

**PLANNING COMMISSION
A MEETING OF THE ST. CLAIR SHORES PLANNING COMMISSION
HELD ON APRIL 26, 2022, AT 7:00 P.M.,
CITY HALL-CITY COUNCIL CHAMBERS**

PRESENT

Paul Doppke, Chairman
Robert Hison
Lou Schelosky, Vice-Chairman
Jeff Mazzenga
Ed Jones
Patrick McKay

ALSO, PRESENT

Liz Koto, Planning
Shantelle Hubbard, Recording Secretary
Eric Shepherd, City Attorney

ABSENT

James Kalich, excused
Kathy Hanson, excused
Brandon Johnson, excused
Anthony Stonik, excused

CALL TO ORDER

Chairman Doppke called the meeting to order at 7:03 p.m.

The Pledge of Allegiance was said.

Vice-Chairman Schelosky called the roll. Six members were present.

A motion was made by Commissioner Hison, and seconded by Commissioner Mazzenga, to excuse Secretary Hanson, Commissioners Johnson, Kalich & Stonik from tonight's meeting.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

MOTION: PASSED

CASE NO. PPC:220012

REQUEST FOR SITE PLAN APPROVAL – Request for site plan approval for interior and exterior renovations at the former Shores Theatre building for a new bar and restaurant with outdoor seating, represented by Dave Harden, Butter Run Bar.

The request is reviewed as follows:

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The petitioner is proposing interior and exterior two-story renovations to the former Shores Theatre building located at 23495 Greater Mack. The plans indicate the renovation of the first and second floors of the interior and exterior front façade improvements. The petitioner has indicated the existing Butter Run Saloon located at the corner of 11 Mile and Harper Avenue will be relocated here. The exterior renovations include the removal of the existing façade in its entirety, replacement of the second story windows, installation of entrance doors under a new marquis, installation of an accordion door under a new metal awning to open the restaurant to the street during warmer months, installation of an outdoor seating area, installation of a smooth composite panel siding on the first and second floor front elevation, application of paint to the existing exterior rear elevation, installation of a walk-in cooler in the rear, and the installation of a dumpster enclosure adjacent to the to the walk-in cooler at the rear of the building.

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Planning Commission Chairman – Please read this statement into the record prior to reviewing the site plan to the petitioner.

The Planning Commission and City Council understand that your presence here tonight constitutes that you are a legal representative of the petitioner for Planning Case PPC220012. Each statement of intent, promise and/or pledge, made by you, the petitioner or agent, either orally or in writing, if permitted by Ordinance, shall be binding upon the petitioner and shall be a condition of said special land use and site plan approval.

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The request is reviewed as follows:

- 1) Zoning**- The zoning of the parcel is B-3. A bar/restaurant is an allowable use within the district.
- 2) Adequacy of Information** (Section 35.82, 5, a) –The information provided is adequate for this review.
- 3) Site Design Characteristics** (Section 35.82, 5, b) – The petitioner is proposing interior and exterior two-story renovations to the former Shores Theatre building located at 23495 Greater Mack. The plans indicate the renovation of the first and second floors of the interior and exterior front façade improvements. The petitioner has indicated the existing Butter Run Saloon located at the corner of 11 Mile and Harper Avenue will be relocated here. The exterior renovations include the removal of the existing façade in its entirety, replacement of the second story windows, installation of entrance doors under a new marquis, installation of an accordion door under a new metal awning to open the restaurant to the street during warmer months, installation of an outdoor seating area, installation of a smooth composite panel siding on the first and second floor front elevation, application of paint to the existing exterior rear elevation, installation of a walk-in cooler in the rear, and the installation of a dumpster enclosure adjacent to the to the walk-in cooler at the rear of the building.
- 4) Preservation of Natural Areas** (Section 35.82, 5, c) – There are no natural areas to preserve.
- 5) Privacy** (Section 35.82, 5, d) – No screenwalls are required as the property is adjacent to commercially zoned parcels on all sides.

6) Emergency Vehicle Access (Section 35.82, 5, e) – No changes are proposed.

7) Ingress and Egress (Section 35.82, 5, f) – Ingress and egress to the building will be via the rear entrance to the parking lot or at the front of the building. Ingress and egress to the parking lot via Cavalier or Nine Mile will not change.

