REGULAR MEETING MINUTES
AVON PLANNING COMMISSION
NOVEMBER 20, 2024, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

1. **Avon MOB Self Storage LLC, Avon Commerce Parkway, Master Thoroughfare Plan Amendment**
Marc Strauss of Chamberlin-Avon Real Estate, LLC, on behalf of Avon MOB Self Storage, LLC is requesting a positive recommendation to City Council to approve an Amendment to the City of Avon's Master Thoroughfare Plan to eliminate the extension of Avon Commerce Parkway, an 80' collector street from Nagel Road to the east of the project limits of PPN 04-00-028-101-114 to allow construction of a 60' local street.

The Chair opened the public hearing at 7:00 p.m.
There were no comments from the audience.
The Chair closed the public hearing at 7:01 p.m.

2. **City of Avon, Code Amendment**
Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Amending Chapter 210, General Fee Schedule, of the City of Avon's Codified Ordinances to increase fees under 210.01(f) Planning and Zoning Code, 210.01(f)(3) – Subdivision Regulations; 210.01(f)(3)A – Major subdivision preliminary plat fee, 210.01(f)(3)B – Major subdivision final plat review fee, 210.01(f)(3)(C) – Nonresidential development fee/deposit, 210.01(f)(3)(C)1 and 210.01(f)(3)(C)1a – Minor Modifications, 210.01(f)(3)(C)2 – Developments up to two acres and 210.01(f)(3)(C)3 – Developments of two to five acres, 210.0(f)(3)(C)4 - Developments over five acres and 210.01(f)(3)(D) – Minor subdivision / lot split review fee. As well as the language under 210.01(f)(5) regarding outside professional services.

The Chair opened the public hearing at 7:01 p.m.
There were no comments from the audience.
The Chair closed the public hearing at 7:03 p.m.

3. **Liberty Development Company, Nagel Farms Subdivision, Amend Preliminary Plat at 33294 Detroit Road from 38 to 36 lots.**
Aaron Appell of Bramhall Engineering representing Tom Kuluris of Liberty Development Company is requesting approval to amend the Preliminary Plat for the Nagel Farms Subdivision at 33294 Detroit Road to consist of 36 lots, reduced from the approved 38 lots.

The Chair opened the public hearing at 7:03 p.m.
There were no comments from the audience
The Chair closed the public hearing at 7:04 p.m.

ROLL CALL
The meeting was called to order by Chair Witherspoon at 7:04 p.m. in Council Chambers.
Present: Bryan Jensen, Mayor, Jim Malloy, Scott Radcliffe, Carolyn Witherspoon, Chair.
Staff: Ryan Cummins, City Engineer, Jill Clements, Zoning Enforcement Officer, John Gasior, Law Director; Duane Streator, Safety Director, Susan Pintz, Planning Commission and Zoning Secretary

Absent: Bill Fitch, Commission Member, Pam Fechter, Planning Coordinator

REVIEW & CORRECTION OF MINUTES
Mr. Malloy moved, seconded by Mayor Jensen, to approve the minutes of the regular meeting held on October 16, 2024, and approve the minutes as published. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, to approve the minutes of the special meeting held on November 6, 2024, and approve the minutes as published. The vote was: "AYES" all. The Chair declared the motion passed.

REPORTS & CORRESPONDENCE
None

ADDITIONS & DELETIONS
Chair Witherspoon requested the Liberty Development Company, Nagel Farms Subdivision, Lot Split and Brandon Nagel Lot Consolidation to be added to the agenda as Item 2A.

Mr. Malloy moved, seconded by Mayor Jensen, to add the Liberty Development Company, Nagel Farms Subdivision, Lot Split and Brandon Nagel Lot Consolidation to be added to the agenda as Item 2A and approve the amended agenda. The vote was: "AYES" all. The Chair declared the motion passed

1. **Avon MOB Self Storage LLC, Rose Parkway/Avon Commerce Parkway, Master Thoroughfare Plan Amendment, PL20240055**

   Marc Strauss of Chamberlin-Avon Real Estate, LLC, on behalf of Avon MOB Self Storage, LLC is requesting a positive recommendation to City Council to approve an Amendment to the City of Avon's Master Thoroughfare Plan to eliminate the extension of Avon Commerce Parkway, an 80' collector street from Nagel Road to the east of the project limits of PPN 04-00-028-101-114 to allow construction of a 60' local street.

