



Common Council Chambers – City Hall Room 100
7325 W. Forest Home Ave., Greenfield, Wisconsin

PLAN COMMISSION STAFF REPORT

Tuesday, August 8, 2023 – 6:00 p.m.

1. Roll Call
2. Approval of the minutes from the July 10, 2023 meeting.
3. Discussion regarding last Common Council meetings.
- 4A. Special Use Permit for Cold Stone Creamery, a proposed limited-service restaurant, to be located at 4973 S. 76 St., submitted by Numan Asad, d/b/a Nitty Creamery LLC. (Tax Key No. 616-8974-003)
- 4B. Site Plan Review for Cold Stone Creamery, a proposed limited-service restaurant, to be located at 4973 S. 76 St., submitted by Numan Asad, d/b/a Nitty Creamery LLC. (Tax Key No. 616-8974-003)

Items 4A and 4B may be considered together.

Overview and Zoning

The applicant, Numan Asad and his partner, Odai Assad, are proposing to occupy approximately 1,500 sq. ft. of tenant space within the multi-tenant commercial building, where Fox World Travel used to lease. The applicant and his partner are proposing to operate a limited-service restaurant called Cold Stone Creamery, a franchise that serves ice cream, ice cream cakes, pies, sundaes, and other frozen novelties. More information about the franchise can be found here: <https://www.coldstonecreamery.com/> The applicant, Numan Asad and his partner, Odai Assad, have another Cold Stone Creamery franchise location at 2935 S. 108 St. in West Allis.



The property is zoned C-4 Regional Business District, which permits limited-service restaurants as a Special Use. Since this is a new use in this tenant space, a public hearing and a new Special Use Permit is required. A public hearing can be scheduled as early as September 19, 2023. The hours of operation would be from 10am – 10pm weekdays and 10am – 11pm weekends. The applicant and his partner anticipate employing a general manager, assistant manager, two (2) shift leaders, and six (6) insiders for a total of 10 employees.



Site Review

A site plan was not submitted, but the Zoning Code allows for the comprehensive review of the condition of the site as part of the Plan Commission review. There is an approved site and landscape plan on file from 2004. While the landscape beds are in good shape, several key pieces of landscaping are missing (ex. trees in northern center islands and shrubs near the building). Staff has been in touch with the landlord, has supplied the approved landscaping plan,

and is recommending that the landlord get the site condition in compliance with the landscaping and site plan by October 31, 2023 or submit a letter of intent to have the landscaping completed in Spring 2024.



The proposed Cold Stone Creamery requires 22 (15 per 1,000 sq. ft.) parking spaces and the remaining building requires 37 (5 per 1,000 sq. ft.) parking spaces, for a grand total of 59 parking spaces. A total of 50 stalls are provided on the property. The Common Council may waive the shortage.

The Fire Department also requests a Knox Box addition for the business.

Signage Review

The existing freestanding sign, located along S. 76 St., is a nonconforming sign. The existence of the sign pre-dates the current Sign Code, and the Special Use Permit and the future sign permit will trigger conformance of the pylon sign in 24 months. Staff will be reaching out to the landlord to discuss future compliance.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Cold Stone Creamery, a limited-service restaurant, to be located at 4973 S. 76 St., submitted by Numan Asad, d/b/a Nitty Creamery LLC (Tax Key No. 616-8974-003), subject to Plan Commission and staff comments, and the following conditions:

(Item 1 is required to be satisfied prior to the issuance of a Certificate of Occupancy. Item 2 is required to be satisfied within 24 months.)

1. A letter being submitted to the Community Development Division stating that landscaping will be installed in compliance with the approved plan by October 31, 2023 or, if October is not feasible, by May 31, 2024.
2. Replacement of the nonconforming pylon sign.

5A. Special Use Permit for Qamaria Yemeni Coffee, a proposed limited-service restaurant, to be located at 4818 S. 76 St., Suite 7, submitted by Emad Nadi d/b/a ETN Engineering, and Anas Alhurani, d/b/a Qamaria Greenfield LLC. (Tax Key No. 617-9983-014)

5B. Site Plan for Qamaria Yemeni Coffee, a proposed limited-service restaurant, to be located at 4818 S. 76 St., Suite 7, submitted by Emad Nadi d/b/a ETN Engineering, and Anas Alhurani, d/b/a Qamaria Greenfield LLC. (Tax Key No. 617-9983-014)

Items 5A and 5B may be considered together.

