

**KENTON COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
Minutes

Mr. Paul Darpel, Chair, called the meeting to order at 6:15 p.m. on Thursday, October 2, 2014, and opened the proceedings with the Pledge of Allegiance and an invocation by Mr. Hult. The meeting was held in the Commission Chambers of the PDS Building in Fort Mitchell. Attendance of members (for this meeting as well as those during the year to date) was as follows.

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Member	Jurisdiction	J a n	F e b	M a r	A p r	M a y	J u n	J u l	A u g	S e p	O c t	N o v	D e c	
Diane Brown	Erlanger	X	X		X			X	X	X	X			
Doug Neuspickle	Ryland Heights		X	X	X	X			X		X			
Barry Coates	Covington	X	X	X	X	X		X	X	X	X			
Gailen Bridges	Kenton Co		X	X	X	X	X	X	X	X	X			
Paul Darpel, Chair	Edgewood	X	X	X	X	X	X		X	X	X			
Tom France, V.Chair	Ludlow	X	X	X	X	X	X	X	X	X	X			
Joe Gray	Covington		X	X	X	X	X	X	X	X	X			
David Hilgefurd	Villa Hills	X	X		X		X	X	X	X				
Lynne Hood	Crestview Hills	X*	X	X	X	X	X	X	X	X	*			
Marc Hult	Covington		X	X	X	X	X	X	X	X	X			
Keith Logsdon	Lakeside Park	X	X	X	X			X	X	X	X			
Joe Pannunzio	Elsmere	X	X	X	X	X	X	X	X	X	X			
Stan Porter	Taylor Mill		X		X	X	X		X	X	X			
Mark Rogge	Crescent Spgs	X	X	X	X	X		X	X	X	X			
Paula Rust	Kenton Cty		X	X	X	X	X		X	X	X			
Jack Toebben	Fort Wright	X	X	X	X	X	X		X	X	X			
Shad Sletto, Treasurer	Fort Mitchell	X	X	X	X	X	X	X	X	X	X			
Maura Snyder	Independence	X	X		X	X	X		X	X	X			
Joe Tewes	Bromley	X	X	X	X		X	X	X	X	X			
Carl Gerrein	Park Hills	X	X	X	X	X	X		X	X	X			

“X” denotes attendance at the regular meeting and “x” denotes attendance at the continuation meeting.

“\*” denotes arrival after roll call was taken.

Also present were Matt Smith, Legal Counsel, and the following NKAPC staff: Martin Scribner, Sharmili Reddy and James Fausz.

### **AGENDA**

Mr. Darpel stated a request had been received to table items 10 and 14 from the agenda. He stated they were requested to be placed on the January meeting agenda. He then asked for a motion to table the items. Ms. Snyder made the motion. Ms. Brown seconded the motion. A roll call vote on the issue found Ms. Snyder, Ms. Brown, Mr. Bridges, Mr. Coates, Mr. Gray, Mr. France, Mr. Hult, Mr. Logsdon, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously. Mr. Darpel then stated item 16 from the agenda had been withdrawn and would not be heard. He also noted with regard to item 13 a request to table had been received. He then asked for a motion to table. Ms. Snyder then made the motion with Mr. Hult seconding the motion. A roll call vote on the matter found Ms. Snyder, Mr. Hult, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Gray, Mr. France, Mr. Logsdon, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously. Mr. Darpel then asked for a motion to approve the agenda with the tablings, withdrawals and removals. Ms. Snyder made the motion to approve. Ms. Brown seconded the motion. A roll call vote on the motion found Ms. Snyder, Ms. Brown, Mr. Bridges, Mr. Coates, Mr. France, Mr. Gray, Mr. Hult, Mr. Logsdon, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

### **APPROVAL OF THE MINUTES:**

Mr. Darpel asked for any questions or comments. There being none, Mr. France made the motion to approve the minutes from September. Ms. Snyder seconded the motion. A roll call vote on the matter found Mr. France, Ms. Snyder, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. Mr. Neuspickle abstained. The motion carried.

### **RECEIPTS AND EXPENDITURES:**

Mr. Darpel asked for a motion regarding receipts and expenditures. Ms. Snyder made the motion to accept. Mr. Rogge seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. Rogge, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Gray, Mr. France, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. Mr. Neuspickle abstained. The motion carried.

### **ACTIONS SINCE LAST MEETING:**

The memorandum regarding the actions taken by Staff over the past month was distributed for informational purposes only.

**RECENT ACTIONS BY LEGISLATIVE BODIES:**

No action required.