   John Slagter, Attorney for Applicant Avon MOB Self Storage, Tucker Ellis, LLP, 950 Main Street, Suite 1100, Cleveland, Ohio 44113.

   Mr. Slagter appeared along with:
   Marc Strauss, Chamberlin-Avon Real Estate LLC, 5057 Shepherds Glen, Willoughby, Ohio 44094.
   Denver Brooker, Architect, Vocon, 3142 Prospect Avenue E, Cleveland, Ohio 44115.

   Mr. Slagter stated the General Development Plan related to this project was presented and approved at a Special Meeting Planning Commission held on November 6, 2024. He advised the next step is preparing engineered drawings and as part of the process it became apparent the proposed collector street for Avon Commerce Parkway is not necessary because the property to the west is being marketed and the entire site is going to be developed and the collector street to the west would not be necessary. Additionally, to the east of the property there are significant wetlands that exist in addition to a riparian area and developed property. Mr. Slagter stated as a result it is being requested that the Planning Commission recommend to City Council a modification of the thoroughfare plan which changed this section, and it would eliminate the requirement for establishment of that portion of the collector street. The balance of the street would be a local street which would have a 60-foot right of way and developed area as opposed to 80 feet. Mr. Slagter said based on this they would respectfully request that Planning Commission approve the recommendation of the Amendment to the Master Thoroughfare Plan to City Council. He is happy to answer any questions and thanked the Planning Commission for the previous approval of the General Development Plan and consideration in this matter.

Mr. Cummins stated Mr. Slagter explained conditions in that area well but would add; the connection further to the east to Westlake is unlikely as well and it would also prevent that from turning into a thoroughfare main street in the northeast corner of the community.

Mayor Jensen asked Mr. Gasior if it is correct that if something changes at some point, we could still put that street in from Nagel Road.

Mr. Gasior responded yes; the street could be installed later but for the purposes of this applicant the street would likely be named Rose Parkway assuming City Council approves the thoroughfare plan amendment. He said if an additional piece is needed over the Jacobs Group parcel that could be named Avon Commerce Parkway which would dead end into Rose Parkway.

There were no further questions or comments.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, to approve an Amendment to the City of Avon's Master Thoroughfare Plan to eliminate the extension of Avon Commerce Parkway, an 80' collector street from Nagel Road to the east of the project limits of PPN 04-00-028-101-114 to allow construction of a 60' local street. The vote was: "AYES" all. The Chair declared the motion passed.

2. Liberty Development Company, Villas at Nagel Farms, Avon Road and Middleton Road, Rezoning from R-1 to R-3, PL20240052

Aaron Appell of Bramhall Engineering representing Dru Siley and Tom Kuluris of Liberty Development Company is requesting a positive recommendation to City Council to rezone 13.2836 acres of PPN 04-00-027-101-204 from R-1 to R-3 between Avon Road and Middleton Road. First Presentation held on October 16, 2024.

Aaron Appell, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011.

Tom Kuluris, Liberty Development Company, 28045 Ranney Parkway, Westlake, Ohio 441445.

Mr. Appell stated this project was presented at the Planning Commission meeting held on October 16, 2024. He said feedback was received from the Planning Commission and Ryan Cummins, City Engineer. Mr. Appell said the plan has been advanced to address many of the comments. The following changes have been made to the plan:

- Development was planned for 62 units but has been reduced to 56 units.
- Sidewalks have been added to both sides of the road and they are now adjacent to the road.
- Parking has been added to the far north end near Avon Road,
- Two parking spots have been added at the northern end on the west side of the road as requested.
- There will be a stub street in the middle, which has been extended to the property line as close as practicable.
- Addition of a community park area at the north end of the road.
- Addition of a cluster mailbox in the middle of the development on the stub street.

Mr. Appell stated he is happy to answer any questions.

