MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, NOVEMBER 9, 2021

1. The meeting was called to order at 6:00 p.m. by Mayor Neitzke

ROLL CALL:	Mayor Michael Neitzke	Present
	Ald. Karl Kastner	Present
	Mr. Brian Weis	Excused
	Mr. Steve Rogers	Present
	Mr. Don Carlson	Present
	Mr. David Schilz	Present
	Mr. Robert Krenz	Present
	Mr. Michael Braswell (alt.)	Present

ALSO PRESENT: Kristi Porter – Community Development Manager

1. Roll Call

2. Approval of the minutes from the October 12, 2021 meeting.

Motion by Mr. Carlson, seconded by Mr. Rogers, to approve the October 12, 2021 Meeting minutes. Mr. Braswell abstained.

3. Discussion regarding last Common Council meetings.

There were no Public Hearings in October.

4. Certified Survey Map for proposed recombination of two parcels located at 3230 W. Allerton Ave. and 3260 W. Allerton Ave. submitted by Phillip M. Eisfeldt and Florence T. Eisfeldt. (Tax Key Nos. 599-8931-002 and 599-8930-002)

The owners of the properties located at 3230 W. Allerton Ave. and 3260 W. Allerton Ave. are proposing to recombine their lots. 3230 W. Allerton Ave. is proposed to acquire an additional 8' in width from 3260 W. Allerton Ave. The parcels are zoned R-3 Single-Family Residential Conservation District and the Comprehensive Land Use Map identifies these parcels as being single family. 3230 W. Allerton is currently a nonconforming lot, as it is 8,276 sq. ft. in size and has a 70' lot width. The minimum lot size in the R-3 zoning district is 9,000 sq. ft. and the minimum width is 75 feet. The modification would result in 3230 W. Allerton becoming a conforming parcel.

Lot 1 will be 0.25 acres.
Lot 2 will be 0.22 acres.

A deed will need to be recorded at the time the CSM is recorded to grant the appropriate land to the owner of Lot 2. Staff recommends that this item be expedited to the November 16, 2021 Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map for proposed recombination of two parcels located at 3230 W. Allerton Ave. and 3260 W. Allerton Ave. submitted by Phillip M. Eisfeldt and Florence T. Eisfeldt. (Tax Key Nos. 599-8931-002 and 599-8930-002), subject to Plan Commission and staff comments, and the following conditions:

1. A deed is recorded between the owners of Lot 1 and Lot 2 granting the appropriate land to the owners of Lot 2.

Motion by Mayor Neitzke, seconded by Mr. Rogers, to recommend approval of the Certified Survey Map for proposed recombination of two parcels located at 3230 W. Allerton Ave. and 3260 W. Allerton Ave. submitted by Phillip M. Eisfeldt and Florence T. Eisfeldt (Tax Key Nos. 599-8931-002 and 599-8930-002), subject to Plan Commission and staff comments, and authorize this item to be expedited to the November 16th Common Council meeting. Motion carried unanimously.

5A. Special Use Permit for City Food Equipment, a proposed business located at 5340 W. Loomis Rd., submitted by Dean Anderson d/b/a City Food Equipment. (Tax Key No. 648-0023-004)

5B. Site Plan Review for City Food Equipment, a proposed business located at 5340 W. Loomis Rd., submitted by Dean Anderson d/b/a City Food Equipment. (Tax Key No. 648-0023-004)

Items 5A and 5B may be considered together.

Overview and Zoning
The applicant, Mr. Anderson, has an offer to purchase the property located at 5340 W. Loomis Rd. The application is proposing to operate City Food Equipment, a retailer of restaurant equipment and supplies. The property is split-zoned C-2 Community Commercial District and PUD Planned Unit Development. The developed portion of the property is zoned C-2, with the undeveloped portion in the rear and a 25' wide area along the south property line zoned PUD. "All Other Miscellaneous Store Retailers" uses area allowed as a Special Use in the C-2 zoning district.