Overview and Zoning

The applicant is proposing to occupy approximately 3,100 sq. ft. of tenant space within the multi-tenant commercial building, where Home Care Medical used to lease. The proposal is to operate a limited-service restaurant called Qamaria Yemeni Coffee, a coffee shop. More information about the

franchise can be found here: <https://www.qamariacoffee.com/>. The property is zoned C-4 Regional Business District, which permits limited-service restaurants as a Special Use. Since this is a new use in this tenant space, a public hearing and a new Special Use Permit is required. A public hearing can be scheduled as early as September 19, 2023. The hours of operation would be from 6am – midnight, daily. The applicant anticipates employing a total of six (6) employees.

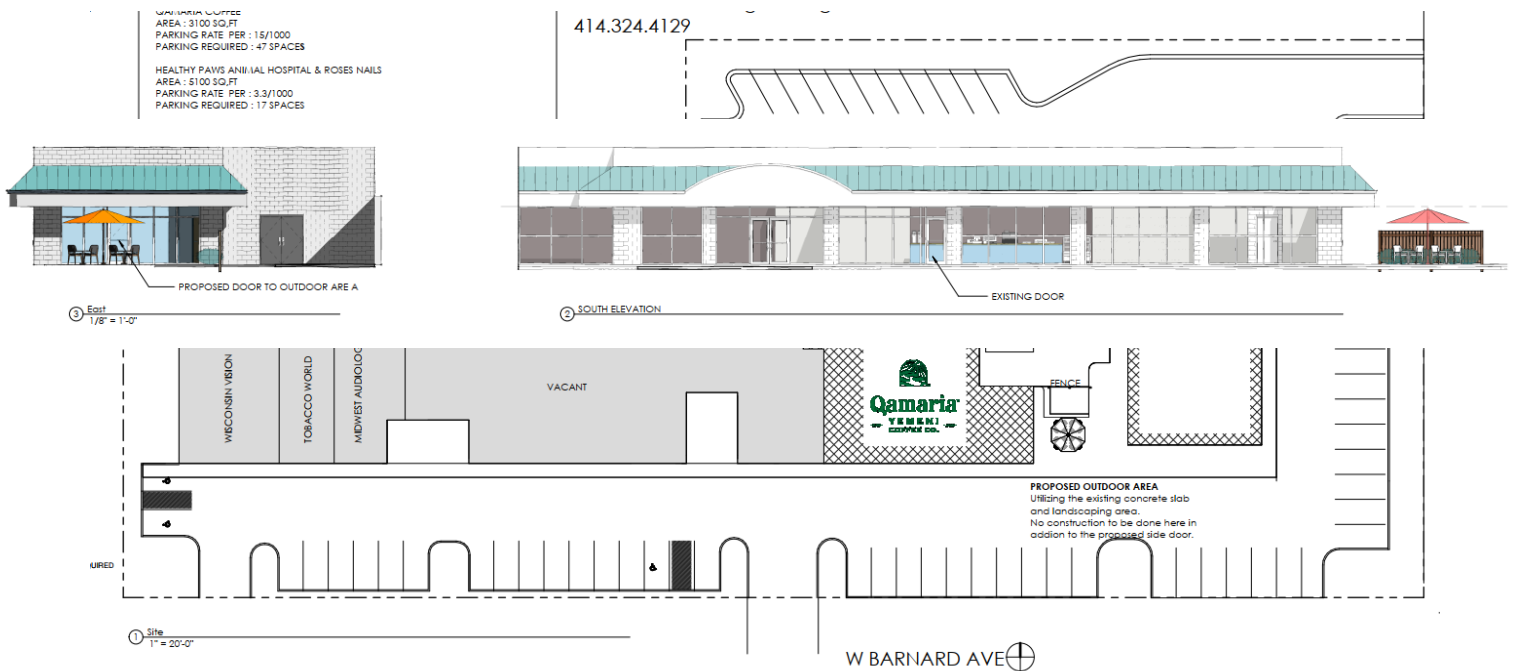


The business owner, Anas Alhurani, is an entrepreneur who runs other successful businesses, such as car dealers. Franchisees receive comprehensive training and ongoing guidance, ensuring they are equipped with the knowledge and skills needed to succeed.