Mr. Gasior referred to the drawing and asked about the different dates listed on the plan such as 11-04-24, issue for review, then 10-19-24, issue to city for rezoning and then another issue for rezoning dated 10-14-24. He is concerned about this because he would like to have the most recent document in his possession which will be attached to the agreement that the city will enter with Liberty Development, and he doesn't want there to be any confusion on the dates. He said the plan is the plan, but he doesn't want any confusion on the dates if someday in the future this is an exhibit and someone is viewing it, and it looks like there was confusion on what version of the plan was submitted on a particular date.

Mr. Appell stated he will update the date section of the plan.

Mr. Gasior indicated this plan will be labeled Exhibit C of the agreement. Mr. Gasior stated he spoke with Attorney Majeed Makhlouf, and they are both in agreement and are going to add a clause to the agreement that will say: "Council will need to approve any amendments, changes or assignments".

Mr. Cummins advised this plan is for the rezoning and when the actual plan proceeds to approval, there might be some further changes to the plan. There have been some conversations with the applicant, and Mr. Cummins relayed some concerns from the Fire Department about the access at the north end of the road. As this issue is worked through it needs to be established whether it will need to be modified at all. When this plan progressed to the design phase with the existing stormwater management basin, it was determined that there was extra storage in that area. The city would like for this development to stand on its own, volume-wise and have a similar type of extra volume in that design as well.

Mr. Kuluris said this has been discussed and clarified as well.

Mr. Appell said the calculation will show there will be stand-alone storage above and beyond. He said this plan will accommodate an auto turn with the existing layout for the ladder truck update on the road, but they will continue to work with the city and the Fire Department.

Mr. Gasior said the agreement is called a Cooperative Agreement which he was referring to earlier and paragraph 7, specifically references amendment changes and modification, and he has added the word assignments. This clause with the amended language must be approved by City Council. Mr. Makhlouf is aware of this and agrees.

Mr. Gasior asked Mr. Appell if this would be a private street.

Mr. Appell responded yes.

Mr. Gasior said he would like to add development of property for a privately owned cluster type development to the agreement.

Mr. Gasior asked Mr. Cummins if the modifications to the plan are ongoing because City Council will receive this item, and it will need to be presented at 3 readings to City Council and it could be at the third reading in January, and wanted to confirm if there will there be an updated Exhibit C.

Mr. Cummins replied any of the modifications that are being discussed are the Fire Department access drive at the north end of the street. It will not affect the number of units, the number of parking spaces, or the layout of the roadway. Everyone needs to agree that we can safely and consistently have a fire truck enter and exit Avon Road.

Mr. Gasior stated when this item is presented at the third reading at City Council, he will follow up with Mr. Cummins at that time to make sure the most recent dated plan corresponds with the ordinance that City Council will approve.

There were no other questions or comments.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, to approve a positive recommendation to City Council to rezone 13.2836 acres of PPN 04-00-027-101-204 from R-1 to R-3 between Avon Road and Middleton Road. The vote was: "AYES" all. The Chair declared the motion passed.

2A. <u>Liberty Development Company, Nagel Farms Subdivision, Lot Split and Consolidation</u>
Aaron Appell of Bramhall Engineering representing Tom Kuluris of Liberty Development Company is requesting to approve a Lot Split of 0.0768 acres from PPN 04-00-027-101-203 owned by LDC Middleton, LLC and consolidated with PPN 04-00-027-101-036 owned by Brandon and Leigha Nagel, at 32794 Detroit Road.

Aaron Appell, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011.

Tom Kuluris, Liberty Development Company, 28045 Ranney Parkway, Westlake, Ohio 441445.

Aaron Appell, Bramhall Engineering, Tom Kuluris, Liberty Development Company and Ryan, City Engineer explained this project, additional conversation occurred under Item 3.

Mr. Malloy moved, seconded by Mayor Jensen, to approve the Lot Split of 0.0768 acres from PPN 04-00-027-101-203 owned by LDC Middleton, LLC and consolidated with PPN 04-00-027-101-036 owned by Brandon and Leigha Nagel, at 32794 Detroit Road. The vote was: "AYES" all. The Chair declared the motion passed.

3. Liberty Development Company, Nagel Farms Subdivision, Amend Preliminary Plat at 33294 Detroit Road from 38 to 36 lots, PL20210050.

