adding they really appreciate the comments from the Commission. Mr. Russett acknowledged this site is a challenge; however believes it's worth it.

Commissioner Forrest said that while the project has good points she is concerned with how portions of the project violate the Comprehensive plan. Forrest added as previously mentioned the homes across the street from this project will be impacted. She concluded she likes the look but has concerns.

The discussion ensued with Commissioners in agreement that the project has merit; however, wants the development team to take a further look at reducing the buildings impact on Xerxes Avenue, increase greenspace where possible, consider the City Comprehensive Plan during the design process, reconsider the façade of the building as it relates to Xerxes Avenue, carefully consider the retail tenant mix, better design the building's access point and continue to work on the loading dock area and the underground parking access, etc. Also it is very important to work with the residents of Richfield to reduce and or minimize the buildings impact on them.

Chair Staunton thanked the applicant for sharing their sketch plan with them. Staunton stated he hopes their venture is successful adding that so far no one has found something that could work for this site. Staunton reiterated his thanks and stressed to the applicant the importance of communicating with the City of Richfield.

The applicants ensured Chair Staunton they would engage the City of Richfield and Xerxes Avenue residents.

B. 2014 Work Plan

Chair Staunton told the Commission every fall the Planning Commission Work Plan is discussed and prioritized. Staunton said that at this time he would like Commissioners to start thinking about the 2014 Work Plan. Staunton said any topic suggestions should be forwarded to Teague or him prior to the Commission meeting. Staunton concluded that his goal for finalizing the Work Plan is for some time in September or October.

Commissioner Scherer noted it may be a good idea to discuss the Work Plan prior to a Commission meeting. Commissioners agreed.

VIII. CORRESPONDENCE AND PETITIONS

Chair Staunton acknowledged back of packet materials.

IX. CHAIR AND COMMISSION MEMBER COMMENTS

Chair Staunton reported at a future Planning Commission Meeting Roger Knuston, City Attorney would be invited to speak with us on variances since the court ruling on variances and the ordinance changes. Staunton said he was looking at September 11th or the 25th as a target date for Mr. Knutson. Staunton said he would also like to schedule a visit from Cindy Larson, Residential Redevelopment Coordinator and have her share with the Commission what she's found in the field.

Commissioner Forrest asked Planner Teague the date and time the City Council will discuss Pentagon Park. Planner Teague responded that the Council will discuss Pentagon Park prior to their regular at 6:00 PM. Commissioners are invited to attend.

Commissioner Carpenter announced he would be stepping down as a member of the Planning Commission. Carpenter stated he enjoyed his time on the Planning Commission, adding it provided him with a wonderful opportunity to give back to the community.

Chair Staunton thanked Commissioner Carpenter for his years of service to the Commission and the entire community of Edina. Commissioners echoed those comments, adding Carpenter would be missed.

Chair Stanton reported that the City Council has appointed Mike Fischer to fill in Commissioner Carpenter's remaining 2013 term.

Commissioner Platteter commented that he along with Commissioner Carr are members of the Living Streets work group and will be attending a meeting on Living Streets on September 4th. Commissioner Carr reported that the City Council recently adopted a Living Streets concept policy.

X. STAFF COMMENTS

Planner Teague reported that the City Council denied the request by Mr. and Mr. Shanight to subdivide their property at 5416 Tracy Avenue. Teague reminded the Commission they approved the Shanight's request for subdivision last month.

Commissioner Grabiell asked Planner Teague if the City Council supported the request to construct an assisted living facility at 6500 France. Teague said Council granted preliminary

approval and the applicant will submit their final plans for approval for both the Commission and Council review.

XI. ADJOURNMENT

Commissioner Carr moved meeting adjournment at 10:00 PM. Commissioner Scherer seconded the motion. All voted aye; motion carried.

Jackie Hoogenakker

Respectfully submitted