Site Plan

A site plan was submitted showing proposed outdoor seating to accompany the Qamaria Yemeni Coffee shop. No outdoor construction will be proposed, the outdoor seating area will utilize the existing concrete slab and landscaping area on the east end of the building. The



Zoning Code allows for the comprehensive review of the condition of the site as part of the Plan Commission review. There is an approved site and landscaping plan on file from 2006, which the property is in compliance with.

The proposed Qamaria Yemeni Coffee requires 47 parking spaces (15 per 1,000 sq. ft.), Wisconsin Vision, Tobacco World, Roses Nails and Healthy Paws Animal Hospital require 27 spaces (3.3 spaces per 1,000 sq. ft.), and Midwest Audiology and the vacant tenant space require 40 spaces (5 spaces per 1,000 sq. ft.), for a grand total of 104 required off-street parking spaces. A total of 77 stalls are provided on the property. The Common Council may waive the shortage. Staff recommends approval and recommends that a public hearing be scheduled for September 19, 2023.

The Fire Department also requests a Knox Box addition for the business.

Signage Review

The existing freestanding sign, located along S. 76 St., is a nonconforming sign. The existence of the sign pre-dates the current Sign Code, and the Special Use Permit and the future sign permit will trigger conformance of the pylon sign in 24 months. Staff has reached out to the landlord to discuss future compliance.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Qamaria Yemeni Coffee, a proposed limited-service restaurant, to be located at 4818 S. 76 St., Suite 7, submitted by Emad Nadi d/b/a ETN Engineering, and Anas Alhurani, d/b/a Qamaria Greenfield LLC (Tax Key No. 617-9983-014), subject to Plan Commission and staff comments, and the following conditions:

(Item 1 is required to be satisfied within 24 months.)

1. Replacement of the nonconforming pylon sign.

6. Signage Plan Appeal for UW Credit Union, to be located at 5100 S. 76 St., submitted by Cheryl Wiesensel, d/b/a University of Wisconsin Credit Union, and Mike Studnicka, d/b/a Wisconsin Sign & Graphics. (Tax Key No. 650-8998-006)

UW Credit Union is seeking a signage variance, requesting additional signage beyond what the Chapter 19 Sign Code permits. The Code permits two (2) wall signs for this particular property, UW Credit Union is requesting four (4) wall signs.

UW Credit Union is seeking approval for a third wall sign to the east elevation of the building and a fourth wall sign to the south elevation on the ITM canopy (no south elevation sign is proposed on the actual building). In addition to the wall signs, UW



Credit Union will have a shared monument sign with Red Robin and one (1) drive-thru sign. In total, the six (6) signs are 193.6 sq. ft., less than the maximum of 200 sq. ft.

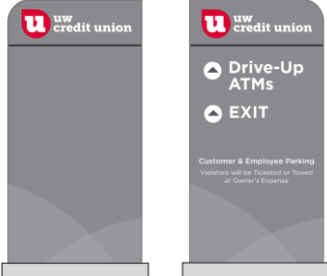
While the request for a variance for two (2) wall signs above what the Code permits may not seem like a big request, there are 12 other signs on the property that do not count toward the total allowable square footage of signage, per code, that are not discussed in this report (because they are less than six (6) sq. ft. in area, or are freestanding “directional signs”). The request for so many signs is slightly concerning to staff that the property is going to look quite cluttered with signage.

Staff recommends approval of the ITM canopy wall sign. Staff recommends denial of the East elevation wall sign. The intention of the newly adopted signage code is at the forefront of the decision to recommend partial approval of the signage plan appeal. Due to the quantity and variety of signage on the property, the staff recommendation of partial approval attempts to avoid signage clutter while still providing the applicant ample opportunity to advertise their business.

Sign #	Sign Location	Sign Square Footage
1	North Elevation – Wall Sign	25
2	West Elevation – Wall Sign	58.8
3	South Elevation – Wall Sign (ITM Canopy)	43.8
4	East Elevation – Wall Sign	25
5	Monument Sign	35
6	Drive-Thru Sign	6
TOTAL		193.6 sq. ft.

1 North Elevation – Wall Sign 5' x 5' = 25 sq. ft.	2 West Elevation – Wall Sign 5'0.5" x 11' 6" = 58.8 sq. ft.
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3 South Elevation – Wall Sign (ITM Canopy) 7' x 6'3" = 43.8 sq. ft. (large “U”) only on ITM	4 East Elevation – Wall Sign 5' x 5' = 25 sq. ft.
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5 Monument Sign	6 Drive-Thru Sign
 5'11" x 5'10" = 35 sq. ft.	 6 sq. ft.

