

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, OCTOBER 11, 2016**

1. The meeting was called to order at 6:30 p.m. by Mayor Neitzke

ROLL CALL:	Mayor Michael Neitzke	Present
	Ald. Karl Kastner	Present
	Mr. Brian Weis	Present
	Ms. Denise Collins	Present
	Ms. Christine Hallen	Present
	Mr. Bradley Sponholz	Present
	Mr. Steve Rogers	Present
	Mr. Don Carlson (alt.)	Present
	Mr. Robert Krenz (alt.)	Present

ALSO PRESENT: Charles Erickson – Community Development Manager

2. Motion by Mr. Weis, seconded by Ms. Collins to approve the September 13, 2016 Regular Meeting minutes. Motion carried 6-0-1 with Ms. Hallen abstaining.

3. Discussion regarding the Common Council meeting held on September 20th.

At the meeting the public hearings for the First Weber site (106th & Layton) for a rezoning, was held and approved as presented, as was the Special Use for Accommodating Petz (68th & Layton). The public hearing was held to rezone the parcel at 4532 W. Grange and that item was denied.

All of the following items were forwarded on from the September 13th Plan Commission meeting and were approved as presented: Braeger Ford rooftop signage, Holyland Grocery exterior changes, House of Wisdom parking expansion, and Mr. Car Wash conversion.

4. Gerald DiPiazza, A & A Tire, 3700 S. 108th Street, Greenfield requests a Site/Building Review to remove an existing garage on the rear of his property and replace it with a 30' x 30' garage in the same location; Tax Key #562-9953.

1. Background: Mr. DiPiazza wants to replace an existing garage behind his main business building with a new 30' x 30' garage.
2. Architectural Review/Exterior Materials: Per the attached building plans and color pictures, the intent is to match the tan/brown color combination (siding & shingles) of the rear portion of the A & A building.

Recommendation: Approve subject to Plan Commission and staff comments, and authorize this item to be expedited to the October 18th Common Council meeting.

Gerald DiPiazza was present to answer questions.

Motion by Mr. Weis, seconded by Mr. Rogers to recommend approval of Site/Building Review to remove an existing garage at the rear of A & A Tire, 3700 S. 108th Street, and replace it with a 30' x 30' garage, subject to Plan Commission and staff comments, and authorize this item to be expedited to the October 18th Common Council meeting. Tax Key #562-9953. Motion carried unanimously.

5. T-Mobile, 8550 W. Bryn Mawr Avenue, Ste. 100, Chicago, IL 60631, represented by Karol Fahey, Insite RE, Inc., 1s660 Midwest Road, Suite 140, Oakbrook Terrace, IL 60181 requests a Special Use to co-locate a new 115' high monopole with antennas 'inside' the existing WE Energies transmission tower at 4201 S. 27th Street; Tax Key #576-9997-001/002.

1. Background: T-Mobile has proposed a co-location of antennas via a new monopole 'inside' the existing WE Energies/ATC transmission tower at 4201 S, 27th Street (the tower is northwest of Braeger Ford parcel); approx. overall tower height is 115' and there is some ground equipment associated with this project.

Over the years this specific type of co-location has been successfully done in at least three locations throughout the City.

2. Architectural Review/Exterior Materials: There isn't really any 'building' enclosing the cellular equipment with this proposal, rather the equipment is on a raised steel platform with an 'ice-bridge' over the equipment as its 'roof' within a 20' x 30' leased area; actual fenced-in area is 20' x 20'. The antenna configuration indicates that three antennas would be installed initially, but the framework is designed to accommodate three future antennas. Also attached is the summary of the structural engineering analysis entitled 'Tower Analysis for Cellular Antenna Modification' dated 8/15/16.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: Access is via an easement from WE Energies from 27th St. to the tower, which basically is in the same location as the main drive aisle that Braeger Ford uses (i.e. just north of their Body Shop building). Braeger for many years has had a parking easement from WE which is why they having vehicle parking in this same area. The proposed access road from the Braeger parking lot westerly is shown as a 10' wide gravel surface within a 12' wide easement area.

Staff believes this gravel road/parking by the fenced-in area needs to be asphalt.

4. Fencing: The proposed fencing around this equipment is 6' high chain-link style with three strands of barbed-wire.

Staff believes that for aesthetic purposes this enclosure needs to be board-on-board style of fencing to screen this equipment. If there is still a desire for barbed-wire for security purposes, then that would be okay.

