



**MINUTES**  
**PLAN COMMISSION**  
July 21, 2015

Plan Commission Members Present: Steve Arnold, Carol Poole, Ed Kinney, Tony McGrath, Rachel Lee, Ron Johnson, and Bill Tishler

Others Present: Thomas Hovel – City Planner/Zoning Administrator, Wade Thompson – Resource/Project Planner

**1. Call to order and approval of minutes of 6/16/2015.**

Chair Arnold called the meeting to order at 7:10 p.m.

Motion by Kinney, second by Johnson, to approve the minutes of 6/16/2015, carried. Chair Arnold abstained.

**2. Public Appearances – non agenda items – None.**

**3. Agenda Review** – Hovel stated that the applicant for Agenda Item #10 requested said item be tabled, with no date certain requested as to when the item would be brought before the Plan Commission again. Motion by Poole, second by Lee, to table Agenda Item #10 until such time the applicant brings the application back before the Commission, carried unanimously.

**4. Public hearing and consideration of Conditional Use Permit request, CU-2066-15, by William Kohl, agent for MadPower Training Center, LLC, to allow for sale of beer and wine in the private fitness studio at 5264 Verona Road, Lot 2 Willow Run.**

Hovel gave an overview of the request and stated staff recommended approval with three conditions as stated in the written staff report.

Chair Arnold opened the public hearing.

Bill Kohl, 724 Forest View Drive, Verona, WI, registered in support of the request and to answer questions if needed.

Chair Arnold closed the public hearing. Poole stated she thought the proposed use would be a good addition to the neighborhood.

Motion by Kinney, second by McGrath, to approve Conditional Use Permit request, CU-2066-15, with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Applicant shall obtain appropriate liquor license approvals prior to serving any wine or beer on the property.

3.) Serving of any beer or wine is limited to members of the private fitness club.

Motion carried unanimously.

**5. Public hearing and consideration of Rezone and Conditional Use Permit request, RZ/CU-2067-15, by Traci Dalsin, agent for SO Nesbitt LLC, to rezone property addressed as 6250 Nesbitt Road from the B-G (General Business) District to the B-H (Business Highway) District and a conditional use permit to allow for light manufacturing use of a distillery and food/drink uses in the existing building, property at Lot 2 CSM 13244.**

Hovel gave an overview of the request and stated staff recommended approval with five conditions as stated in the written staff report.

Chair Arnold opened the public hearing.

Nick Quint, 2455 Fairview St., Stoughton, WI and Kyle Kopplin, 6264 Nesbitt Road, Fitchburg, WI registered to answer questions if needed. Deana Porter, 6264 Nesbitt Road, Fitchburg WI registered in support of the request.

Chair Arnold closed the public hearing.

Poole stated she thought the proposed use would be a good addition to the neighborhood.

Motion by McGrath, second by Poole, to approve the Rezone portion of the request, RZ/CU-2067-15, with the following conditions:

Rezone

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Applicant shall recognize that the existing office use will be brought into a state of non-compliance with this rezoning.

Motion carried. Kinney recused himself from the vote.

Motion by McGrath, second by Poole, to approve the Conditional Use portion of the request, RZ/CU-2067-15, with the following conditions:

Conditional Use

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) The rezoning portion of RZ/CU-2067-15 is approved by the Common Council.
- 3.) Building owner shall confirm that the sprinkler system in the building is capable of providing required protection per the Code and address all Fire Department requirements prior to establishing use in the building.

Motion carried. Kinney recused himself from the vote.

**6. Public hearing and consideration of Comprehensive Development Plan amendment request, CDP-2045-14A, by Tony Heinrichs, agent for Fahey Land LLC, for a residential development for the Fahey Fields development project on Lot 2 CSM 9896.**

Chair Arnold opened the public hearing.

Michael Fahey, 425 Ash St., Oregon, WI, representing Fahey Fields, and Tony Heinrichs, 1113 Cohiba Court, Verona, WI, registered in support of the request and to answer questions if needed. Sue Brouillette, 31 Harvest Way, Fitchburg, WI and Richard Stern, 2937 Ivanhoe Glen, Fitchburg, WI registered in support of the request.

Joe Rueden, 5329 Lacy Road/5848 Timber Land Circle, Fitchburg, WI, spoke in support of the request and stated now was the best opportunity to address water-related issues at the adjacent Crossings Condominiums.

Richard Collins, 27 Harvest Way, Fitchburg, WI representing the Crossing Condominiums Homeowners Association, spoke in support of the request with reservations, including concerns about the timeline for final plat submittal, and contents thereof, and ensuring no negative impact on the previous water-related work undertaken by the Association.

Patrick Cheney, 5211 Kitty Crest, Fitchburg WI, spoke in opposition to the request and stated that lots 94, 95, and 96 should not be included as residential lots and should be designated as park space. Cheney also requested removal of all residential lots east of Notre Dame.

