

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: October 8, 2019

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Anna Markley Bush, Chairperson
Dan Hogan, Vice Chairperson
Richard Ehrle, Commissioner
Robert Windon, Commissioner
Jeff Anderson, Commissioner

Staff Members: Andrew Binder
Jennifer Tennant

Call to Order

Chairperson Bush called the meeting to order at 7:11 p.m.

Roll call noted the following: Robert Windon, present; Richard Ehrle, present; Jeff Anderson, present; Susan Ferry, absent; Joann Lee, absent; Vice-Chairperson Hogan, present; Chairperson Anna Markley Bush, present.

There being a quorum, the meeting proceeded.

Chairperson Bush announced the order of proceedings and swore in those wishing to address the Commission.

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Old Business

New Business

PC 19-06: Zoning Ordinance Text Amendment

PETITIONER: Village of Barrington
(Scott Anderson, Village Manager)
200 South Hough Street
Barrington, Illinois 60010

The Petitioner seeks approval of a text amendment to the Zoning Ordinance for the Village of Barrington for the purpose of amending Chapter 2 “Definitions” and Chapter 4, Part I “General Regulations”.

Ms. Tennant presented the Zoning Ordinance text amendment relating to the upcoming State law allowing the use of recreational cannabis. Ms. Tennant presented that the State is allowing Villages make their own independent decision on what they will permit within their Zoning Ordinance. The Village Board has had discussions on this matter and has directed staff to initiate a text amendment regarding recreational cannabis uses within the Zoning Ordinance. The Village is recommending that all forms of recreational cannabis businesses, as they are referred to within the State legislation, are prohibited.

Ms. Tennant indicated that this is a simple text amendment compared to a lot of other text amendments. Chapter 2 will list all of the cannabis uses and their definitions, as defined by the State law. Chapter 4 Part I states that all recreational cannabis businesses are prohibited in the Village. Ms. Tennant said that no nonconformities will be created which is a primary concern when it comes to text amendments.

Commissioner Anderson asked Staff what other Villages around the area are doing about recreational cannabis.

Ms. Tennant indicated that many other Villages in the area are in the process of reviewing this. Lake Zurich just prohibited it recently. Ms. Tennant believes Mundelein is going to allow it because they currently have a medical cannabis business. The first set of licenses will be issued to existing medical cannabis businesses.

Chairperson Bush asked Staff if this text amendment could be modified in the future.

Ms. Tennant indicated that this amendment could be amended in the future.

Vice-Chairperson Hogan asked if the Village Board directed staff to initiate the text amendment.

Ms. Tennant indicated that the way the State law is written, Villages have the ability to choose if they will allow or prohibit cannabis businesses and/or if it should be a permitted or special use. The direction that Staff received was to proceed with a text amendment to prohibit recreational cannabis businesses.

Commissioner Windon asked that when the Village Board had discussions, did the Village Board want something written quickly or did they have full discussions? Commissioner Windon asked if there will be discussions with the community in the future about this topic.

Ms. Tenant indicated that she does not know if the Board plans to have future discussions on this topic.

Commissioner Windon stated that he appreciates the need to get something on the books, but feels like it should be something the Village should discuss with the community. Commissioner Windon would appreciate if this topic could be brought up during the comp plan meetings.

Ms. Tenant indicated that the topic can be brought up at the comprehensive plans meeting.

Commissioner Anderson asked if what would happened if the Plan Commission did not approve the text amendment.

Ms. Tenant indicated that it would be a recommendation to the Village Board. Ms. Tenant clarified that all text amendments start at the Village Board and then comes to the Plan Commission because the Village Board has to initiate any amendments to the Zoning Ordinance.

Commissioner Anderson stated that he would prefer medical cannabis be permitted within the Village.

Ms. Tenant indicated that there are already provisions within the Zoning Ordinance regarding medical cannabis, it is a special use in the B-1 District. Ms. Tenant indicated that no changes are being proposed to these regulations at this time.

Commissioner Windon stated that he would like to have a conversation at some point about looking into other options on this topic.

Vice-Chairperson Hogan motioned and Commissioner Ehrle seconded the motion to approve PC 19-06 to the Village Board of Trustees, a text amendment to the Barrington Zoning Ordinance, specifically amending Chapter 2 "Definitions" and Chapter 4, Part I "General Regulations".