8) Pedestrian Circulation (Section 35.82, 5, g) – Pedestrian circulation will be facilitated along the public sidewalk along Nine Mile or Greater Mack.

9) Vehicular and Pedestrian Circulation Layout (Section 35.82, 5, h) – Patrons who chose to park on site and walk to the venue can access the venue either from a rear door out to the parking lot or by entering the front of the building by utilizing the public sidewalk system.

***10) Drainage** (Section 35.82, 5, i) – No changes have been proposed on the plans.

The parking lot is in disrepair and there is construction equipment being stored there currently. The parking lot must be repaired/repaved and the petitioner has agreed to remove the construction equipment in time for the social district summer opening.

***11) Exterior Lighting** (Section 35.82, 5, j) – No changes are proposed.

Any parking lot of building lighting, including lighting for the marquis, must be shielded from any nearby residences.

12) Public Services (Section 35.82, 5, k) – Public services will not be affected by the proposed use.

13) Landscaping, Fences, and Walls (Section 35.82, 5, l) – No changes are proposed.

***14) Exterior Building Treatment** (Section 35.82, 5, m) – The site plan indicates the installation of a smooth composite panel system on the first and second floor, the installation of a marquis over the front door, replacement windows, the installation of an accordion door under a new metal awning, the installation of a walk-in cooler and dumpster enclosure at the rear, and to paint the rear of the building.

The rear of the building is currently not secured and is open to rodents. The building is required to be secured for the health, safety, and welfare of the residents within 7 days of this review.

15) Waste Storage (Section 35.82, 5, n) – A dumpster enclosure is proposed at the rear of the building.

***16) Mechanical Equipment** (Section 35.82, 5, o) – Mechanical equipment has not been shown on the plans.

Mechanical equipment, whether placed at grade or on the roof of the structure, must be shielded on all visible sides.

17) Parking (Section 35.73, 12, a) – A 169 space parking variance was obtained in 2019. The parking variance is sufficient for the proposed two-story use as a restaurant and bar. Additionally, the outdoor seating area does not require additional parking per a recent

ordinance change.

***18) Setbacks** (Section 35.66) – No changes are proposed. The marquis is considered a sign and will be addressed through the sign permit process. The outdoor seating area is proposed within the city right-of-way.

Approval by City Council for the use of the City right-of-way as well as the signing of a hold harmless agreement by the petitioner will be required for the outdoor seating area.

19) Building Height (Section 35.66) – No changes are proposed. The height of the marquis will be addressed as part of the sign ordinance.

20) Transformer Pad –No transformer is being proposed.

21) Screening Wall– No screen wall is required.

22) Signs – Signage will be considered under a separate review.

23) Loading (Section 35.75) – Loading will occur at the rear of the building through the rear entrance proposed.

24) Other –

ITEMS OF CONCERN – 10 11 14 16 18

Staff recommends approval of this proposal based on attention to the items listed above.

David Harden, 23495 Greater Mack, he took the Shores Theatre and split it into two sections. One side will be the restaurant and the other side will be the bar and entertainment. He has already received a parking variance from the Zoning Board of Appeals.

Vice-Chairman Schelosky stated that the drainage - there is nothing proposed on his plans. The parking lot is in disrepair. The parking lot needs to be repaired/repaved and the petitioner agreed to remove the construction equipment before the Social District summer opening.

Exterior lighting there are no changes and if changes are done that any lighting should be shielded. Mechanical equipment is not on the plans. If placed on grade or on the roof must be shielded from all sides.

Commissioner McKay stated that he was not here when the parking variance was granted to him because he was the owner. The petitioner stated “yes”. He stated that one of the options was to transfer his liquor license from the Butter Run at 11 Mile and Harper. He asked if he knew that the patio is sitting on the city property. The petitioner agreed.

Ms. Koto stated that city council will need to agree to allow to have it there and then they will also require a hold harmless agreement. It is possible that they may request a rent or a lease of some kind for the property.

Vice-Chairman Schelosky stated that the outdoor seating would be based on what city council says. Ms. Koto stated that each one of these items that has the asterisk in bold writing they could say they recommend approval for this plan but they may not like the marquee so they are not recommending approval for that. City council can say that they don’t like it either so they

may have to go back to the drawing board. Chairman Doppke stated that they may like the marquee and supersede the planning commission. So, if there is something in this plan that they don't want to approve the board can approve the rest of this plan minus what they don't approve.