Recommendation: Approve the Sign Plan Appeal for UW Credit Union ITM canopy wall sign, to be located at 5100 S. 76 St., submitted by Cheryl Wiesensel, d/b/a University of Wisconsin Credit Union, and Mike Studnicka, d/b/a Wisconsin Sign & Graphics (Tax Key No. 650-8998-006), subject to the east wall sign being removed from the proposal.

- 7A. **Special Use Review for an ownership change to Wine & Liquor, an existing business, located at 4955 S. 27 St., submitted by Randip Pal Singh, d/b/a Wine & Liquor. (Tax Key No. 622-0005-000)**
- 7B. **Site Plan and Landscape Review for an ownership change to Wine & Liquor, an existing business, located at 4955 S. 27 St., submitted by Randip Pal Singh, d/b/a Wine & Liquor. (Tax Key No. 622-0005-000)**

Items 7A and 7B may be considered together.

Overview and Zoning

Wine & Liquor, located at 4955 S. 27 St., is an existing business for review triggered by a change in ownership. The property is zoned C-2 Community Commercial District, which permits Beer, Wine, and Liquor Stores as a Special Use. The retail store sells a variety of craft beer, a fine line of wine, and top shelf liquor. The store is approximately 3,000 sq. ft. in area. The hours of operation will remain unchanged from the existing hours of 8am – 9pm, daily. The applicants intend to hire a total of 4 employees, two of which will be part-time.



The new owners, Mr. Randip Pal Singh and his wife Jasbeer Kaur, have worked and owned three (3) liquor store businesses in the City of Janesville and Edgerton area over the last 15 years. The couple have been in the retail business for over 20 years, providing them with the skills and knowledge for operating a successful business.

Liquor stores require five (5) parking spaces per 1,000 square feet of floor area. Wine & Liquor requires 15 off-street parking stalls, of which, nine (9) are provided. The Common Council waived the parking shortage through its original approval in 2017.

Site 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 reviews. Overall, the site was in fair condition when staff conducted a site visit. Issues staff observed include, a temporary banner without a sign permit, outdoor storage of merchandise (ice storage vending box and firewood, a violation of Section 21.04.0703 of the Municipal Code), excess window signage, pennants, and neon signs in windows. Staff recommends these all of these non-compliant items be removed from the property prior to a Certificate of Occupancy being issued.



There is an approved site and landscaping plan on file from 2017. It appears that as-built landscaping conditions are quite varied from what was approved on the 2017 plan. For example, seven (7) existing trees were to remain in the back of the property, but they seem to have been removed during construction. Proposed landscaping along S. 27 St. was never installed and has been replaced with grass. And the landscaping around the base of the

monument sign does not come close to matching what was provided on the landscaping plan. Staff is requesting two (2) things: (1) replace the landscaping along the base of the monument sign to match the approved landscaping plan (and use mulch as ground cover, not grass); and, (2) submit an as-built landscaping plan so the City's records are accurate. Staff is recommending that these two (2) items be completed by October 31, 2023.

Staff recommends this item be expedited to the August 15, 2023 Common Council meeting.



Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for an ownership change to Wine & Liquor, an existing business, located at 4955 S. 27 St., submitted by Randip Pal Singh, d/b/a Wine & Liquor (Tax Key No. 622-0005-000), subject to Plan Commission, staff comments, and the following conditions:

(Item 1 is required to be satisfied prior to the issuance of a Certificate of Occupancy. Item 2 is required to be completed by October 31, 2023.)

1. A letter being submitted to the Community Development Division stating that the following items have been completed: (a) removal of ice storage vending box and firewood; (b) equipment/materials stored in the rear of the building have been removed; (c) all temporary signage and pennants have been removed from the property; and, (d) window signage has been reduced to less than 20% per window unit.
2. Installment of landscaping around the base of the monument sign to match the approved 2017 landscaping plan, and an as-built landscaping plan being submitted to the Community Development Division.