Roll call Vote: Mr. Windon, yes; Ms. Lee, absent; Ms. Ferry, absent; Mr. Anderson, yes; Mr. Ehrle, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 5-0; the motion carried.

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PC 19-05: Special Use/Planned Development 353 W. Northwest Highway (Barrington Animal Hospital)

PETITIONER: RWE Management Company
16W361 N. Frontage Road, Suite 106
Burr Ridge, IL 60527

PROPERTY OWNER: Fifth Third Bank
1701 Golf Rd

The Petitioner is seeking approval of a Special Use Planned Development for the redevelopment and operation of a Veterinary Office and Kennel (Barrington Animal Hospital). The Petitioner is proposing to demolish a portion of the existing building and construct an addition and related site improvements including but not limited to parking, lighting, landscaping and signage. The subject property is zoned B-1 General Business Service District. The subject property is located in Neighborhood 4, and is designated for Commercial (Retail/Office) by the Village of Barrington 2010 Comprehensive Plan.

Chairperson Bush summarizes the agenda for the meeting and noted that the meeting will be adjourned by 9:00 p.m. The meeting will reconvene at a later date that will be noted before the meeting is adjourned.

Chairperson Bush begins by asking those in attendance who would like to address the Commission tonight. Chairperson Bush asks them to stand so they can be sworn in.

Mr. Bob Edwards, RWE Management, indicated that his company that is the applicant which is representing the Barrington Animal Hospital (BAH) that is seeking the approval of the Special Use Planned Development. RWE is a company that specializes in the planning, development, design, and construction of animal care facilities. To date, RWE has been involved over 200 animal care facility projects nationwide. Mr. Edwards directed the Plan Commission to the PowerPoint presentation with examples of the projects that RWE has worked on and Mr. Edwards believes it speaks to the kind of image and quality of work that RWE has become to be associated with. RWE also worked with Dr. Barb Stapleton in 2005 on the existing Barrington Animal Hospital.

Mr. Edwards introduced the team on the proposal. Dr. Barb Stapleton, Dr. Joanna Krol, Michael Matthys with Linden Group, and Jason Sanderson with RWE Management.

Dr. Stapleton stated that Barrington Animal Hospital (BAH) was founded in 1906 and the current hospital was built in the 1930's. In 2005, BAH remodeled the facility thinking that would last at the current location forever, but the BAH has had a lot of growth and has outgrown the facility. IDOT is coming through to take right-of-way back, so BAH will have limited parking and needs a new home and they want it to be in Barrington. Dr. Stapleton stated that a part of her exit strategy due to her age, is that she has teamed with Dr. Krol to build a new facility at 353 W. Northwest Highway, which is an ideal spot for the BAH. Dr. Stapleton indicated that BAH are excellent neighbors and have provided a letter stating that their clients are courteous, everyone takes care of their dogs and no one is out of line. Dr. Stapleton wants to be good neighbors at their new home and that they want this location to be their home.

Dr. Krol introduced herself and indicated that she has been a vet for close to 20 years. She indicated that she has experience owning and managing an animal facility. The facility had boarding, grooming and day care all in one facility as well as an animal hospital. She indicated that she takes her patients health very

seriously. Dr. Krol indicated that she meet Dr. Stapleton two or three years ago, when living in Barrington over the past 15 years, and reached out to Dr. Stapleton when she was ready to think about her next steps. Dr. Krol stated that they take customer service and quality of care very seriously and it is a part of how they will be looking at pets in the future. She indicated that dogs are more like children to them and they want to do everything they can for the community pets.

Michael Matthys introduced himself and gives an overview of the location of the proposal and what is located around the property. Mr. Matthys explains that they plan to expand the building to 14,500 square feet and the addition will match the existing architecture. The proposed parking lot will increase the efficiency of the parking and allowing the removal of two curb cuts, one on Northwest Highway and one on Exmoor Ave. Mr. Matthys continued that the facility has 8 to 9 exam rooms with complete in-house diagnostics, treatment area, grooming, boarding and daycare areas with outdoor relief and play areas.