Commissioner McKay asked about the entertainment part does that change the parking variance? Ms. Koto stated no that is what the variance was for.

Commissioner Jones asked about the building. The one side will be the restaurant and the other side the bar and entertainment. The upstairs is his office and storage.

Commissioner Hison asked how long has he owned the building. He bought the building in 2019 and did all of the demolition after he bought it. Last January they leveled the floor. So because of COVID the engineers were backed up so he finally got the final prints from Stucky Vitale about a month ago. Commissioner Hison stated that it has been two years almost going on three years and he knows that it has been vacant for a long time. But when he looks at the rear, he sees a door that is falling its wood not sure that it is a door and all kinds of debris. The parking lot is in bad shape. In the front there is debris. Entering what they are looking at a DDA a possibility it has not been approved yet this is what we are calling Downtown St. Clair Shores and that building looks terrible. Mr. Harden stated that it is fenced off. He stated that he went to the last person ahead of the building department and asked for a demolition permit for the front of the building so they can demo it. He couldn't get a permit until all the building supplies were there to do the front. He was assured by the contractors that all of the materials was there. So when they went to pull the permit he couldn't until had the full prints. Everything is in place to move forward he needs to get passed this stage tonight so he can pull the permits.

Commissioner Hison asked what prevented him from cleaning up the sidewalk, the front and the rear. Putting a fence around didn't make it so he didn't have to do that. We are having outdoor events and people are walking right by looking at it. He has heard comments about this. It needs to be cleaned up immediately. Mr. Harden said that he will. His timeline is 12 months. Commissioner Hison said if he had a document stating the timeline. He is talking about a timeline by month how is he doing it. It will be the exterior first. If this goes through tonight and the second meeting of May which would be May 16th for city council, when will it be completed by. Mr. Harden stated that the front of the building will be completed by July or August which is almost the whole summer. Mr. Harden stated right now to get any building materials is taking longer than it was a year ago. When he opened the place on 9 & Mack, he ordered equipment which normally is here in a week or two it took almost 2 months to get the equipment. He cannot give an honest timeline. He cannot tell us what the suppliers are going to do.

Commissioner Hison stated that it could take him two years. Mr. Harden stated that it could and it is out of his control. It depends on the suppliers. Commissioner Hison stated that we would have to look at that until it is finished on the outside. Mr. Harden stated that the outside can be done all of the materials are here. Commissioner Hison is talking about the outside. He is looking at a building when they enter the downtown of St. Clair Shores that is looking to having a DDA. He said that Mr. Harden stated that he will have a bar so he will need a liquor license and nowhere in the plans does it mention a liquor license. Mr. Harden holds a liquor license and he plans on transferring the one he has. Within the next twelve months it will be transferred and he would have to come in front of the city council again. Commissioner Hison said that Mr. Harden cannot open or service until it is approved.

Commissioner Hison stated that it is all city property. That plan shows to have 84 seats on that piece of property and enclose it with a railing that goes around it. How can people walk pass it? Mr. Harden stated that there is 4 feet next to the curb. Commissioner Hison stated that he thinks it is excessive to have 84 people right next to the road even though we are going to ask for a hold harmless agreement. He said the good news is that he could have 84 people out there. The bad news there are 84 people sitting right next to the power lines. The entrance of the building will people be walking in front of where the servers will be coming out. If the servers are coming out into the patio is there a walkway there for pedestrians or will it be closed off. Chairman Doppke asking Ms. Koto if the walkway can go closer to Mack. Ms. Koto stated she believes so and that Liquor Control will require the pathway for servers to be contiguous to the outdoor seating area. It cannot be a place where the public can walk up or ride a bike through. Mr. Harden stated that the entry for the servers to the patio is just like Butter Run. They go from the bar to the patio. Commissioner Hison stated it appears on the drawings that there is a walkway between the front entrance of the building to the patio. It is a walkway all the way from Nine mile continuous. It is going to split so he will have people walking between his building and the patio. And they will walk around the patio right next to the curb. Ms. Koto stated that this isn't something that is dictated by the department it is the Liquor Control and she believes that it is a state requirement that when a server exits the building it has to be a contiguous space. In this situation, they will need some sort of fencing on the north and south side of the property patio that would cut off the remainder of the public sideway that is immediately adjacent to the front facade. Mr. Shepherd stated that through the Liquor Control they have to have the area closed and that is for liability purposes and the business would want that as well. From our opinion of this patio and having people walking around the patio he does not have an opinion on that tonight he would have to talk to Bob Ihrie about it. In regards to the patio the people will have to walk around these seats so it has to be enclosed.