5. Erosion Control: Needed from City Engineering Office prior to any site work starting.
6. Miscellaneous: John Maneage, President of Braeger Ford, has been emailed this information just as a FYI. Also attached is the excerpt of the Zoning Code pertaining to 'Commercial Communication Towers' as a Special Use [[21.04.0703(I)]].

Recommendation: Approve subject to Plan Commission and staff comments, consider this a minor change not needing a public hearing, and authorize this item to be expedited to the October 18th Common Council meeting.

Karol Fahey was present to answer questions. Mr. Carlson questioned how often the gravel driveway would need to be accessed, to which it was replied about once a month access would be needed, and would be via a regular-sized vehicle. A majority of the required functions of the tower are controlled remotely.

Discussion occurred on whether the driveway should be asphalted. Someday in the future if there is a pedestrian/bike asphalt path installed in this We Energies easement by the City as part of a larger-scale City bike path project, it would be asphalted but that potential location is unknown today so a gravel driveway would be sufficient for now. Ms. Fahey stated that it is the norm for them to use barb-wired fencing for security. It was requested that a black vinyl-coated fence with inserts be installed.

Motion by Mr. Weis, seconded by Ms. Collins to recommend approval of a Special Use to co-locate a new 115' high monopole with antennas 'inside' the existing WE Energies transmission tower at 4201 S. 27th Street, subject to Plan Commission and staff comments, and to retain the proposed gravel driveway and parking area, but install a black vinyl-coated chain link fence with slats around the ground equipment area, consider this a minor change not needing a public hearing and authorize this item to be expedited to the October 18th Common Council meeting. Tax Key #576-9997-001, 576-9997-002. Motion carried unanimously.

- 6. Kevin McGrath, Progressive Casualty Insurance, 5920 Landerbrook Driver, Mayfield Heights OH 44124, represented by Matthew Kocourek, R.A. Smith National, 16745 W. Bluemound Road, Suite 200, Brookfield, WI 53005, requests a PUD Amendment/Site & Landscaping Review for the purposes of expanding their parking lot on the southwest side of their parcel at 3442 S. 103rd Street; Tax Key #524-8986-020.**

1. Background: Per the attached 9/26/16 letter from Mr. McGrath wants to add more parking on the southwest portion of their lot to create space for additional employees; other project related elements referenced in his letter as well. The desired implementation is next Spring. In 2013 they added parking on the southeast portion of their lot mainly for employees – along with some building changes at that time.
2. Parking/Traffic Flow/Access/Curbed Parking Lot: The new parking spaces located on the southwest corner of the lot will create an additional 27 parking stalls. The proposed plan indicates the southwest corner to be designated for snow storage during winter months.
3. Storm Drainage/Grading (lot & building): As noted in Mr. McGrath's letter, the existing storm water detention pond on the north side of the building still has sufficient capacity to handle the expanded parking area, but part of what needs to occur is that some existing underground storm mains need to be up-sized which is part of this project.

R.A. Smith has done an engineering analysis of the overall stormwater management system at this location (see attached 8/31/16 summary letter; full detailed analysis provided to Engineering Office). Per that letter, "...the pond will continue to function as required following the proposed site changes for the existing property. Discharge flows remain below required MMSD maximum allowable levels for both the 2-year and 100-year storm, and TSS removal efficiencies remain above 80%..."

4. Lighting (building & site): Two existing light poles will be relocated on the site to service both the new and current parking spaces. Those poles will retain the down lighting fixtures style.
5. HVAC/Utility Box Screening: The new parking lot layout will retain and work around the existing transformer.
6. Landscaping/Buffer Yard: Seven existing trees will be transplanted into the southern boundary of the parking lot. One Triumph Elm tree and 34 shrubs will be added to the southern parking lot and landscaping buffer yard. A new landscaping island will be created and planted with Gro-Low Sumac. The remaining parking lot and building landscaping will remain unchanged. See Sheet L1.0.
7. Landscaping Cash Deposit/Letter of Credit: 125% of the landscaping costs with 30% retained for two years after initial planting. Furthermore, an on-going condition of approval will be that the landscaping will be subject to annual review by the City to make sure all landscaping features are still being maintained, and that any dead/dying landscaping be replaced as necessary.
8. City Forester Site Inspection: Underway
9. Erosion Control: Necessary permit needed from Engineering Office prior to starting project. Proposed control plan is Sheet C1.3.
10. PUD Requirements: A PUD Amendment document as it relates to this project will be initially drafted by the Engineering Office.