Mr. Matthys stated that are requesting several exceptions from the Zoning Ordinance. Staff will be pointing out all the reliefs but Mr. Matthys wanted to point out a few quick details. For FAR requirement, the maximum FAR is .50 and the proposed building is .27 FAR, which is almost half the requirement. Mr. Matthys feels that they are not over using the site and the building is scaled to the acreage that is for the site. The total site is 53,953 square feet. The proposed building area is 14,560 square feet. The open space is 31.3%, the planned development requirement for open space is 50%. The surrounding properties do not hold this 50% open space requirement because they are not planned developments. The proposed site has a lot of green space compared to the surrounding properties. Mr. Matthys explains the reconfiguration of the parking lot will help with the elimination of pavement for the site as two curb cuts are being removed from the site. Mr. Matthys explained that they conducted a traffic study, and the key finding concluded that the site was not increasing traffic impact and the new site would be decreasing traffic impact from the existing use.

Mr. Edwards stated that he would like to give some background on the building. When he first meet with Dr. Stapleton and Dr. Krol, they wanted to expand the hospital. Mr. Edwards said that the major concerns that they deal with are related to sound and odor. Mitigating sound and odor are not only the problems for homeowners but it is also a problem for BAH and it's an operational problem. Mr. Edwards stated that he and BAH do not like the odor or sound much more than anyone else in the room. Mr. Edwards noted that they take these problems very serious. What we have when we walk in an animal hospital is multiple HVAC systems and the idea is to construct the system to isolate one system from another. All the doors have automatic closing so that odor is blocked. The point is of the layout is so that people cannot hear or smell anything from the front of building that is coming from the back of the building. Mr. Edwards says they pride themselves on this system to prevent odor and sound. Also, they exhaust a great deal of air throughout the building to replace the air within the building.

Mr. Edwards stated that he is amazed on how the existing Animal Hospital looks today. Dr. Stapleton has done a great job on the up keeping of the building to the condition it is today. The choice of materials used and the system used for the existing building help keep the building in the shape it is for 15 years. Mr.

Edwards continued to talk about the materials that will be used inside the building. The flooring is a hard material and is washed and cleaned daily to help mitigate any continued smell. Mr. Edwards showcased the interior of some of the RWE's previous projects. The emphasis is on creating a clean and safe environment. Mr. Edwards stated that this building will be a high-end boarding facility.

Mr. Edwards stated that they will have indoor and outdoor play areas. The outdoor areas give the dogs a chance to go outside under supervision, which is a key element. Mr. Edwards said the major concerns for outdoor areas are the sound of dogs barking and odor from dog waste. Management will take extensive measures to mitigate problems. The exercise areas will be furnished with a pet turf that will be cleaned immediately and sanitized every day. The dogs will be sent outside to the rest areas or the exercises areas for two to three times a day for 10-15 minutes for relief. While dogs are outside, they are under the strict supervision of staff as it is an operational policy to eliminate any waste or odor from the inside or outside to eliminate the unhealthy environment for all of their dogs. Staff is trained to address sound and odor issues with regards to sound and waste. Again, waste is picked up and disposed immediately and barking behavior by dogs are either stopped or moved inside. The waste is disposed by trash bags and then placed in an outdoor trash dumpster with lids to eliminate any odor problems. There will be eight foot high fences for the outdoor play area. Mr. Edwards said that his preference is PVC, but has talked to Staff and ARC about other material options. Mr. Edwards stated his good neighbor policy demonstrates a commitment to the surrounding neighbors who might have concerns about the proposed request. Mr. Edwards stated that they are committed to providing a quality care to all of their clients without effecting the surrounding neighbor's quality of life. Should any issues arise, we will designate a person on their staff who you can call and will take your call immediately and any problem will be rectified.

Mr. Edwards pointed out that within the parking lot, they will have dog waste stations. This is to encourage clients to pick up waste immediately. They also will provide a staff member to pick up the waste in the parking lot area at noon and at the end of the day. All bio-waste is disposed of in proper containers and those are picked up by companies. The bio-waste will not be disposed of in the dumpsters, but will be handled properly.

Mr. Edwards stated that he offered anyone who had complaints at the neighborhood meeting to visit the Barrington Square Animal Hospital in Hoffman Estates. Mr. Edwards stated everyone who attended the walkthrough thought they were impressed with the operation. Mr. Edwards continued that the site is well maintained without any odor admitting to any dumpster areas or from the rooms.

Mr. Matthys pointed that they are reducing the impervious surface by 4,000 square feet. The addition is going to have the same architecture as the existing building using brick and stone to match the building. Mr. Matthys continued to give a general overview of the site as it relates to architecture.