Travis does not have liquor so that is the difference. He has that space in between the front door and where the seating is. She said that a minimum of 6 feet would be safer. Ms. Koto stated that the board can make recommendation of more than 4'. She said that 4' would be ok but would like to see more especially right there at the turn at 9 & Mack.

Chairman Doppke feels that we should maybe get with the attorney's office on their thoughts about this. And maybe see if this happens in other places and they may be ok with it. Ms. Koto stated that with the 12 social district weekends that space can be used to consume alcohol to play corn hole, to mingle, sit and to eat and do whatever. It's not that this would be totally unusable while this is getting ironed out. The street will be closed.

Commissioner Hison stated that he would like to hold that from any approval tonight until we do have a legal opinion on this or liquor commission to identify what they would approve. He cannot see 84 people sitting there. He asked how many seats inside the building. Mr. Harden stated that it would be 121. So, it is 205 we have approved parking for 169 and that is the whole lot back there. That is not just the two areas right behind him. Mr. Harden stated that he has an agreement with Al LaHood that he pays 20% for the maintenance and repairs for that parking lot.

Commissioner Hison stated during these events we get a lot of people. According to what Mr. Harden said we won't have to worry about this too much this year because he will not be open. Parking is a problem in the city. They find residential streets because that is where they have to go. Commissioner Hison asked about parking agreements. Mr. Harden stated that he has written agreements with South Lake Schools and Roy O'Brien Ford. Mr. Shepherd stated that he has talked to Mr. Harden with the Southlake District. Mr. Harden stated that he did not know

that this board needs the agreement he was already been approved for the parking with the Zoning Board of Appeals. The upstairs is not being used it is for his office and storage. There is an elevator he has no intentions of using that area as a bar or entertainment. Mr. Harden stated “no”.

Vice-Chairman Schelosky asked about the sidewalk in front of the bar or Shores Theatre from the theater and outdoor seating the city sidewalk will stay open. Chairman Doppke stated that the LLC requires that a server has to stay on the bar property they cannot walk through a city sidewalk where anyone would be. In order to access the patio, he has to close down that area walkway pavers and reroute the city traffic. Chairman Doppke asked if he would need five votes on what is here today. Ms. Koto said “correct”. He believes that we should get more opinion from the city attorney. We have not seen something like this it is a new area. Ms. Koto stated that would can ask the traffic lieutenant about traffic control. He rather get more facts and answers that make a decision with not having all of the information. Ms. Koto stated that they cannot completely close off the city sidewalk. The pedestrian traffic would be re-routed around the perimeter of the outdoor seating area so it is still open and available for free movement but now we are putting pedestrians and cyclers closer to the curb.

Vice-Chairman Schelosky stated that the board has the authority that a public sidewalk is now re-routed as long it is still within the city right of way, we can re-route a sidewalk.

Commissioner Mazzenga stated that everywhere else there is a grass buffer rather it is a residential side street, Harper and Jefferson here are the only spots that are not in a social district but we are going to consider no buffer and put kids, strollers whoever it maybe they are on the curb in a social district.

Chairman Schelosky stated that it probably looks great when it is shut down and there are 200 – 300 people down there hanging out in the street and the bands it will probably look great and maybe it will be different Monday through Thursday. Same with the parking if they shut down on a Saturday and Sunday to do a huge event that means venues that are open maybe still in that parking lot until noon or one however, they do it on Saturdays and Sundays. And they will be jeopardized with a packed house with the parking and they are still open on Saturdays until 5:00 pm but the street shuts down at noon for the festivals.

Commissioner Mazzenga asked if there is an option to go four feet then eight feet with a four-foot buffer. Maybe he doesn't need 84 seats but 50 seats for eight feet with a four-foot buffer. Ms. Koto stated that the board can make that recommendation. She is not sure a four-foot grass area would be the best. Greater Mack is a city road. If it was a county road, we would not be able to do this. Chairman Doppke stated that before we say yes or no the city council says yes or no and city council says yes or no his opinion we would get at least at minimum from Bob Ihrie and the traffic lieutenant. He can see this becoming a hot potato one group going one way and the other group going the other way and Mr. Hardin is stuck in the middle.