City Food Equipment will occupy the approximately 16,400 sq. ft. commercial building that most recently the Aunt Millie's Bakery Thrift Store. City Food Equipment sells equipment and supplies to both restaurants and individuals. They have been serving the Chicagoland and Southeastern Wisconsin area from their two Illinois locations since 1985. Their hours of operation will be Monday – Friday, 8am – 5pm and Saturdays, 9am- 1pm, closed on Sundays and holidays. They anticipate beginning with six employees with future growth for more. They anticipate 20-25 customers per day. This proposal requires a public hearing, which could be scheduled as early as December 21, 2021.

Site and Landscaping Review
A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use Permits. Overall, the site was in fair condition when staff conducted a site visit. The parking lot is in rough shape and has numerous areas that have deteriorated. Staff recommends the parking lot is restriped and deteriorated

areas are patched prior to occupancy, with the entire lot to be resurfaced within two years. The refuse enclosure is in disrepair and should be replaced with a board-on-board enclosure with a personnel door. Numerous areas of the aluminum siding were dented and damaged. Staff recommends the building is resided within two years. The front gable is has holes left from previous signage and light fixtures. There is also an area of discoloration where a wall sign had previously been installed. Staff recommends the gable is repainted and the holes patched and/or light fixture replaced. New signage should adhere to the requirements of the Sign Code and staff recommends the existing pylon sign is removed.

Parking calculations were not provided. Staff used the floor area and an aerial photo to produce parking calculations. Assumed parking calculations are as follows:

Required parking for the "Other Miscellaneous Freestanding Retail Stores" (16,400 sq. ft.): 82 spaces

Provided on-site parking spaces: 77 spaces

Common Council may waive the parking shortage.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for City Food Equipment, a proposed business located at 5340 W. Loomis Rd., submitted by Dean Anderson d/b/a City Food Equipment (Tax Key No. 648-0023-004), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of an Occupancy Permit. Deadlines for work associated with the improvements are specified in the paragraph below.)

1. Site Plans being submitted to the Community Development Division to show the following: (a) board-on-board refuse enclosure with personnel door; (b) notation that the parking lot will be patched and restriped prior to occupancy, with complete resurfacing happening prior to December 2023 (permit required); (c) notation that damaged siding will be repaired prior to occupancy, with the building to be resided by December 2023 (new siding plans to be reviewed and approved by Community Development Division staff, and a permit will be required); and, (d) a notation that the front gable holes are repaired and gable is repainted prior to occupancy.
2. Common Council approval of the Special Use Permit following a public hearing.

Mr. Anderson was present for discussion. He said that many items on the improvement list are weather permitting, for example painting the gable. He would like to open his business quickly and a lot of the work can't happen during cold weather. Mr. Anderson said that he can patch the driveway, but it can only be recoated under certain weather conditions. Plan Commission agrees to grant Occupancy contingent upon completion of the repairs, excluding the complete repair of the parking lot, by July 1st, 2022. The Plan Commission stated that rather than requiring new siding, repair the needed sections and repaint the entire siding, again by July 1st, 2022. The entire parking lot is to be resurfaced by December 31st, 2023.

Motion by Mayor Neitzke, seconded by Mr. Carlson, to recommend approval the Special Use Permit and Site Plan Review for City Food Equipment, a proposed business located at 5340 W. Loomis Rd., submitted by Dean Anderson d/b/a City Food Equipment (Tax Key No. 648-0023-

004) subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled as early as December 21st. Motion carried unanimously.

6. Discussion and decision to rename a portion of S. 110 St. (a private street) from the centerline of S. 108 St. to a point 550 feet west of the centerline of S. 108 St., to W. Sunset Ln.

S. 110 St. is a private road that was constructed with the Greenfield Highlands apartments, connecting the development to S. 108 St. to the southeast and W. Cold Spring Rd. to the north. Now that additional development is proposed in this vicinity and an assigned address is needed for item #7 below, the Engineering Division is recommending to rename the east/west leg of S. 110 St. to a alphabetically-named private street name (i.e. W. Sunset Ln.) rather than a number-named street name (i.e. S. 110 St.). The north/south leg of S. 110 St. would remain S. 110 St. The name W. Sunset Ln. was chosen because it lines up with eastbound/westbound W. Sunset Ln. in other locations in the City.

The proposed W. Sunset Ln. leg would begin at the center line of S. 108 St. (Hwy 100) and go west 550 ft., depicted by the yellow line in the aerial photo above.