Mr. Edwards closed out by saying that they have done multiple buildings of this nature and the BAH has one neighbor currently and wanted the Commissioners to review the letter from the neighbor to show their

experience with being neighbors for over 30 years. Mr. Edwards stated that he has no problems with the Staff Report and has had a positive experience working with Staff.

Vice-Chairperson Hogan asked what RWE Managements roll is in the project and what does the company do exactly.

Mr. Edwards replied that when he went into business 20 years ago, he did purchase an architectural firm and has an extensive background in architecture. RWE Management has since then worked with local architects who work under RWE direction. They also bring in local mechanics and engineers to work on projects.

Vice-Chairperson Hogan clarified what RWE's roll will be in staffing of the facility.

Mr. Edwards stated as the Petitioner, he is representing BAH and explaining BAH's policy for them. He stated that he is speaking on behalf of the BAH.

Chairperson Bush asked for the Staff's report.

Mr. Binder provided a summary of the proposal. Mr. Binder outlined all the exceptions that the Petitioner is requesting. Mr. Binder noted that since the property to the southeast has an unusual split zoning, which was an error made through the Village's GIS system, that a couple of additional exceptions are required.

Chairperson Bush questioned Staff on the number of expectations for this project and how they compare to other Planned Developments with regards to the number of exceptions.

Ms. Tenant replied that three or more exceptions from the Zoning Ordinance triggers a Planned Development. There are some planned developments with 15-20 exceptions, so the proposal is about average or slightly below average.

Mr. Matthys indicated that besides parking, they can reduce the number of exceptions drastically as signage is not an issue and parking islands can be increased. The buffer is the big exceptions along the residential use. The fence is needed to accommodate the dogs in the play yards.

Mr. Binder gave a brief overview of the policies that should be implemented for the BAH to limit the number of dogs from leaving the site. Mr. Binder also indicated that both the Petitioner's and the Village's traffic study concluded that there would be equal or minimal traffic impacts compared to the previous bank use.

Mr. Binder concluded that in the last several days prior to the Staff report being finished, Staff has received a significant amount of public response to the proposed project, both in support and in opposition. Based on the significant amount of feedback, Staff recommends that the public hearing is held as scheduled for

the purpose of conducting an initial review by the Plan Commission and public comment on the project. Staff recommends that the Plan Commission then continue the public hearing to a future date certain in order to allow the Petitioner the opportunity to meet with key stakeholders in the area and determine if any revisions can be made to the proposal to address and/or alleviate some of the concerns cited by neighboring property owners and community members. Mr. Binder then asked the Plan Commission if they had any questions.

Chairperson Bush asked who will be the owner of the property.

Mr. Binder replied that BAH will be the owner of the property, Dr. Stapleton and Dr. Krol.

Chairperson Bush asked if RWE is the developer and once the property is built will they be out of the picture and BAH will take over.

Mr. Edwards confirmed.

Chairperson Bush asked Mr. Edwards if he would like to make any comments before opening the meeting up to public comments.

Mr. Edwards concluded that when they first meet with Staff, that they wanted to give Staff a feel for what BAH wanted to do because they are going through a great expense to make this presentation. Mr. Edwards indicated that they wanted to implement the project in two phases. He indicated that they will be initiating phase one [animal hospital], first and foremost, which includes the renovation of the existing building and the addition to the west. Mr. Edwards pointed out that phase two [kennel] could be implemented between one year and 10 years; or phase 2 could never be built.

Mr. Edwards asked Staff that based off what they are proposing, are they exceeding what other properties within the B-1 District are doing as far impervious surface and open space.

Ms. Tenant replied that yes because most of the properties along the B-1 District are pre-existing and do not have planned developments.

Commissioner Anderson asked what would be the trigger for phase two.

Dr. Stapleton stated that she is more interested in the animal hospital. Dr. Krol is more interested in the boarding and daycare. When Dr. Stapleton retires, Dr. Krol would be able to proceed with phase two. Dr. Krol indicated that all animal care is moving towards a hospital with daycare/boarding. Dr. Krol indicated that there is no type of facility like this in the area.

Chairperson Bush indicated that there are dog daycare and kennels in the area, but these facilities are just not connected to an animal hospital.

Dr. Krol agreed that there is no type of daycare/boarding in the area with a vet on site.