Ms. Koto stated that this body has the ability to recommend approval of the interior and exterior improvements so he can move forward with that and leave out the outdoor seating area for the time being until it is ironed out. If that is something that the board would want to entertain. Vice-Chairman Schelosky asked if he would have to return to planning commission and city council. Ms. Koto stated that she would prefer that it comes back to the planning commission and the city council it would be an amendment to what was approved. That is the way that she would like to see it. Mr. Hardin stated that he is fine with it. He wants to move forward on the project. We can hold off it will take him nine months to a year to finish this

project. All that is, is a matter of putting in a wrought iron or some kind of fencing around the outside. It does not affect any plans in the front. Chairman Doppke stated that the patio still can get denied. Mr. Harden was asked to put in a patio. Chairman Doppke stated this is his opinion that he does not want to see him get tossed around.

Mr. Hardin stated that the outside patio will be metal panels which are approved materials. He plans that for the front why not the back. Mr. Hardin stated that the back it would be painted with awnings. Commissioner Hison stated that the back is an entrance there is more exposure in the back than in the front. Mr. Harden stated that he is just going to paint it. Commissioner Hison stated that it is going to be a great so why not do the best for it. The color is dark charcoal black. Commissioner Hison said his opinion is that he does not like the way it looks. Mr. Hardin stated that he is using the marquee to show what shows are coming in. Three designers talked to him in going with what he proposed.

Commissioner Hison stated he agrees that the outdoor patio should be on hold until we receive information from the legal staff, from the LLC and it is city property as well can it be designed smaller if they are in that kind of a mode. He should have the opportunity to look at it rather than saying it is denied. This should be held out for the total approval. He wouldn't be using the patio this year. This should give the board the opportunity to review it and make sure it is safe. That is the number one is safety of the people that are eating at the restaurant. Mr. Hardin stated that he has 100 seats at Butter run and he is 10 feet from the road. It is a little different situation. He has a driveway he has blocks there. He would also want to see the timeline we don't have that other than what he is saying so we can measure what is done. We are going on three years that the building has been there. Mr. Hardin stated that he was delayed due to COVID but it doesn't excuse him from keeping the property clean that is a must.

Commissioner Mazzenga stated that if a dumpster looks better than garbage all over.

Commissioner Hison stated that we should not be seeing that the weeds are growing out of the parking lot and a door that is half open with boards on it. He wants to see the cleanup and a timeline in writing to the city as part of his presentation. Mr. Hardin already said that he will be transferring the liquor license or he would have to obtain an approval of one from the city. Commissioner Hison is not satisfied with the color.

Commissioner Mazzenga stated that it goes back to the exterior. He said that Mr. Hardin said earlier that he has all of the exterior materials. It is all paid for and all on site. Mr. Harden stated that the suppliers told him that they have the materials that he needs to get them. He is not paying for supplies without an approval. Mr. Harden stated that he is talking about the overall project.

Vice Chairman Schelosky asked If we have a color ordinance for this area. Maybe we should. Ms. Koto stated that we don't have a color scheme. She stated that if it is a charcoal color it may blend right in it might be a muted look. Commissioner Hison stated that it is hard to picture it especially the way it looks. It is hard to visualize. He stated that it would be nice to have color samples. He wants to see a good business that would prosper. They want to see what it looks like since it is part of the downtown and make it safe so people would feel safe to walk next to the curb.

Chairman Doppke asked if we are fine by granting the site plan approval without the patio until we get some input. The patio would have to come back as a separate item. He made it clear that it may be granted or it may not.

Chairman Doppke read the items of concern. Commissioner Hison asked for the parking can we note that there is written agreements from Southlake Schools and Roy O'Brien so we can make it part of the record. Chairman Doppke stated to Ms. Koto that the city council has these agreements. Vice-Chairman Schelosky stated that we will not include item of concern #18 the setbacks. They will be sent back to the attorney to get more information possibly the traffic study. And to have a little more sidewalk for people to walk around. This has to come back in front of the Planning Commission. That patio is excluded. Commissioner Hison said that a schedule should be included when he goes to council. When they come in from Nine Mile it would be his business. We want to make sure that it is safe and not done from two years. Commissioner Hison stated that they can show a timeline.