If the Plan Commission recommends approval, a resolution will be introduced to the Common Council as soon as November 16, 2021.

Recommendation: Recommend Common Council approval to rename a portion of S. 110 St. (a private street) from the centerline of S. 108 St. to a point 550 feet west of the centerline of S. 108 St., to W. Sunset Ln.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to recommend approval to rename a portion of S. 110 St. (a private street) from the centerline of S. 108 St. to a point 550 feet west of the centerline of S. 108 St., to W. Sunset Ln., subject to Plan Commission and staff comments, and authorize this item to be expedited to the November 16th Common Council meeting. Motion carried unanimously.

7. Site, Landscaping and Architectural Plans for Avery and Birch, a proposed salon business, to be located at 10901 W. Sunset Ln., submitted by Ryan Janssen, d/b/a Avery and Birch LLC. (Tax Key No. 609-9994-009)

Overview and Zoning

The applicant has submitted an offer to purchase the 4.1-acre undeveloped parcel that is part of the larger Greenfield Highlands/TIF District #2 development, to construct a $1.3 million salon suite facility. The 2-story (with a lower level) building has a footprint of 4,216 sq. ft. for a total of an approximate 12,650 sq. ft. building. The salon suite facility will provide 31 single suites and 4 double suites for local independent stylists, artists and their clients. This will be an upscale boutique facility and every unit will have a large window allowing natural sunlight into the suites. The center of the building will be held as a communal lounge featuring a coffee, beer and wine bar (with off-site prepared pastries and snacks) for clients to use while waiting for appointments. Typically tenants will entertain one (1) client at a time with the possibility of an additional client waiting in the lounge prior to their appointment. The owner estimates that no more than 75% of the units will be in use at a given time. The public hours of operation will be 7:00am – 9:00pm; however tenants will have access to their suites 24 hours/day.

The business will be owned by Ryan and Jennifer Janssen and operated by Delanie Ford. As a private contractor, Ryan has accumulated 20 years of experience in residential/commercial construction and development. Jennifer is a successful freelance make-up artist and esthetician for better than 10 years. She brings vast knowledge of the inter-workings of the beauty industry. Delanie is a marketing and business professional whose resume includes Illume Med-Spa and MukLuks Apparel.

The property is zoned PUD – Planned Unit District, which permits beauty salons as a Permitted Use. A public hearing is not required for this proposal. However, if future tenants that do require a Special Use Permit, such as a massage therapist, wish to lease a suite, that individual tenant would be required to apply for a Special Use separately and a public hearing would be required at that time. The site, landscaping and architectural plans can be expedited to the November 16, 2021 Common Council meeting.

Site and Landscaping Plans

There is an existing driveway entrance off of S. 110 St. (to be W. Sunset Ln.) for entrance into the site. When the Greenfield Highlands condos were built, a stormwater retention pond was built on this particular site, tying stormwater management together for the entire development. Updated stormwater management calculations will need to be provided to the Engineering Division for review.

The 4,216 sq. ft. building footprint is set back near the stormwater retention pond, with the parking lot in front off of the drive entrance. The proposal provides an 88-stall parking lot with four (4) landscape islands. The Code requires 2 spaces/chair + 1 space/employee, which equals 105 required parking spaces. Staff feels that the proposed 88-stall parking lot will provide enough parking for this particular proposal, given that there are only 35 suites within the facility and the developer estimates that no more than 75% of the units will be in use at a given time. Staff recommends that the Plan Commission waive the parking shortage for this new-construction project.

The City's PUD section of the Code requires a minimum landscape surface ratio of 35%. This proposal offers 72% of open space area. The minimum setbacks are 25 feet all around, which is met with this proposal. The building also meets the maximum building height of 2 stories/35 ft.

The City Forester is reviewing the landscaping plans, comments will be shared with the developer. A photometric plan has been submitted and staff provided minor comments to the developer for modifications. There will be four (4) LED light poles, 16 ft. in height, within the parking lot and three (3) LED light fixtures at the building entrance. Two (2) of those building light fixtures are gooseneck/barn style in design and one (1) soffit light will shine directly to the ground, underneath the canopy.