**AUDIT REPORT:**

Mr. John Chamberlin addressed the Commission and presented the audit report for the Commission. He briefly outlined the report and stated last year there was a concern due to mounting debts to the Area Planning Commission and because of the agreement made in October with the Area Planning Commission and those have been removed. He stated because of that the Commission is now on a solid financial footing. He then outlined the cash comparison for the year ending June 30<sup>th</sup>. He noted there is a reserve of about \$13,000 so it is a little shy but that number will start to grow slowly. He stated the revenues figure outpaced revenues from last year by about \$14,000. He commented the revenues from fees were roughly \$69,000 over the fiscal year. He noted the current assets were about \$192,000 and total liabilities were about \$130,000. He reviewed the statement of revenues and remaining financial statements contained in the report for reference. Mr. France commented the turnaround of the Commission was amazing as compared to last year. Mr. Darpel then asked for a motion to accept the audit report. Mr. Hult made the motion with Mr. France seconding the motion. A roll call vote on the matter found Mr. Hult, Mr. France, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Gray, Ms. Hood, Mr. Logsdon, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

**PUBLIC HEARINGS:**

**PC 1409-0002**

**APPLICANT:** Wallick-Hendy Development LLC per Bonnie Harbage on behalf of the Dioceses of Covington.

**LOCATION:** an approximate 2.58-acre area bounded by Cross, May, Bedinger and Vine Streets in Elsmere

**REQUEST:** a proposed map amendment to the Elsmere Zoning Ordinance changing the area from R-1GG (a single-family zone with a maximum density of 11 dwelling units per net acre) to R-3 (a two-family and multi-family zone with a maximum density of 21 dwelling units per net acre)

Mr. Gray recused himself from and consideration on the issue due to a conflict of interest.

Staff recommendations and Staff presentation by Ms. Sharmili Reddy

**NKAPC STAFF RECOMMENDATION:**

Favorable recommendation on the proposed map amendment to the Elsmere Zoning Ordinance changing the areas described herein from R-1GG (a single-family and two-family residential zone with a maximum density of 11.0 dwelling units per net acre) to R-3 (a two-family and multi-family residential zone with a maximum density of 21.0 dwelling units per net acre) with the condition that the Stage 1 Plan requirements listed in the staff comments be met and Stage II Development Plan meet the minimum requirement of the zoning ordinance.

Ms. Bonnie Harbage registered to speak in favor of the issue. She stated St. Henry approached Wallick to rezone and redevelop the property. She stated they had acquired the property over the last thirty years with the hope of developing a senior housing development. She noted they met with the City of Elsmere about a month ago and had unanimous support from the city as well as the Diocese and Bishop. She stated she was available to answer any questions. Mr. Pannunzio asked what type of senior housing it would be and whether or not it would be assisted living. Ms. Harbage stated it would be strictly for individuals and would not be an assisted living facility.

Mr. Matt Shoemaker had nothing to add.

Mr. Alex Mattingly addressed the Commission in favor of the issue and stated they concur with Staff on the project. Mr. Darpel asked if there were existing sidewalks. Mr. Mattingly stated there were sidewalks around the development and they were looking at adding more.

Mr. Matt Fritz registered to speak in favor of the issue. He stated he is the business manager for St. Henry and the parish has shown a great support for the plan. He stated he personally met with neighbors and members of the parish have met with some of the neighbors. He stated he was available to answer any questions.

Mr. Gary Meier addressed the Commission in favor of the issue. He stated there has been a long term vision that something be done with that property. He stated it is basically a large parking lot. He came to show the support of the parish council for the development and they realize there is a need for senior housing. He further stated he was available to answer any questions.

Mr. John Powers had nothing to add.

Ms. Ronda McGill had nothing to add.

Mr. Steve McGill had nothing to add.

Ms. Harbage addressed the Commission in rebuttal. She reiterated there are existing sidewalks but they will work with the City to make sure there is connectivity within the community. She stated the parish will become partners with Wallick and will own 51% of the development and it will be taxable. She further noted this project will fit in nicely with the density of the area and it will be a very nice addition to the neighborhood.