Chairman Doppke suggested that we get the process going and when we get the facts back which can be a month or two and we get those opinions. Mr. Hardin can meet with Ms. Koto or the city attorney. They may make the decision that Mr. Hardin might be comfortable with or not. He will have that choice. Commissioner Hison stated he would like to see that Mr. Hardin has a schedule when things are to be completed. The best part is that he can make it happen. When people come from Nine Mile and the first thing that they will look at is his place. He just wants to make it safe. This is going to council the second meeting in May so he will have these to put it together as to how he will do it. Commissioner Hison stated that there may be delays in the materials and contractors which the board can understand. They just want a timeline.

A motion was made by Vice-Chairman Schelosky and supported by Commissioner Jones, to approve the request for site plan approval for interior and exterior renovations at the former Shores Theatre building for a new bar and restaurant with outdoor seating at 23495 Greater Mack represented by Dave Harden, Butter Run Bar with the items of concern. The parking lot is in disrepair and there is construction equipment being stored there currently. The parking lot must be repaired/repaved and the petitioner has agreed to remove the construction equipment in time for the social district summer opening. Any parking lot of building lighting, including lighting for the marquis, must be shielded from any nearby residences. The rear of the building is currently not secured and is open to rodents. The building is required to be secured for the health, safety, and welfare of the residents within 7 days of this review; #16 - Mechanical equipment, whether placed at grade or on the roof of the structure, must be shielded on all visible sides. The outdoor seating area is not part of tonight's approval and should the petitioner seek approval of the outdoor seating area he would have to come back to Planning Commission and City Council to amend the site plan. That the building will be cleaned in the front and the back parking lot. And the door in the back be fixed. The exterior to be done by August. The recommendation to have at the city council meeting a possible timeline.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: HANSON, KALICH, STONIK, JOHNSON

MOTION: PASSED

APPROVAL OF MINUTES FROM THE MARCH 22, 2022 PLANNING COMMISSION MEETING.

A motion was made Commissioner Hison and supported by Commissioner McKay, to approve the Planning Commission Meeting Minutes of March 22, 2022 Planning Commission Meeting.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: HANSON, KALICH, STONIK, JOHNSON

MOTION: PASSED

REPRESENTATIVE'S REPORT OF CITY COUNCIL MEETINGS

None

CITY PLANNER LIZ KOTO'S STAFF REPORT

Ms. Koto will be off all summer Memorial Day to Labor Day. If we do have planning cases at this point Ms. Pike will do the review, she is a certified planner as well. She will probably attend here. We may have Carlisle Wortman to do a plan review when Ms. Pike is not available. Ms. Koto may come back in August to work a few days.

Chairman Doppke stated that maybe we would have more of what is in their plans. The parking lot study has not been done. They have been given a schedule as to what has happened. We just received the pattern. She is going to put up a time slot. She said that they want to finish the parking study before the social district starts.

The board received a flyer for the tree planting.

The condos at Masonic and Jefferson she is trying to get them to turn in more. She has not heard anything formal.

Site plan approval has been submitted for the old Elite Driving School on Harper. It was a bad plan and she sent them back to the drawing board. This is sitting at the moment. Andary's property on Jefferson next to the gas station. Plans were turned in for a medical office. It will be the second meeting in May. The Shorepointe Nursing Care their site plan expired. They are going in front of council to get an extension on it. Kroger submitted for the gas station again identical set of plans with no difference from the last time. Mayor Walby wants to meet with the people for the Kroger station. It will be in the exact same location. Wild Bills is not open yet. They did reduce some of their signage.

AUDIENCE PARTICIPATION: None

ADJOURNMENT

A motion was made by Commissioner Mazzenga, and supported by Commissioner Hison, to adjourn the Planning Commission Meeting at 8:20 p.m.

A ROLL CALL WAS TAKEN:

AYES: ALL

NAYS: NONE

ABSENT: HANSON, KALICH, STONIK, JOHNSON

MOTION: PASSED

[THE PRECEDING MINUTES ARE A SYNOPSIS OF A PLANNING COMMISSION MEETING AND DO NOT REPRESENT A VERBATIM RECORD.]