Aaron Appell of Bramhall Engineering representing Tom Kuluris of Liberty Development Company is requesting approval to amend the Preliminary Plat for the Nagel Farms Subdivision at 33294 Detroit Road to consist of 36 lots, reduced from the approved 38 lots.

Aaron Appell, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011.

Tom Kuluris, Liberty Development Company, 28045 Ranney Parkway, Westlake, Ohio 441445

Mr. Appell stated some changes have been made as a result of the comments from Ryan Cummins, City Engineer. The changes are at Detroit Road; originally there were 3 lots which have been reduced to a single lot. There were minor changes made to the alignment of the road towards Middleton Road to accommodate utilities that needed to be installed. He stated one change that is new which they wanted to make the Planning Commission aware of, but they are not sure if this change could be acted upon this evening is, Brandon and Leigha Nagel own a lot on Detroit Road and there is an agreement between the Nagel family and Liberty Development Company to parcel off a portion of the subdivision. Mr. Appell indicated the intent would be for Sublot 20, which is in the southeast corner of the subdivision at the cul-de-sac and there are seven hundredths of an acre that would be parceled to Brandon Nagel and the lot would then be consolidated with an additional seven hundredths of an acre. Mr. Appell indicated in order of operation would be to request the Lot Split of the Nagel Farm Property to be approved before the Subdivision is constructed and consolidate that piece or property with the Brandon Nagel property. Mr. Appell believes that would be step 1 in this process.

Mr. Kuluris stated this is something Liberty Development Company wanted to do for the Nagel family, it is land that is not needed and there is no exchange of money.

Chair Witherspoon asked Mr. Gasior if Planning Commission would be able to make this change to the agenda and meeting.

Mr. Gasior thought the Lot Split and Consolidation would be done immediately before Council approves the Final Plat. Planning Commission can approve the amended plat which indicates the Nagel Family parcel consolidation. The city will not accept the improvements plans and allow the filing of a Final Plat if it isn't correct.

Mr. Cummins clarified he believed that Mr. Appell and Mr. Kuluris are requesting if a vote can be taken tonight on the Lot Split of the land before there is a Subdivision and split seven hundredths of an acre of land from the farm field and attach it to the small parcel of land owned by Brandon Nagel that fronts Detroit Road. He said a separate action would occur right after and then the subdivision would get filed. The subdivision that gets filed is what is being presented this evening. The Lot Split which was submitted late in the afternoon of November 20th and Planning Commission does not have that plan that indicates seven hundredths of an acre of the farm field and adding it to Brandon Nagel existing parcel (Susan Pintz, Planning Secretary distributed to the Commission a drawing which shows the Lot Split and Consolidation being requested).

Chair Witherspoon asked if this item can be added as 2A, Lot Split.

Mr. Cummins can read the item to be voted on.

Mr. Gasior asked for the Lot Split drawing to be viewed on the screen. He said this came to light at the last minute and rather than addressing this at the December meeting it can be addressed at tonight's meeting.

Mr. Radcliffe asked if the block that says K will that be added to Sublot 20?

Mr. Cummins stated it will get seven hundredths of an acre of land that previously was part of Sublot 20, it is proposed that Sublot 20 be reduced by seven hundredths of an acre and that will not be included in the subdivision but added to Brandon Nagel parcel.

Mr. Gasior said it is a very small piece of land. He said it would be easier to amend the agenda tonight rather than wait until the December meeting. Then the Lot Split and Consolidation can be filed at the Lorain County Recorder's Office. The amended Preliminary Plat and Final Plat that will eventually be presented to Council will already indicate the Lot Split and Consolidation.

Mr. Gasior said the Lot Split and Consolidation drawing will be included in tonight's meeting minutes as an Exhibit.

Mr. Appell noted the detail block on the drawing that explains the Lot Split and Consolidation parcels. He said the Split Parcel is 0.0768 acres that will come from the larger piece of land, and it will be consolidated with the Brandon Nagel parcel.

Chair Witherspoon indicated the Lot Split and Consolidation will be added to the agenda as item 2A.

Chair Witherspoon is calling for a motion to add Item 2A (see additions and deletions of agenda).