Commissioner Windon asked if they are looking to get approval for phase one and phase two now?

Dr. Kroll agreed.

The Commission has no additional questions at this time, therefore, Chairperson Bush opens it up to the public.

Tom Suppes, 101-135 W NW Hwy (property owner), stated he thinks it is a crazy idea to attach a veterinary office next to a kennel. He stated that this new kennel use will compete with the business located at his property. The BAH proposal will be taking away from other businesses in town. It is a bad idea to locate next this business next to a day care and park.

Rick Novac, 565 Carl Avenue (apartment building), stated that he wasn't noticed about this public hearing.

Mr. Binder replied that the tax payer of record for all the properties within 250 feet were noticed.

Rick Novac continued that he lives in Palatine and is three blocks away from a dog kennel. He pointed out that when he sits on his porch, he can hear the dogs barking from three block away. He addressed his concern about potential noise concerns for his 30 tenants.

Terry Jennings, Director of Barrington Park District, indicated that she represents the Park District and the tax payers of the Village of Barrington. She indicated that she would like a privacy fence, not an open design, to be placed at the rear of the lot to help protect the potential golf balls from going into the parking lot. She continued that numerous people have parked in the 5/3 Bank parking lot to let their dogs run on the golf course. Ms. Jennings reached out to the Petitioner about the proposal of the fence, but the Petitioner does not want a fence because they want the "country club" feel of the golf course. Ms. Jennings indicated that they are a Park District and not a country club. The Park District is asking for a fence along the south property line.

Terrie Blanke, owner of the Barrington Community Child Care Center, indicated several concerns about the project. Ms. Blanke stated that there will be a huge increase in traffic. When the bank was in operation, people previously parked in their parking lot at the child care center. Ms. Blanke indicated that the proposed building is too large. It is approximately 3 times the size of the day care center building. She doesn't want her children or her staff to have to listen to barking and smell the odors. Ms. Blanke continued that locating this business at this location will devalue the surrounding properties and devalue the child care business. People will select another child care provider if this business is located here. Ms. Blanke indicated that she respects what they are proposing, but that this is not the right place for this business.

Chairperson Bush asked how many children attend the Barrington Community Child Care Center.

Ms. Blanke responded that they have 70 children.

Commissioner Ehrle asked where is the Barrington Community Child Care Center is located.

Ms. Blanke stated that the property is located at 560 Carl Ave.

Vice-Chairperson Hogan asked if she objects to the whole project.

Ms. Blanke objects to the whole project, both phase one and phase two.

A current BAH customer stated that people should visit the existing facility to see the current operation. He also suggests the Park District should consider moving the green on the golf course if they are concerned. He said that amazing things can be done with privacy fences which could alleviate some of the concerns.

Andrew Wolfgram, a client of BAH and the day care center, opposes the project because his child goes to the day care center and 130 dogs barking would be absurd.

Dennis Holgon, part owner of the child day care center, visited the Barrington Square Animal Hospital in Hoffman Estates. It's a nice facility, but it backs up to the woods. Mr. Holgon continued to make a point that parking, drainage and snow removal are some major concerns for this project. Mr. Holgon also noted that they were the only people notified of the neighborhood meeting, which explains the low turnout for the neighborhood meeting.

Chairperson Bush indicated that they are continuing the public hearing to allow more input on the proposal.

Eric Stall, a child day care customer, stated it is hard to find suitable daycare in the area. He says it would have influenced his decision to use this daycare center if the BAH facility was here.

Dan Wolfgram, a Barrington Hills resident, said there is already traffic issues along Route 14 during the lunch hour and the Commission should look into the validity of the traffic studies that were conducted for this site.

Sean Bauman, a resident of Barrington and child day care customer, stated that they selected the child day care center because the kids spend a lot of time outside. With the proposed dog day care, a lot of barking would occur, and his son is scared of barking dogs. Sean does not want his son to be exposed to barking dogs at a dog kennel.

Brenda, a child day care customer, agrees with comments about the traffic. She says it's hard to turn left off of Carl Avenue in rush hour. Brenda stated that it is a security concern to have that many extra people coming and going next to the child day care. She said she will have to start locking her car doors at pick-up and drop-off of her children.

Sheila Fields, a BAH customer, she feels the proposal is a good idea and she would feel more comfortable kenneling her dog at a location with a vet on site. She said the current BAH facility is very quiet. Shelia stated that she has concerns about traffic in the area.