11. Miscellaneous: Similar what was done with the last project in 2013, Mr. McGrath has sent out a 'FYI letter/site plan' to the property owners within a 400' radius advising them of the project and that this item was coming to this PC meeting; about 35 tax key parcels were identified per the attached radius map.

Recommendation: Approve subject to Plan Commission and staff comments, consider this a minor change not needing a public hearing, and authorize this item to be expedited to the October 18th Common Council meeting.

Kevin McGrath with Progressive and Matthew Kocourek with R.A. Smith National were present to answer questions.

It was noted that a neighbor at the end of the cul-de-sac (southeast corner), contacted Progressive to clarify where the parking lot expansion was and it was relayed that it would not be adjacent to them but rather to the north side of the cul-de-sac.

Motion by Mayor Neitzke, seconded by Mr. Rogers to recommend approval of a PUD Amendment/Site & Landscaping Review for the purposes of expanding the parking lot on the southwest side of Progressive Casualty Insurance, 3442 S. 103rd Street, subject to Plan Commission and staff comments, and consider this a minor change not needing a public hearing, and authorize this item to be expedited to the October 18th Common Council meeting. Tax Key #524-8986-020. Motion carried unanimously.

7. **Mike Schiltz, Fiduciary Real Estate Development, 789 N. Water Street, Suite 200, Milwaukee, WI 53202 requests a PUD Amendment/Site, Building, & Landscaping Review to construct two 4-story multi-family apartment buildings on an overall 7.5 acre area on the west side of the 84 South development site; Building A1: 87 residences & Building A2: 83 residences; buildings are designed with over plaza/podium style parking with a hardscape/landscaped plaza area at the first floor level; Building A2 includes a 3,400 s.f. area which will include a leasing office and common space features such as an outdoor pool, club room, fitness studio, tanning room, and other interior/exterior amenities; part of this development area includes a .8 acre parcel to the north which will include surface parking and a one-story 1,500 s.f. operations/maintenance building; and the overall Fiduciary site area includes the future capability for two additional 4-story apartment structures with 95 units in each building designated as B1 and B2.**

1. Background: Fiduciary Real Estate Development (FRED) has submitted detailed plans and project narrative as it relates to the market-rate multi-family apartments in 84 South at S. 92nd Street and Sura Lane. This type of use and for this specific area of the overall Cobalt/84 South development project, is consistent with the rezoning/Land Use Plan change for the +40 acre area as approved in April, 2015.

The overall 7.53 acre (6.74 ac./south + .79 ac./north) development area consists of four 4-story apartment buildings with plaza/podium and surface parking. The total unit count is 360 $[(360 \text{ units} \div 7.53 = 47.8 \text{ units/acre})]$. All four buildings are designed with an over plaza/podium parking design with a hardscape/landscaped plaza area at the first floor level.

The proposed 360 apartment units include the following layout options: studio, one bedroom, one bedroom with den, two bedroom, and two bedroom with den. FRED plans to begin construction of A1 and A2 in Spring, 2017. The project narrative has further background on common area amenities, residence unit finishes, residence mix/square footages, and parking. See Sheets ASP-100 (color overall site plan) and C1.0 (site dimension & pavement ID plan).

Number of units per apartment building (also see Sheet A400 for unit floor-plans):

- Building A1 – 87 Units
- Building A2 – 83 “ which includes a 3,400 s.f. common space feature
- Building B1 – 95 “
- Building B2 – 95 “
360 “

A general floor plan for each building has been requested.

Per Sheet C1.0, the listed ‘Site Plan Data’ breakdown as it pertains to the main 6.7 ac. site is as follows:

- Pavement Area = 1.1 ac. or 16 %
 - Building Area = 3.6 ac. or 54%
 - Green Space Area = 2.0 ac. or 30%
2. Architectural Review/Exterior Materials: Building materials include masonry (utility size units), aluminum storefront and vinyl windows, composite horizontal siding, and composite panel siding. The color palette reflects cream, gray, and brown earth tones that are contrasted with white and black panel siding. The apartment units feature balconies with aluminum railings that bring additional character to the building façade. Large windows provide a sense of transparency and create horizontal edges across each floor of the building. Color elevations are attached (Sheets A200/201-A1), and a product sample board will be presented at the meeting.