A motion was passed adding item 2A to the agenda. A motion was made for the approval of item 2A. See item 2A for description of motion read by Mr. Cummins.

Mr. Cummins confirms the Brandon Nagel parcel will be in line with the northern parcel of what is proposed to be block A, which was previously 3 separate blocks.

There were no other questions or comments.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, for approval to amend the Preliminary Plat for the Nagel Farms Subdivision at 33294 Detroit Road to consist of 36 lots, reduced from the approved 38 lots. The vote was: "AYES" all. The Chair declared the motion passed.

4. Liberty Development Company, Nagel Farms Subdivision, Amend Final Plat at 33294 Detroit Road from 38 to 36 lots, PL20220007.

Aaron Appell of Bramhall Engineering representing Tom Kuluris of Liberty Development Company is requesting a positive recommendation to City Council to amend the Final Plat and Subdivider Agreement for the Nagel Farms Subdivision at 33294 Detroit Road from 38 lots to 36 lots.

Mr. Cummins stated all the changes were previously described.

There were no other questions or comments.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, to approve a positive recommendation to City Council to amend the Final Plat and Subdivider Agreement for the Nagel Farms Subdivision at 33294 Detroit Road from 38 lots to 36 lots. The vote was: "AYES" all. The Chair declared the motion passed.

5. 7 Brew Coffee, Code Amendment, PL20240053

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, 7 Brew Coffee is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Section 1270.03(b)(9) Scheduled Permitted Uses and Section 1280.06(ee) Supplemental Regulations for Certain Uses, to allow a restaurant with no indoor seating in the C-4 Zoning District, south of I-90. First Presentation held on October 16, 2024.

Rick Nader, President, Motely 7 Brew, 7586 Eagle Mills Road, Waite Hill, Ohio 44094.

Mr. Cummins stated 7 Brew is requesting a positive recommendation to City Council to amend the City of Avon Codified Ordinances to allow a restaurant with no indoor seating south of I-90. In addition, they are asking to amend the Special Use requirement for public bathrooms to be eliminated if no outdoor seating is provided.

Mr. Malloy stated he is not in support of a 7 Brew Coffee location on Nagel Road. He does not believe this would be the best use of land in that area. He believes the building would be too small and would set a precedent for other businesses.

Mr. Nader asked Mr. Malloy if he had seen 7 Brew Coffee in action.

Mr. Malloy replied, “no”, but he believes that the trend of growth at the Nagel Road area would be better suited for a larger building.

Mr. Nader indicated the 7 Brew presence is much larger on the parcel with the double drive thru and cars passing through which generates a large volume of business. He understands Mr. Malloy’s position about a smaller building on Nagel Road. He said they will be able to provide 50-60 jobs, and they will provide community involvement. He believes they are the perfect business for that street.

Mr. Malloy said he believes there are a sufficient number of coffee shops in that area.

Chair Witherspoon said there have been prior discussions and there were other businesses that also proposed no outdoor facilities and that was not supported.

Mr. Gasior stated in 2001, probably earlier and since Interstate 90 was constructed through the northern section of the city, all the zoning has been north and south of Interstate 90. A pattern has been followed for more than 60 years and the 7 Brew request is asking to change something that has been in place for 60 years. That is probably why there has been reluctance to make those changes. He knows the interchange at Nagel Road is relatively new but there have been interchanges at Route 83 and Route 611 for many years and there has never been a need for Planning Commission or City Council to make an amendment to the code to permit this type of operation. He said this type of business is permitted but only in certain locations in the city and that is what zoning is all about.

Mr. Nader said he understands.

Mayor Jensen asked Mr. Nader if there is a way he can conform his business to meet the zoning code. He understands the 7 Brew Coffee model is different than what the code allows.

Mr. Nader indicated he is understanding 2 issues, first is the size of the building and the restroom facilities.

Mayor Jensen responded to the desire to have indoor use of the building along with restrooms.

Mr. Nader said there are 307 7 Brew Coffee locations in the country, and this is the model. He could try and speak with the Franchisor, but this is the model, with no indoor seating and restroom for employees only.

Mayor Jensen stated if a vote is taken tonight, he believes it will likely be voted down. Mayor Jesen asked Mr. Nader if he would like to table this item and possibly have more discussions.