8A. Special Use Review for an ownership change to John Paul's Buick GMC, an existing new car dealer, located at 3615 S. 108 St., submitted by Richard Torhorst, d/b/a Kunes Buick GMC of Greenfield, Inc. (Tax Key Numbers 563-9986-007 and 563-0014-000)

8B. Site Plan Review for an ownership change to John Paul's Buick GMC, an existing new car dealer, located at 3615 S. 108 St., submitted by Richard Torhorst, d/b/a Kunes Buick GMC of Greenfield, Inc. (Tax Key Numbers 563-9986-007 and 563-0014-000)

Items 8A and 8B may be considered together.

Overview and Zoning

John Paul's Buick GMC, located at 3615 S. 108 St., has recently been purchased by Kunes Buick GMC. The change in ownership triggers the Special Use Review process. The property is zoned C-4 Regional Business District, which permits new car dealers as a Special Use. The business is a typical automobile dealership selling new and used vehicles. The business will sell new Buick's and GMC autos and trucks. The business will sell all makes of used vehicles and trucks. The business will also continue to service vehicles purchased from the dealership as well as vehicles owned by the general public seeking service. The business will also sell parts at retail and wholesale.



The building is approximately 57,486 sq. ft. in area. The hours of operation for the sales portion of the business are Monday – Thursday, 8:30am – 8pm, Fridays 8:30am – 6pm, and Saturdays, 8:30am – 5pm. The hours of operation for the service portion of the business are Monday – Friday, 7am- 6pm, and Saturdays, 7am – 2pm. The current operation of John Paul's Buick GMC employs 79 full-time employees in sales, service and parts. Kunes Buick GMC of Greenfield, Inc. will continue with approximately the same number of full-time employees. The wholesale parts portion of the business also employs several part-time employees to cover for vacations, personal days, sick days, and seasonal activity.

Parking requirements for auto sales is 2 spaces per 1,000 sq. ft. of building. The 57,000 sq. ft. of building requires 114 off-street parking spaces. There are currently 200 parking spaces available.

The transfer of the dealership has been conditionally approved by General Motors, but there is no closing date set as of this time.

Site Review

A site plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. The site appears to be in relatively good condition, but a few items are worthy of note.



On a site visit, building lighting fixtures were observed on the service building that are not in compliance with Sec. 21.06.0401 due to their angle. Code requires that exterior lighting have an angle of less than 90 degrees. The three (3) fixtures on the building far exceed this standard. This information has been communicated with the applicant and should be rectified immediately.

In addition, there was a large storage container sitting out in plain sight on the southern end of the service building that needs to either be screened or moved to a different location. The container is visible from the road.



Signage Review

The site currently has two (2) freestanding (monument) signs and six (6) wall signs that are considered legal nonconforming signs due to the quantity. Sec. 19.23(d)1 allows for properties with buildings of the size located at 3615 S. 108 St. to have one (1) freestanding sign and two (2) wall signs. The change in ownership under consideration is a triggering event detailed in Sec. 19.04 of Code. Staff requests that a signage inventory be submitted and if the totality of signage area is within the Sign Code limits, staff recommends that the Plan Commission grant a waiver, consistent with what has been granted to other auto dealerships in the past. If area exceeds the Code limit, an official signage waiver shall be applied for and presented to the Plan Commission by November 30, 2023.

Staff recommends this item be expedited to the August 15, 2023 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for an ownership change to John Paul's Buick GMC, an existing new car dealer, located at 3615 S. 108 St., submitted by Richard Torhorst, d/b/a Kunes Buick GMC of Greenfield, Inc. (Tax Key Numbers 563-9986-007 and 563-0014-000), subject to Plan Commission and staff comments, and the following conditions:

(Item 1 is required to be satisfied prior to the issuance of a Certificate of Occupancy. Item 2 is required to be satisfied by November 30, 2023.)

1. Angled building lights being compliant with the Zoning Code, to be parallel with the ground and removal of the exposed refuse container.
2. An inventory of signage and potential application for a signage variance being submitted to the Community Development Division.

- 9A. **Special Use Permit for Petco, for a veterinary service, located at 4950 S. 76 St., submitted by Stephen Hartley, d/b/a SBLM, and Ralph Reynolds, d/b/a Petco Animal Supplies Stores, Inc. (Tax Key No. 617-9977-004)**
- 9B. **Site Plan Review for Petco, for a veterinary service, located at 4950 S. 76 St., submitted by Stephen Hartley, d/b/a SBLM, and Ralph Reynolds, d/b/a Petco Animal Supplies Stores, Inc. (Tax Key No. 617-9977-004)**

Items 9A and 9B may be considered together.