Mr. Darpel then recessed the public hearing for discussion amongst the Commissioners. Mr. Bridges stated he wasn't ready to throw the land use out the window and he doesn't see what good a ten foot buffer is with a 3-story building of this size. Ms. Hood stated she disagreed and stated it was a very much needed project to the area and it will not crumble the whole land use project. She then reiterated the area really needs something like this. Mr. Logsdon stated he feels a bit more comfortable because there is a Stage I Plan. He stated he thinks it could've been done a little differently, but there is a railroad in the area and that is problematic. He stated in this instance there is a developer that does senior housing development. Mr. Gerrein congratulated the Diocese and the parish of St. Henry on the development and commented he looks forward to a complimentary addition to the area. Mr. France commented that historically

land use has been weighed heavily but other factors need to be looked at. He commented this is a good plan for all the reasons as stated by Staff. Ms. Brown commented that there were no comments by any of the surrounding neighbors who directly about this planned development and that says a lot. She stated this does fit in with the redevelopment that is going on in this area. There being no other comments, the public hearing was then reconvened and closed. Mr. Darpel then asked for a motion on the issue. Mr. Sletto made the motion to approve on the basis it is in compliance with the Comprehensive Plan and also based on Staff's report. Mr. Gerrein seconded the motion. A roll call vote on the matter found Mr. Sletto, Mr. Gerrein, Mr. Brown, Mr. Coates, Mr. France, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. Mr. Bridges voted against. Mr. Gray recused himself from any voting on the issue. The motion carried.

**PC 1409-0003**

**APPLICANT:** Joe Schreiber

**LOCATION:** an approximate 1.0-acre area located at 2651 Dixie Highway in Lakeside Park

**REQUEST:** a proposed map amendment to the Lakeside Park Zoning Ordinance changing the area from R-1BC (low density single-family residential) to R-1G (medium density single-family residential)

Mr. Bridges noted he had a conflict of interest and would be recusing himself from any consideration on the issue.

Staff recommendations and Staff presentation by Mr. James Fausz

**NKAPC STAFF RECOMMENDATION:**

Favorable recommendation of the proposed map amendment to the Lakeside Park Zoning Ordinance changing the described area from R-1BC (low density single-family residential) to R-1G (medium density single-family residential)

Mr. Joe Kramer of Cardinal Engineering registered to speak in favor. He stated the house has been there since the 1950's and for the past several years he has been looking at several ways to utilize it. He stated they have worked with Staff over the years to come up with a plan. He noted the plan today is the plan that came out of those discussions. He stated the way this is laid out is a typical cluster development. He stated there is no way to put in more lots than eight with the area they have to work with and they are stuck with the Stage 1 plan. He stated buffering is not required but Joe Schreiber obviously felt some screening was appropriate. He stated if you look at the scale of the adjoining houses it does fit with the area. He also noted this does fit into preserving the Dixie Highway corridor.

Mr. Schreiber addressed the Commission in favor of the issue. He stated he is available to answer any questions. Mr. Darpel clarified that Mr. Schreiber understood that he would be bound by the Stage 1 Plan submitted with the zone change request, even though one was not required at this time. Mr. Schreiber stated he understood. Mr. Martin commented and clarified that this plan has not been reviewed as a Stage 1 Plan and that it is a concept plan. Mr. Scriber then commented that this has been a long arduous project for him and his wife, but the development they have come up with but their plan is to have a nice buffer along the whole

backside of the property. He noted the concern with the lake and they wanted to maintain the aesthetics of the area and have other homes built that are similar to the area.

Mr. Bill Kreutzjans addressed the Commission in favor of the issue and stated they have been working on this development for some time and there is a need for this type of development for a smaller home. He stated he sees this as a good area for this type of development. He commented this style home is typically a single story style home with bedrooms on the first floor that make things easier.

Mr. Chris Speiger addressed the Commission against the issue. He stated his yard runs into Mr. Schreiber's yard. He stated like most people he moved to Lakeside Park for its low density. He stated he is still confused as to how many homes can go into the area. He further commented he doesn't think it's fair that one person can be accommodated. He asked about garbage collection and what happens with that. He asked if it is set out on the cul de sac or if it will be set out on Dixie Highway. Mr. Darpel stated it would be treated about any other residential street and it would be set in front of their house. Mr. Darpel clarified that originally they thought the whole property was being rezoned but it is just the back property that is being rezoned. He stated Mr. Schreiber cannot do whatever he wants on the property and that it would have to follow the concept plan. He further stated any other major changes to the development would require him to come back before the Commission.

Ms. Mary Keene addressed the Commission and stated two of the properties will back up to their property. She commented that she has lived there for sixty years. She stated six years ago when they worked on the lake it was a mess and they had to look at that for a year.

Mr. Bob Geisen addressed the Commission and stated he was against the changing of the zoning. He stated his grandfather used to come out to this area in a horse and buggy and would picnic on the ground. He later gave his father land that his father subdivided and he has been living in Lakeside Park for sixty years. He commented Mr. Schreiber has now changed and is now a money man. He stated he doesn't think it should be rezoned because it is a landmark area. He commented all the people know where Schreiber's house is and he doesn't think it should be changed. He stated he is against it very much.