Brian Hall, resident at 908 Hampstead Ct and a child day care customer, stated that the current day care facility is located in a nice comforting environment. Mr. Hall indicated that he is worried about the parking lot and additional traffic that will be created by the BAH.

Chairperson Bush indicated that there are a couple of objectors who did not review the plans in time, so they will be looking at those plans and will have public comment at the next meeting.

Commissioner Windon stated that he has some questions for both Staff and the Petitioner that he will want answers to at the next meeting. Mr. Windon asked what other uses could be located on this site by right and how the permitted uses for this site would affect the traffic patterns compared to the proposed use. As a resident of Barrington, he agrees with general concerns about traffic in the area. Commissioner Windon stated he would like to see additional information on how many animals will visit the site each day (vet patients and day care animals). He would also like to see additional information on how many animals are outside at one time, for how long and overall how much total time can we expect animals in the outside areas of the facility. He would like to see more information on the noise levels created by the animals. Commissioner Windon stated that noise is his biggest concern.

Vice-Chairperson Hogan stated his concern about dogs going to the bathroom outside and how dog waste will be handled. He asked if there will be a written policy on staffing to address animal monitoring and site clean-up as described. He continued that the explanation provided seems difficult to believe because it seems as though would require very dynamic staffing based on the fluctuating number of animals and patients at any given time. Vice-Chairperson Hogan would like to see a second neighborhood meeting to allow a more open dialogue between the neighbors than is available through the public hearing process.

Commissioner Anderson stated that he would like to see the information on permitted uses and what other uses could be in this location by right. He stated that he would like see information on what is generally located nearby kennels in other towns and/or what type of uses are co-located/nearby day care uses.

Ms. Tennant said it would be hard to do the study on the co-location of kennels and child day-care center, but it could be something Staff looks into.

Mr. Edwards stated that they know of two kennel facilities that are located next to child day care centers. One of the locations is in South Elgin. Mr. Edwards continued that they can always adjust the numbers on the allowable dogs within the kennel facilities. He continued that the only issue with sound comes from the outdoor areas. He made a point that dogs do not bark on their way into the animal hospital. He wants to mitigate and solve problems within the community.

Dennis Holgon, part owner of the child day care center, stated that he would like the Commissioners to consider how snow removal would be done for the site.

Chairperson Bush stated that she would consider a motion for a continuance of the meeting and asked Staff when the next Plan Commission meeting date is.

Mr. Binder stated that the next scheduled Plan Commission meeting date is October 22, 2019.

Ms. Tenant indicated that it is Staff's recommendation that the next scheduled meeting date (October 22) is not enough time.

Mr. Binder indicated that the following scheduled meeting date is November 12, 2019. The following meeting after that would be December 10, 2019.

Chairperson Bush indicated that they should plan for the December 10, 2019 meeting.

Dr. Krol stated that their only concern is that the building is under contract and they do have to make a decision by December 3, 2019. Dr. Krol indicated she would appreciate it if that could be taken into consideration.

Ms. Tenant stated that the next meeting would only be a continuance of this public hearing and no final decision by the Village Board would be made by December 3, 2019.

Vice-Chairperson Hogan restated that the Plan Commission is a recommending body to the Village Board, and the Board of Trustees makes the final decision.

Chairperson Bush indicated that the Village Board meeting to consider this project will not happen by December 3, 2019.

Chairperson Bush asked the commissioners for their availability for the November 12, 2019 meeting.

All the Commissioner agreed that they will be available for the November 12, 2019 Plan Commission meeting.

Chairperson Bush indicated that the Plan Commission will continue the public hearing to November 12, 2019.

Ms. Tennant said anyone that would like to be included at the second neighborhood meeting to sign-in so they can share the contact information with the Petitioner.

Mr. Bill Graft, asked the Commission if he would have a chance to cross-examine the Petitioner at the next meeting.

Chairperson Bush indicated that he would have the opportunity to do so.

Public Hearing for PC 19-05 continued to November 12, 2019.

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Minutes

July 23, 2019

Vice-Chairperson Hogan made a motion to approve the July 23, 2019 meeting minutes. Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

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Planners Report

Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Windon seconded to adjourn the meeting at 8:54 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Andrew Binder
Planning & Zoning Coordinator

Approved: November 12, 2019