Overview and Zoning

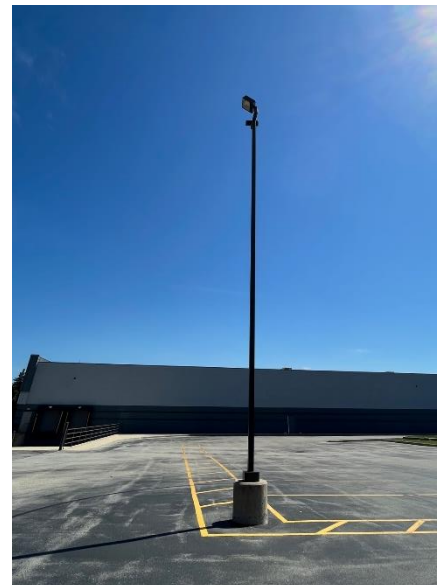
Petco, located at 4950 S. 76 St., is zoned C-4 Regional Business District, has submitted plans to add a veterinary clinic to its existing retail store. Veterinary services require a Special Use Permit and a public hearing. The two-tenant building is approximately 40,497 sq. ft., of which, Petco and the veterinary service will occupy approximately 18,000 sq. ft. of tenant space. The proposed hours of operation would be 8am-5pm, daily. The applicant estimates the veterinary service will employ 10-15 individuals. A public hearing can be scheduled as early as September 19, 2023.



The proposed veterinary office will be located on the north end of the tenant space. The proposed veterinary office will be part of the Petco retail store and will not operate independently. Access to the veterinary office will be through the Petco retail store (similar to grooming). The veterinary office will be ancillary to the main retail use.

Site Review

A site plan was not submitted, but the Zoning Code allows for the comprehensive review of the condition of the site as part of the Plan Commission review. There is an approved site and landscaping plan on file from 2018. While the landscape beds are in good shape, several of the beds are missing some or all of the approved landscaping. Most beds have only a singular type of plant, whereas the 2018 approved landscaping plan indicates that each landscape bed should have three types of plants (12 Purple Daylilies, 6 Spireas, and 9 Prairie Grasses). Staff has been in touch with the landlord, has supplied the approved landscaping plan, and is recommending that the landlord get the site condition in compliance with the landscaping and site plan by October 31, 2023 or submit a letter of intent to have the landscaping completed May 31, 2024.



On a site visit, a lighting fixture was observed in the northern parking lot that is not in compliance with Sec. 21.06.0401 due to its angle. Code requires that exterior lighting have an



angle of less than 90 degrees. The fixture in the parking lot exceeds this standard. This information has been communicated with the property owner. In addition, there appears to be two (2) dumpsters on site, but a refuse enclosure that's only big enough for one (1) dumpster. Staff recommends that the second dumpster either be removed from the property, or a revised site plan be submitted showing a proposed location for a second or a larger refuse enclosure.

Petco requires 90 parking spaces (5 per 1,000 sq. ft.) and Sky Zone, the other building tenant, requires 154 parking spaces (5 spaces per 1,000 sq. ft. plus 1 space for each 0.5 employee), for a total of 244 required off-street parking spaces. A total of 215 stalls are provided on the property. The parking shortage has been waived by Common Council through past approvals, and may be waived again.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Petco, for a veterinary service, located at 4950 S. 76 St., submitted by Stephen Hartley, d/b/a SBLM, and Ralph Reynolds, d/b/a Petco Animal Supplies Stores, Inc. (Tax Key No. 617-9977-004), 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 a Certificate of Occupancy.)

1. A letter being submitted to the Community Development Division stating that landscaping will be installed in compliance with the approved plan by October 31, 2023 or, if October is not feasible, by May 31, 2024.
2. Angled light head on parking lot pole being compliant with the Zoning Code, to be parallel with the ground.
3. Removal of the second dumpster or a revised site plan be submitted to the Community Development Division showing a proposed location for a second or a larger refuse enclosure.

10A. Special Use Review for an ownership change to Sky Zone, an existing business, located at 4940 S. 76 St., submitted by Roger Duncan, d/b/a Sky Zone Greenfield. (Tax Key No. 617-9977-004)

10B. Site Plan Review for an ownership change to Sky Zone, an existing business, located at 4940 S. 76 St., submitted by Roger Duncan, d/b/a Sky Zone Greenfield. (Tax Key No. 617-9977-004)

Items 10A and 10B may be considered together.