Mr. John Reedy addressed the Commission against the issue. He asked who owned the lake and will it stay the same size. He also asked if this was going to affect property values. Mr. Darpel stated he didn't get into ownership but it will follow the concept plan and the lake will stay as it is in the concept plan. He commented he would like to see the area stay the way it is.

Mr. Robbey has nothing to add.

All others registered to speak against were no longer present.

Mr. David Jansing, mayor of Lakeside Park, addressed the Commission on the issue. He stated the initial plan for the three homes the area residents were invited to attend to express concerns and ask questions. He commented the lake will stay and it has to because it is a drainage area. He then stated Mr. Schreiber approached the city with a new plan that included 11 homes. He stated he brought it to a council meeting and noted council wasn't too thrilled about that type of

development. Mr. Jansing then stated Mr. Schreiber then came back with yet another plan that is the plan now before the Commission and the council members did not have a problem with the concept plan as presented. He stated he thinks all in all Mr. Schreiber is trying to do what he can with the neighbors. He stated he is just acting as the referee to make sure everything is done legally and people have an opportunity to say what's on their mind.

Mr. Schreiber addressed the Commission in rebuttal and stated he does not want to cause any stress or discomfort to any of his neighbors and stated life is too short for that. He stated we are all resistant to change. He commented he really enjoys and values living in the area and is trying to do a quality development that will fit into the area. He further commented the street will be a public street and the garbage will be picked up on the area. He stated they are only talking about developing six new homes. He noted they are not going to put a Walgreens there or anything other than what is on this concept plan. He stated the whole process with the lake was a mess. He noted spent over \$50,000 of his own money, not city money, to fix the lake and the drainage. He stated it is an asset that he has but it's not all about money. He stated he wanted to make sure that the folks understand this will be a quality development that will be done right and he asks for approval on the issue.

Mr. Darpel then recessed the public hearing for discussion amongst the Commissioners. Mr. Gray stated he appreciates Mr. Schreiber's right to develop his property and he feels this is a good plan. He commented further about the R1-G request and stated he feels it is inconsistent with the Comprehensive Plan. Mr. Logsdon commented that this is five units per acre and this is against the Comprehensive Plan and the city's plan for the area. He commented that an update was just done on the Comprehensive Plan and no plans for an increase in density was mentioned for this area. Mr. Logsdon then stated what insurance does the city have that he won't build more homes than what is proposed. Mr. Smith then commented that he is bound by the limits of the plan presented and he agreed to those plans at a public hearing so he would have to stick to what is proposed. Mr. Sletto stated he doesn't see any negative input to the community by this development. He commented further that this development is very well planned and put together. He stated it is a comfortable use of the property. Mr. France commented there is a need for senior type housing and diversified house and so he thinks it a good thing to introduce some of that into Lakeside Park. Mr. Darpel then reconvened the public hearing and closed it for discussion. He then asked for a motion on the issue. Mr. Sletto made the motion to approve based on Staff's recommendations and based on the fact that it is in compliance with the Comprehensive Plan. Mr. Rogge seconded the motion. A roll call vote on the motion found Mr. Sletto, Mr. Rogge, Ms. Brown, Mr. Coates, Mr. France, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. Mr. Gray, Mr. Logsdon and Mr. Neuspickle voted against. Mr. Bridges recused himself from any voting on the issue. The motion carried.

\*At this time (9:06) a five minute break was taken.

**PC 1408-0004**

**APPLICANT:** City of Covington per Mayor Sherry Carran

**LOCATION:** an approximate 7.6-acre area bounded by West Pike Street to the north, West 12<sup>th</sup> Street/Martin Luther King Jr. Boulevard to the south, Main Street to the east, and Interstate I-71/75 to the west in Covington

**REQUEST:** review of a proposed amendment to the Bavarian Brewery Redevelopment Plan, a Chapter 99 Plan (KRS 99.020)

Staff recommendations and Staff presentation by Mr. James Fausz

**NKAPC STAFF RECOMMENDATION:**

The Bavarian Brewery Redevelopment Plan, as amended, is generally consistent with the *Direction 3030* comprehensive plan.

\*At this time Mr. Darpel recused himself from any consideration with regard to the issue.

Ms. Beth Johnson of the City of Covington registered to speak in favor of the issue. Ms. Johnson addressed the Commission and gave a brief background history of the area. She stated the reason this has come before the city is there have been property owners who have come forward with an interest in development and reinvesting in the area. There was a concern that the city could take the properties by eminent domain. She further noted it is the city's intent to redevelop the area, and this would only relate to those single family homes in the area.