Per the narrative, the one-story 1,500 s.f. maintenance/operations on the northern .8 acre parcel will be designed similar to the overall architectural design of the main buildings.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: The project narrative provides more detailed and extensive/operational/functional historical data which FRED and their architect have based their parking counts on via both covered and surface stalls for the site. Sheet ASP-100 includes a parking table/break-down detail for the entire site and all four buildings, and Sheet A100 is for the ‘Lower Level Plans’ identifying the under-building parking stall layouts for all four buildings.

There are a total of 565 parking stalls to accommodate the residents and guests visiting the multi-family apartments. Buildings A1 and A2 will share 208 covered parking stalls, while buildings B1 and B2 will each contain 109 underground spaces. The overall site contains an average of 1.57 parking stalls per unit ($565 \text{ stalls} \div 360 \text{ units} = 1.57$)

Parking Stalls:

- Covered – 426
- Surface – 139
565

The driveway width of the main entrance may not be able to adequately enable larger trucks to access the site. Project engineers were asked to run an ‘Auto-Turn’ software program to determine if the driveway is sufficiently designed (alignment/width) to allow for truck access for garbage/snow-plows/moving/fire vehicles.

4. Storm Drainage/Grading (lot & building): See Sheet C2.0 (site grading) and C3.0 (site storm sewer plan) for further detail. All drainage aspects within this site have been incorporated into the master stormwater management plan for 84 South. So any run-off from this site will first go easterly into the containment structures under the parking lot of Mid-Box West and Mid-Box East. From there storm drainage eventually makes its way westerly and discharges west of the 92nd Street bridge over I-894.

5. Lighting (building & site): Lighting plans are provided for Sura Lane. *However, a detailed on-site lighting plan is still needed.*
6. Utilities: See Sheet C4.0 for further detail. An 8 inch water lateral is to be installed into each building for both domestic and fire protection services.
7. HVAC/Utility Box Screening: Mechanical rooms and storage facilities can be found in the underground parking layout as shown on Sheet A100.

Further identification of whether or not some roof-top units are anticipated so that if that is the case, then sufficient 'screening' is provided.

8. Signage: Ground sign eventually would be at the entrance, plus some '84' window decals may be included as well.
9. Dumpster/Screening/Gated (materials used): Dumpsters are located in the underground parking structures.

FRED has been asked to follow-up on some operational features (i.e. frequency of pick-up) and adequacy of dumpster square footage space given the number of tenants. The 'refuse' position within the garage may create challenges for garbage collectors to access the dumpsters for buildings A1..

10. Fencing: The courtyards along Layton Avenue in buildings B1 and B2 will be fenced to offer further privacy. A section of fence will be erected along South 92nd Street between buildings A2 and B1. In addition, the pool deck will be enclosed with a fence. The color 3-D renderings offer a perspective of the decorative fencing, but at the appropriate time further fence design, materials, and height need to be determined.
11. Landscaping/Buffer Yard: See Sheets L.0 and L.1 (dated 10/5/16) for extensive detail regarding the landscaping shown for the perimeter of the site, parking lots, pool deck, and courtyards which have a variety of trees, evergreen shrubs, deciduous shrubs, and perennials. Approximately 92 deciduous trees, 12 evergreen trees, 150 evergreen shrubs, 350 deciduous shrubs, and 160 perennials will be planted throughout the site.

Also on Sheet L.0 is the detail for the 'green roof planting chart' which is over the plaza/podium parking area between Buildings A1 and A2, and in the 'courtyards' of both B1 and B2. This is proposed as a combination of sedum species mat (with shade tolerance differences), grass, and concrete pavers.

12. Landscaping Cash Deposit/Letter of Credit: 125% of the landscaping costs with 30% retained for two years after initial planting. Furthermore, an on-going condition of approval will be that the landscaping will be subject to annual review by the City to make sure all landscaping features are still being maintained, and that any dead/dying landscaping be replaced as necessary.
13. Street Trees: Layton Avenue contains existing street trees that stretch the length of the site. Coordination between FRED and Cobalt Partners will need to occur regarding responsibility for street tree planting along Sura Lane.

See Note 20, but future plantings in the public R-OW along S. 92nd Street should be delayed until potential street reconstruction occurs in 2019 – per latest info. from Milw. County.