Overview and Zoning

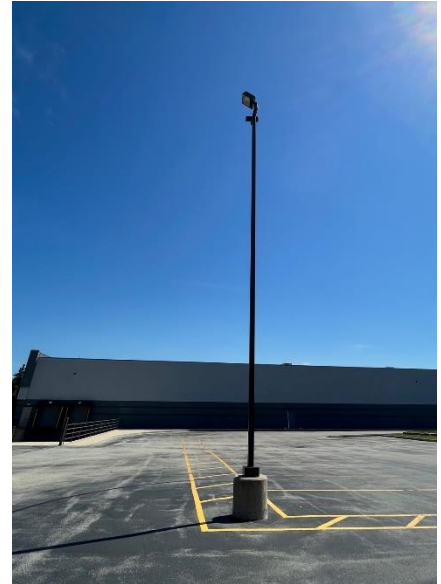
Sky Zone, located at 4940 S. 76 St., is zoned C-4 Regional Business District, which permits fitness and recreational sports centers as a Special Use. The building is 40,497 sq. ft., of which, Sky Zone will occupy approximately 22,000 sq. ft. of tenant space. The proposed hours of operation are noon - 8pm Sunday through Thursday, noon – 10pm Friday, and 11am – 10pm Sunday. The Mr. Duncan is anticipating employing two (2) FT employees and 40 PT employees.



Sky Zone provides an entertainment facility for families and individuals to gather and have fun while staying healthy and active. They provide birthday party packages, memberships, a small arcade, and various programs to bring fun to a new level. The applicant is currently the largest franchise operation of Sky Zone Trampoline parks, encompassing 7 locations (ex. East-Baltimore, Lancaster, Harrisburg). Additionally, they also own and operate several kid's playgrounds and cafes across the country. The applicant will rent the tenant space on a 10-year lease with 2-5-year options.

Site Review

A site plan was not submitted, but the Zoning Code allows for the comprehensive review of the condition of the site as part of the Plan Commission review. There is an approved site and landscaping plan on file from 2018. While the landscape beds are in good shape, several of the beds are missing some or all of the approved landscaping. Most beds have only a singular type of plant, whereas the 2018 approved landscaping plan indicates that each landscape bed should have three types of plants (12 Purple Daylilies, 6 Spireas, and 9 Prairie Grasses). Staff has been in touch with the landlord, has supplied the approved landscaping plan, and is recommending that the landlord get the site condition in compliance with the landscaping and site plan by October 31, 2023 or submit a letter of intent to have the landscaping completed May 31, 2024.



On a site visit, a lighting fixture was observed in the northern parking lot that is not in compliance with Sec. 21.06.0401 due to its angle. Code requires that exterior lighting have an angle of less than 90 degrees. The fixture in the parking lot exceeds this standard. This information has been communicated with the property owner. In addition, there appears to be two (2) dumpsters on site, but a refuse enclosure that's only big enough for one (1) dumpster. Staff recommends that the second dumpster either be removed from the property, or a revised site plan be submitted showing a proposed location for a second or a larger refuse enclosure.

Petco requires 90 parking spaces (5 per 1,000 sq. ft.) and Sky Zone, the other building tenant, requires 154 parking spaces (5 spaces per 1,000 sq. ft. plus 1 space for each 0.5 employee), for a total of 244 required off-street parking spaces. A total of 215 stalls are provided on the property. The parking shortage has been waived by Common Council through past approvals, and may be waived again.

Staff recommends this item be expedited to the August 15, 2023 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for an ownership change to Sky Zone, an existing business, located at 4940 S. 76 St., submitted by Roger Duncan, d/b/a Sky Zone Greenfield (Tax Key No. 617-9977-004), 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 a Certificate of Occupancy. Item 3 is requires to be satisfied by October 31, 2023.)

1. A letter being submitted to the Community Development Division stating that landscaping will be installed in compliance with the approved plan by October 31, 2023 or, if October is not feasible, by May 31, 2024.
2. Angled light head on parking lot pole being compliant with the Zoning Code, to be parallel with the ground.

3. Removal of the second dumpster or a revised site plan be submitted to the Community Development Division showing a proposed location for a second or a larger refuse enclosure.

11. Community Development Manager Report

12. Adjournment.