The site plans include a four-sided refuse enclosure consisting of a personnel door and constructed of white brick to match the building. The refuse enclosure will be situated at the southeast corner of the parking lot, fairly close to the south lot line. The plans include a walkway to/from the building and refuse area.

Staff has asked the developer to include some sort of concreate landing/stoop outside of the rear exit door. If staff use this area for breaks, or even for the purposes of a fire exit, there should be some sort of paved surface at the base of the door. Current plans show the door

leading to grass. Staff has also asked the applicant to include a continuation of the sidewalk from the driveway entrance, east, to the eastern-most property line.

Architectural Plans
The developer has submitted a plans for a two-story building of modern design, to be constructed of brick and ship lap siding. The "general shale sandy shore tumbled Georgia" brick material runs from the ground level up to the bottom of the second-story windows with a dark gray stone sill where the brick material transitions into 6" exposure ship lap siding, painted white. All windows and doors are framed in black, and the roof will be constructed of black granite-colored architectural asphalt shingles. The front entrance includes a black standing seam metal roof above the door. The front/north elevation includes a black Hardi panel material filling the space between the side lower and upper windows. Staff does not recommend any changes to the architectural design of the building—it will be a great visual asset to the City.

Recommendation: Recommend Common Council approval of the Site, Landscaping and Architectural Plans for Avery and Birch, a proposed salon business, to be located at 10901 W. Sunset Ln., submitted by Ryan Janssen, d/b/a Avery and Birch LLC. (Tax Key No. 609-9994-009), subject to Plan Commission comments and staff comments and the following conditions:

(Items 1 through 6 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Architectural and Photometric Plans being submitted to the Community Development Division to show the following: (a) all building materials being labeled; (b) light pole bases being no higher than 6" within landscaping areas; (c) footcandles being reduced under light heads and at the property lines, per staff comments; (d) a paved landing at the foot of the building's rear door; (e) parking requirement calculations, per Code; (f) continuation of sidewalk along W. Sunset Ln., from the private drive, east to the eastern-most property line; and, (g) landscaping species and quantity modifications, subject to the City Forester's approval, if necessary.

2. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.

3. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.

4. A Civil Engineering Plan set showing modifications/requirements as directed by the Engineering Division.

5. Stormwater management calculations being submitted to the Engineering Division for approval.

6. An amended Planned Unit Development Agreement being submitted to and approved by the Engineering Division.

Alicia Hurst Alexander, representing Ener-Con Companies, Inc., the current property owner, was present for the discussion. Ms. Porter said that revised plans have already been submitted so conditions 1 b, c, d, e, and f will be removed. Plan Commission asked staff to look into the feasibility of regulating future Special Use users through the PUD zoning, or would they be required to go through the public hearing process through Plan Commission and Common Council. Ms. Porter and the City Attorney will discuss what approvals are required in order to serve beer and wine at the establishment.

Motion by Mayor Neitzke, seconded by Mr. Carlson, to recommend approval of the Site, Landscaping and Architectural Plans for Avery and Birch, a proposed salon business, to be located at 10901 W. Sunset Ln., submitted by Ryan Janssen, d/b/a Avery and Birch LLC (Tax Key No. 609-9994-009), subject to Plan Commission and staff comments, and authorize this item to be expedited to the November 16th Common Council meeting. Motion carried unanimously.

8. Site Plan Amendment for GreatLife Greenfield – The Woods, a proposed senior housing development, to be located at 11940 W. Edgerton Ave., 120 W. Vogel Ave. and 120** W. Vogel Ave., submitted by Jessica Timmer, d/b/a RINKA and Greg Petrauski, d/b/a Apple-Hales Corners, LLC. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002)**

Greg Petrauski, Infinity Development, is requesting an amendment to the unit count at 11940 W. Edgerton Ave. with an increase of one (1) additional senior living unit, for a total of 120 units within the GreatLife development, which remains well below the standard allowed density of a PUD per the Greenfield Municipal Code. The unit count increase would be an interior modification only to the plan, and the exterior building design would be consistent as previously presented to the Plan Commission and Common Council.