14. City Forester Site Inspection: Underway
15. Park Fees: \$1,497 x 360 units = \$538,920
16. Sidewalks: Existing and/or proposed sidewalks wrap around the entire FRED site on Layton Avenue, 92nd Street, and Sura Lane. Plus there are other internal walk-ways as well.
17. Fire Department: The multi-family apartment buildings will be sprinkled. As building plans start coming together, contact with the FD about the strategic location of their desired 'Storz' connection location for each building will be needed.

AS noted above, FRED has been asked to provide an 'Auto Turn' analysis because the main driveway off of Sura Lane as currently designed seems 'tight' where potentially a wider turn radius is needed in order to provide a range of truck types accessibility, including potentially a ladder truck.

18. Outside Agencies: DNR 'NOI' required.

While it's still too early for any plan specifics, a Milwaukee County rep. in their Public Works/Transportation division has just recently informed the City Engineering Office that they want to proceed with a reconstruction of South 92nd Street for 2019 (i.e. from Howard on the north to Forest Home on the south).

19. Erosion Control: Needed from Engineering Office prior to any site work beginning. Proposed plan is shown on Sheet C2.0.
20. PUD Requirements: City staff will be drafting the initial Developer Agreement for the FRED project; this type of document is needed for all projects within 84 South.
21. Miscellaneous: Per the FRED narrative, their desire is to start construction next Spring. As those construction details get more refined in the upcoming months, a little further information/clarification on the different phases of development are needed. The Landscaping Plan (L.0) identifies a 'Phase 1' and a 'Phase 2' area. Basically, does that create a 'template' for what will be any other site prep. work such as paving/grading/utilities?

Recommendation: Approve all the requested items subject to PC and staff comments with the following consideration:

- Due to multiple prior reviews and approvals at both the PC and CC levels, the PC has determined that this request is to be considered a 'minor change' not needing an additional public hearing. That is because what is being proposed is consistent with those earlier reviews and approvals.
- This approval includes all four buildings and associated site work: A1/A2/B1/B2
- Authorize all the requested items to be expedited to the October 18th Common Council meeting.

Craig Raddatz and Mike Schiltz with Fiduciary Real Estate Development were present to answer questions. Also present were Tony Vodnik with Purpero, Scott Yauck and Dan Roskopf with Cobalt Partners, Bob McKay and Jerry Wick with Joel Lee Architecture, and Rosheen Styczinski with New Eden Landscape Architects.

Mr. Erickson did a brief review of the meeting packet materials which FRED provided. Also, he noted that FRED has prepared an Addendum dated October 11, 2016 addressing the comments/questions raised by staff during the review process; a copy of that information was made for each member and distributed prior to the meeting. He indicated that Mr. Raddatz and his submittal 'team' would be making a more detailed presentation, and within that context asked that the following be reviewed: scale of the building as it relates to the proximity of having a 4-story/ 50' high structure within 20' of the ROW; how they work through their parking analysis for the different type of units (i.e. studio/1 bedroom/2bedroom) within a project; the results of the 'Auto-Turn' program findings; and the landscaping plan as it has evolved for the site.

Discussion occurred on other buildings in Greenfield that have a similar height/scale to those being proposed tonight such as Layton Terrace or Lexington Village or the 4811 S. 76th Street office building.

Mr. Raddatz gave a history of Fiduciary Real Estate Development. He spoke on how they have been in existence for 32 years and have approximately 300 employees. They specialize in residential housing and property management. They see Greenfield as having key elements to their building success and look forward to building here.

Mr. Raddatz then proceeded to give an overview of the proposal. He spoke on the 1.6 cars per unit formulation they use for the parking ratios. He pointed out where the surface spaces will be and also tentatively where the maintenance building will be located. They plan to build the first two buildings, A-1 and A-2, to begin in Spring, 2017 and finish by early 2018, with the next phase to begin after that. The underground parking plaza was the most efficient use of space. They wanted the focal point of the development to be at this location, near the amenities, some of which are the gathering room, the entertainment center, and the pool. The site is designed to have an "urban edge" to it. It was noted that there would not be a "landscape island" as shown initially, due to constraints with emergency vehicles. Therefore, that will need to be redesigned.