Mr. David Thompson registered to speak on the issue and stated he was there because he was curious about the issue and the comprehensive plans, etc. and wanted to find out more. He stated it doesn't really affect him but he wanted to find out more about it. Mr. Thompson then asked for clarification on what the Chapter 99 Plan is. Mr. Fausz then commented and explained briefly what that plan involves. Mr. Fausz stated removing that paragraph from the plan would remove the city's power to take those properties by eminent domain and sell them to a developer to be developed.

Mr. Shawn Kelly addressed the Commission and stated his family has owned the house since 1939. He stated he has restored the home and spent \$25,000 restoring it recently. He commented he had no idea the city could just come and take it at any time and this kind of clears up things for him. He stated he hopes they take out the paragraph and he can keep his property.

Ms. Johnson had no comments in rebuttal.

Ms. Brown clarified what area this would apply to and which buildings would be affected by removing the paragraph. Mr. Logsdon asked if all the residents would be notified of any changes to the area. Mr. Fausz stated they would be notified. Mr. Hult clarified what Staff's recommendation on the issue was. Mr. France then recessed the public hearing for discussion. There being none, the public hearing was then reopened and closed. Mr. France then asked for a motion on the issue. Mr. Hult made the motion to approve based on Staff's recommendations. Ms. Brown seconded the motion. A roll call vote on the issue found Mr. Hult, Ms. Brown, Mr. Bridges, Mr. Coates, Mr. Gray, Mr. France, Mr. Logsdon, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein and Mr. Tewes in favor. Ms. Hood had to leave the meeting prior to the roll being taken. Mr. Darpel recused himself from any voting on the issue. The motion carried unanimously.



**Ongoing Business:**

**Reports from Committees:**

*By-Laws* – No report. Mr. France stated he would like to meet prior to next month’s meeting. He stated he will get the process rolling on that.

*Executive* – Mr. Sletto stated his intent when he first started this process was to go back and determine what the costs were by applicant. He stated you would have to do it manually to determine this. Mr. Scribner then clarified that Mr. Sletto was looking for applications that come before the KCPC and how much time and money is being spent on each individual application to determine the cost. Mr. Sletto stated that was correct and that was what he was asking for. Mr. Scribner then stated he would have to see if this could be done.

Subdivision Regulations – Mr. Darpel noted they have had some extensive meetings with committees. He stated they have gone through hundreds of issues. He mentioned Scott is making some amendments to be sent out to committee members for input. He stated it is going very positively. He further noted they are working with the engineers group and working with them. He stated it’s been a lot of work but they are good subdivision regulations. He commented it is a process.

*2020 Sourcebook (model zoning ordinance)* – Nothing to report.

2030 Sourcebook – Mr. Darpel stated all the members of Staff are appreciated with their effort on the project. He then read a proclamation into the record related to the efforts exhibited by all concerned with regard to the update of the Comprehensive Plan. Mr. Darpel stated with the Commission approval he would like to have the proclamation adopted. Mr. Hult made the motion with Ms. Snyder giving the second. A roll call vote on the issue found Mr. Hult, Ms. Snyder, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Gray, Mr. France, Mr. Logsdon, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

*Reports from Commission Members* – Nothing to report.

*Reports from Legal Counsel* – Nothing to report.

*Announcements from Staff* – Mr. Scribner stated he wanted to commend everyone for showing up with such a large agenda for the evening. He stated usually there are training opportunities available but there is a lull with the time of the year. He also mentioned they have decided to discontinue the webinars due to a change in the way they are going to be handled. He stated they will be providing a training opportunity on November 1<sup>st</sup>. He noted they will be doing a half day of training opportunity specifically for BOA but anyone is welcome to attend. He stated it will be four hours of continuing education. Mr. Scribner then commented there needs to be a clean-up of language so that it is clear the correct things are being referred to. He also commented on language that would need cleaned up. He stated nothing changes and it is just house cleaning changes. Mr. Scribner then asked for a motion to make an application for that. Ms. Snyder made the motion to make the application. Mr. Gray seconded. A roll call vote on the motion found Ms. Snyder, Mr. Gray, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. France Mr. Hult,

Mr. Logsdon, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben Mr. Sletto, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

*General Correspondence:* Mr. Darpel commented briefly about the cell tower issue for next month's meeting. Mr. Darpel then asked for a motion to place the item on the agenda. Ms. Snyder then made the motion. Mr. Bridges seconded. All in favor by acclamation.

*Public Comments:* None.

There being nothing further to come before the commission, a motion to adjourn was made by Mr. Hult and seconded by Ms. Snyder. All in favor by acclamation. The motion carried unanimously. The meeting was adjourned at 10:03 p.m.

APPROVED:

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Chair \_\_\_\_\_

Date