In April 2021 the Plan Commission recommended Common Council approval of an increase in 13 units. At some point between April and today, the internal design added one (1) more unit to the complex. This change is extremely minor, but needs to go through the Plan Commission and Common Council approval process. Provided parking remains within the requirements.

Unit Count April 2021 Approval	**Unit Count November 2021 proposal**
71 units senior living	72 units senior living
48 units senior living studios	48 units senior living studios
12 townhouses (Zach property)	12 townhouses (Zach property)
131 units TOTAL	**132 units TOTAL**
Unit Size April 2021 proposal	**Unit Size November 2021 proposal**
800 sq. ft. for 1 bedroom	800 sq. ft. for 1 bedroom
1,100 – 1,200 sq. ft. for 2 bedroom	1,100 – 1,200 sq. ft. for 2 bedroom
Parking Calcs April 2021 proposal	**Parking Calcs November 2021 proposal**
141 total required, 151 provided (surface parking around the south building increased from 14 to 25 spaces)	142 total required, 151 provided (surface parking around the south building increased from 14 to 25 spaces)

The tables below summarize the new proposal.

Proposed Building Stats		
	# of Units	**Building height**
Senior Living	72	1 1/2 stories, 20'
Senior Living Studios	48	1 1/2 stories, 20'
Townhouses	12	1 1/2 stories, 20'
	132	

	PUD Requirement	**Proposed**
Minimum Site Area (Table 21.04.0403A) Acres	5.00	14.28
Maximum Density Measures for Residential (Table 21.04.0403B)		
Minimum Open Space Ratio (OSR) = open space / base site area	0.40	0.40
Maximum Gross Density (GD/ Acre) = Total # dwelling units / base site area	20.00	9.44
Maximum Net Density (ND/ Acre) = Total # dwelling units / net buildable area	25.00	18.59
Minimum Front Yard (FT)	25	Varies, 25' MIN
Minimum Rear Yard (FT)	25	Varies, 25' MIN
Minimum Side Yards (FT)	25	Varies, 25' MIN
Minimum Distance Between Buildings	3/4 the height of the tallest building, or 20', whichever is greatest	Varies, 20' MIN

Minimum Dwelling Unit Size Standards - For structures with more than 2 Dwelling Units (Table 21.06.0403E)	**PUD Requirement**	**Proposed**
1 Bedroom (Minimum SF)	800	825
2 Bedroom (Minimum SF)	1000	1200

PARKING		
Residential Housing for Older Persons	**Main Building**	**Proposed**
# of Dwelling Units	72	
1.0 space per Dwelling Unit (50% to be enclosed)	72	66
0.25 space per dwelling unit (guest parking)	18	25
	90	**91**
Residential Care Facility for the Elderly	**Studios**	**Proposed**
# of Dwelling Units	48	
0.5 space per Dwelling Unit, plus 1 space per employee on the largest shift	28	36
	28	**36**
	Townhouses	**Proposed**
# of Dwelling Units	12	
2.0 space per Dwelling Unit	24	24
	24	**24**
	TOTAL Required Parking On Site	**TOTAL Proposed Parking On Site**
	142	**151**

South Building - Unit Count		**South Building - Parking Count**	
1 Bed	58	Level B1 (Underground)	66
2 Bed	14	Level 01 (Surface)	25
	72		**91**
North Building - Unit Count		**North Building - Parking Count**	
Studio	**48**	Level 01 (Surface)	**36**
Townhouses - Unit Count		**Townhouses - Parking Count**	
Townhouse	**12**	Level 01 (Garage)	**24**
TOTAL UNITS	**132**	**TOTAL PARKING**	**151**

Staff recommends approval of the minor site plan and unit count alterations.

Recommendation: Recommend Common Council approval of the Site Plan Amendment for GreatLife Greenfield – The Woods, a proposed senior housing development, to be located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave., submitted by Jessica Timmer, d/b/a RINKA and Greg Petrauski, d/b/a Apple-Hales Corners, LLC. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002).