Ms. Hallen questioned security at the site. Mr. Raddatz replied that the days of a manager living on-site are no longer being used. They do have on-call response and security systems in place. Everything is coded with FOB's at each building's entrance and each individual unit's door and there will be security cameras throughout. Also, fencing will be installed in key areas to keep the traffic flowing optimally.

It was questioned if everything funnels in at building A-1 / A-2's access point to which it was replied yes, this is correct. There is accessibility for emergency vehicles.

Joel Lee Architecture representatives then gave a review of the building architectural elements, and how they are keeping everything in a cohesive manner within the entire 84 South development. It is done in a contemporary style, with flat roofs, earth tones, wood-tone paneled siding and masonry around the entire first floor, with portions that continue up into the second, third and fourth floor to add enhancement.

Ms. Styczinski then spoke on the landscaping features, with a green roof over the "parking plaza" being one of the elements being proposed. Fencing will be wrought-iron, in the five to six foot height range, with a six-foot fence installed around the pool. Ald. Kastner questioned if irrigation would be installed to which Ms. Styczinski replied that over the plaza area yes, otherwise if additional would be needed is yet to be determined. Ald. Kastner questioned the landscaping north of the parking area. Mayor Neitzke stated that there are trees adjacent to I-894 that continue thru the site. Ms. Styczinski said she would need to look further at the property boundaries in that area to see if it would be feasible to further the landscaping.

It was questioned if they would delay the start of the second phase if the units in A-1 / A-2 aren't pre-leased at the predetermined level. Mr. Raddatz said with the construction process taking 14 months to build, it gives them time to acquire preleases. They anticipate 20 leases a month and would hope to have 60-80 preleases in place during the construction process. They are confident that they will make those numbers and be on track with their timeline. He referenced they used a favorable market analysis done by Tracy Cross & Associates as part of their decision making.

Discussion occurred on the placement of the structures, and how their position makes them seem more horizontal in nature, even though the structures will be four stories in height. Using a flat roof gives them this horizontal appearance. Mr. Yauck stated the design intent from inception was to have a mixed use development with an urban edge, and this design incorporates that. The materials being used at another Cobalt project in Menomonee Falls were shown and discussed as to how they will be creating something similar here. Mayor Neitzke said he felt there was a slight boxy feel to the buildings. Mr. Weis said a way to break that up would be to put a "cap" on the top roof elements of the buildings.

Mayor Neitzke asked Mr. Yauck for any updates on construction timelines. Mr. Yauck responded that the lease was signed for Portillo's and it is expected to open in April, 2017. He had no definitive timeframe for start dates for any potential fitness club or office building. Mr. Rogers said he thought there would be a fence between the future buildings, B-1 and B-2, and there would it be a "cut-thru" point, however, the sidewalks shown don't indicate that to be so. Mr. Raddatz replied that a fence was suggested to him by Ms. Styczinski, however at this point they are not envisioning a fence in that area. They will work with Staff if one is desired in this location.

Motion by Mr. Sponholz, seconded by Mr. Rogers to recommend approval of a PUD Amendment/Site, Building, & Landscaping Review for Fiduciary Real Estate Development to construct two 4-story multi-family apartment buildings on an overall 7.5 acre area on the west side of the 84 South development site; Building A1: 87 residences & Building A2: 83 residences; buildings are designed with over plaza/podium style parking with a hardscape/landscaped plaza area at the first floor level; Building A2 includes a 3,400 s.f. area which will include a leasing office and common space features such as an outdoor pool, club room, fitness studio, tanning room, and other interior/exterior amenities; part of this development area includes a .8 acre parcel to the north which will include surface parking and a one-story 1,500 s.f. operations/maintenance building; and the overall Fiduciary site area includes the future capability for two additional 4-story apartment structures with 95 units in each building designated as B1 and B2, subject to Plan Commission and staff comments and this request to be considered a minor change not needing another public hearing because what is being proposed is consistent with earlier City review/approvals, and authorize this item to be expedited to the October 18th Common Council meeting. Motion carried unanimously.

8. Community Development Manager Report.

Mr. Erickson mentioned that the next Plan Commission meeting falls on November 8th, which is Election Day so he asked if there would be enough members present to have a quorum, as several members are election workers. Three members will be working the polls that day but with six attendees there would be enough remaining members available to hold the meeting.

9. Motion by Mr. Weis, seconded by Ms. Hallen, to adjourn the meeting at 7:50 p.m. Motion carried unanimously.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed October 17, 2016