Mr. Nader replied he would like to table this item. He added there is a 7 Brew Coffee opening in Sheffield Lake on December 9th. He invited the Commission to come to the store and view the operation and would be happy to give anyone a tour.

Mayor Jensen said tabling this item to the December Planning Commission Meeting may give people an opportunity to view the new 7 Brew site before the meeting. He said the video was shown at the last meeting and the concept is interesting.

Mr. Nader stated the City of Lyndhurst did not support 7 Brew Coffee for similar reasons. He said after the Parma Heights location was opened and viewed Lyndhurst agreed to allow 7 Brew Coffee in the city.

Mayor Jensen stated a discussion could take place on how 7 Brew Coffee could be suitable for the city.

There were no other questions or comments.

Mr. Malloy moved, seconded by Mayor Jensen, to table the 7 Brew Coffee Code Amendment to the December 18, 2024, meeting. The vote was: "AYES" all. The Chair declared the motion passed.

6. <u>City of Avon, Code Amendment</u>

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Amending Chapter 210, General Fee Schedule, of the City of Avon's Codified Ordinances to increase fees under 210.01(f) Planning and Zoning Code, 210.01(f)(3) – Subdivision Regulations; 210.01(f)(3)A – Major subdivision preliminary plat fee, 210.01(f)(3)B – Major subdivision final plat review fee, 210.01(f)(3)(C) – Nonresidential development fee/deposit, 210.01(f)(3)(C)1 and 210.01(f)(3)(C)1a – Minor Modifications, 210.01(f)(3)(C)2 – Developments up to two acres and 210.01(f)(3)(C)3 – Developments of two to five acres, 210.0(f)(3)(C)4 - Developments over five acres and 210.01(f)(3)(D) – Minor subdivision / lot split review fee. As well as the language under 210.01(f)(5) regarding outside professional services.

Mr. Cummins spoke on behalf of Ms. Fechter who was absent from the meeting and stated the city has not raised the Planning Fees in over 10 years. A request is being made to raise fees and implement a deposit system to ensure the city is covering the cost incurred in the approval of a project. An analysis was completed of past review fees and the current cost of services to determine the amount of increase. He stated this would be a recommendation to City Council who would approve the Code Amendment for the fees.

Mayor Jensen stated a rough draft has been provided to the Commission which will be presented before Council and then Council will have the final decision.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, to approve a positive recommendation to City Council to Amending Chapter 210, General Fee Schedule, of the City of Avon's

Codified Ordinances to increase fees under 210.01(f) Planning and Zoning Code, 210.01(f)(3) – Subdivision Regulations; 210.01(f)(3)A – Major subdivision preliminary plat fee, 210.01(f)(3)B – Major subdivision final plat review fee, 210.01(f)(3)(C) – Nonresidential development fee/deposit, 210.01(f)(3)(C)1 and 210.01(f)(3)(C)1a – Minor Modifications, 210.01(f)(3)(C)2 – Developments up to two acres and 210.01(f)(3)(C)3 – Developments of two to five acres, 210.0(f)(3)(C)4 - Developments over five acres and 210.01(f)(3)(D) – Minor subdivision / lot split review fee. As well as the language under 210.01(f)(5) regarding outside professional services. The vote was: "AYES" all. The Chair declared the motion passed.

COMMENTS

Mayor Jensen had no comment.
Mr. Malloy had no comment.
Mr. Radcliffe had no comment.
Mr. Cummins had no comment.
Mr. Gasior had no comment.
Mrs. Clements stated there was discussion with the Liberty Development Lot Split, she asked if there should be a vote on the Lot Split since it was added to the agenda.
Chair Witherspoon stated a vote was taken on item 2A which was passed. She also said Happy Thanksgiving.
Mr. Streator had no comment.
No comments from the audience

ADJOURN

Mr. Malloy moved, seconded by Mayor Jensen to adjourn. The vote was: "AYES" all. The Chair declared the motion passed. The meeting was adjourned at 7:46 p.m.

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Carolyn Witherspoon, Chair Planning Commission	Susan Pintz, Planning Commission and Zoning Secretary

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Date