Motion by Mayor Neitzke, seconded by Mr. Rogers, to recommend approval of the Site Plan Amendment for GreatLife Greenfield – The Woods, a proposed senior housing development, to be located at 11940 W. Edgerton Ave., 120 W. Vogel Ave. and 120** W. Vogel Ave., submitted by Jessica Timmer, d/b/a RINKA and Greg Petrauski, d/b/a Apple-Hales Corners, LLC (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002), subject to Plan Commission and staff comments, and authorize this item to be expedited to the November 16th Common Council meeting. Motion carried unanimously.**

9. Temporary Use Permit for the parking of Schlossmann Honda City vehicles at 10941 W. Layton Ave., submitted by Scott Kinkade d/b/a Schlossmann Honda City, and Bradley Schlossmann, d/b/a Schlossmann Honda City. (Tax Key No. 612-8998-001)

In December 2019 and November 2020, the Plan Commission approved a Temporary Use Permit for Schlossmann Honda City to park vehicles at the former LME truck terminal lot at 10941 W. Layton Ave. for "up to twelve months." Schlossmann Honda City is now requesting an extension of the temporary use, with a new 12-month lease commencing on January 1st, 2022. The lease will have a 90-day termination if the property is sold. Because the property has been vacant for over a year, it can no longer be used for the non- conforming truck terminal use. Any new tenant must adhere to conforming uses approved in the C-4 Regional Business District.

The site issues observed in previous years are still evident and the site remains is in very poor condition. Site issues include severely deteriorated asphalt and concrete, unpaved portions of the lot, dead trees along the property line, and a failing large retaining wall. The parking lot conditions appear to be deteriorated beyond what can be remedied using cold patch.

Recommendation: Approval of the Temporary Use Permit for the parking of Schlossmann Honda City vehicles at 10941 W. Layton Ave., submitted by Scott Kinkade d/b/a Schlossmann Honda City, and Bradley Schlossmann, d/b/a Schlossmann Honda City. (Tax Key No. 612-8998-001)

Motion by Mr. Rogers, seconded by Mr. Carlson, to approve the Temporary Use Permit for the parking of Schlossmann Honda City vehicles at 10941 W. Layton Ave., submitted by Scott Kinkade d/b/a Schlossmann Honda City, and Bradley Schlossmann, d/b/a Schlossmann Honda City (Tax Key No. 612-8998-001), subject to Plan Commission and staff comments. Motion carried unanimously.

10. Signage Plan Appeal for Anne's Acres, a proposed business to be located at 8711 W. Forest Home Ave., submitted by Youssef Azmani, d/b/a Anne's Acres. (Tax Key No. 615-9944-001)

The owners of Anne's Acres greenhouse and nursery, which is under construction at 8711 W. Forest Home Ave., are seeking a signage variance to a proposed freestanding sign. The Sign Code requires freestanding signs to have a base constructed of masonry and be a minimum of 2 feet in height. The applicants are requesting a 6.7' tall, 15.5 sq. ft. freestanding sign without a masonry base. The proposed sign would be supported by 4"x4" wood posts and is designed to mimic the look of the pergolas that will be a prominent feature of the site. Giving consideration to the fact that the greenhouse will only be open seasonally and the design aesthetic of the sign matches the pergolas, staff recommends approval of the signage waiver.

Recommendation: Approval of the Signage Plan Appeal for Anne's Acres, a proposed business to be located at 8711 W. Forest Home Ave., submitted by Youssef Azmani, d/b/a Anne's Acres. (Tax Key No. 615-9944-001)

Motion by Mayor Neitzke, seconded by Mr. Carlson, to approve the Signage Plan Appeal for Anne's Acres, a proposed business to be located at 8711 W. Forest Home Ave., submitted by Youssef Azmani, d/b/a Anne's Acres (Tax Key No. 615-9944-001), subject to Plan Commission and staff comments. Motion carried unanimously.

11. Community Development Manager Report

Honey Berry is open for business. Ms. Porter thanked the Plan Commission members for supporting staff's color variation recommendation for the brick base. Ms. Porter and other staff toured the rehab hospital at 3200 S. 103 St. which is hoping to open at the end of January 2022. All demolition is completed at Loomis and Layton. Layton Ave. should be open by the end of November 2021. Reconstruction of the Loomis Bridge will begin in 2023.

12. Adjournment.

Motion by Mr. Carlson, seconded by Mr. Braswell, to adjourn the meeting at 7:06 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

Distributed November 15, 2021