Ron Klaas, 7500 Westward Way, Madison, WI, civil engineer representing Fahey Fields, registered in support of the request and identified major changes to the previous submitted plat, including adding multi-family units on the southwest portion of the plat, minor adjustments to street layout in the southwest portion of the plat, addition of lots in the eastern portion of the plat, and routing of stormwater to the north, Klaas stated design of stormwater basins are subject to DNR and City review/approval, and after said approval, the City becomes responsible for maintenance. Klaas also stated submittal of final plat should take place sometime yet in 2015.

Chair Arnold closed the public hearing.

Hovel gave an overview of the request and stated staff recommended approval with eight conditions as stated in the written staff report.

Poole and McGrath asked why residential lots were being proposed for removal. Chair Arnold stated that he supported removal of residential lots, as recommended by the Parks Commission, to ensure additional street frontage for McGaw Park, and to ensure adherence to parkland dedication requirements. McGrath stated he did not support removal of the aforementioned residential lots and that applicable land development ordinances need to be administered and interpreted consistently. Hovel stated the development is currently deficient in parkland dedication requirements.

Kinney asked what type of uses have been identified for the eastern edge of park land identified in the plat. Scott Endl, City Parks Director, stated the amenity requirements for that area of the park land, per the McGaw Park Master Plan, are being met. Endl also clarified parking areas for the new park land and stated there is adequate parking available.

Tishler stated he thought the plat layout was sub-standard. Kinney stated he thought the revised plat was improved from the previous version, and that he supports inclusion of lots 95 and 96 as residential lots.

Lee stated stormwater facility locations will be confirmed by various parties, including the City, to ensure appropriate siting. Mayor Arnold provided further detail on some potential street layout revisions to Smoky Drive, and desired residential unity type as it relates to said revisions, that could be incorporated in to the final plat. Klass clarified that stormwater modeling was based on the standard "peak 100-year storm event."

Motion by Kinney, second by Johnson, to approve Comprehensive Development Plan amendment request, CDP-2045-14A, with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Approval is granted based on CDP document provided dated July 9, 2015 along with all responses, comments and supplemental information associated with this application.
- 3.) Park fees will be calculated at the time of platting.
- 4.) Compliance with conditions of CARPC Resolution 2009-15.
- 5.) Shall address comments from the July 9, 2015 Park Commission meeting.
- 6.) The plat may be adjusted depending on the design of the roundabout at Fahey Glen and Nobel Drive.

- 7.) Proposed utility plan shall be updated to note that 10" sanitary sewer shall be installed on Fahey Glen, from the north plat line to the south plat line, and 8" sanitary sewer shall be installed throughout the remainder of the plat.

Motion carried. Chair Arnold and Tishler opposed.

**7. Preliminary Plat request PP-2054-15A, for a revised preliminary Plat for Fahey Fields development project on Lot 2 CSM 9896.**

Chair Arnold opened the public hearing.

Michael Fahey, 425 Ash St., Oregon, WI and Ron Klaas, 7500 Westward Way, Madison, WI, both representing Fahey Fields, Tony Heinrichs, 1113 Cohiba Court, Verona, WI, Joe Rueden, 5329 Lacy Road/5848 Timber Land Circle, Fitchburg, WI, Sue Brouillette, 31 Harvest Way, Fitchburg, WI and Richard Stern, 2937 Ivanhoe Glen, Fitchburg, WI, and Paul Schulte, 31 Harvest Way, Fitchburg, WI registered in support of the request. Richard Collins, 27 Harvest Way, Fitchburg, WI representing the Crossing Condominiums Homeowners Association, registered in support of the request with reservations and to answer questions if needed. Patrick Cheney, 5211 Kitty Crest, Fitchburg WI, registered in opposition to the request.

Chair Arnold closed the public hearing.

Hovel gave an overview of the request and stated staff recommended approval with twelve conditions as stated in the written staff report.

Motion by Poole, second by Kinney, to approve Preliminary Plat request, PP-2054-54A, with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) A Subdivision Improvement Agreement and park fees will be required to be executed prior to the City signing the final plat.
- 3.) Utility easements shall be shown on the final plat.
- 4.) Drainage arrow modifications to lots 50 & 90 shall be provided and approved by Public Works.
- 5.) Rezoning of the property at the time of the final plat to accommodate the uses herein anticipated.
- 6.) Applicant shall work with Public Works on sanitary sewer and watermain layout and sizing.
- 7.) Compliance with conditions of CARPC Resolution 2009-15.
- 8.) The plat may be adjusted depending on the design of the roundabout at Fahey Glen and Nobel Drive.
- 9.) All park fees will be calculated at the time of final platting.
- 10.) Shall address comments from the July 9, 2015 Park Commission meeting.
- 11.) Applicant shall provide updated construction plan and profile sheets to Public Works for review and approval prior to submitting a final plat request.

Motion carried. Chair Arnold and Tishler opposed.

**8. Public hearing and consideration of Ordinance 2015-O-22, An Ordinance Amending Chapter 26 Sign Ordinance to Amend Section 26-121(2) of Chapter 26 Sign Ordinance Relative to Size of Sign Identifying Apartment/Townhouse Complex.**

Chair Arnold opened the public hearing.

Ronald Fedler, 2379 University Ave., Madison, WI and Michael Filkouski, 7266 County Road V, Sun Prairie, WI, both representing Goldleaf Development, registered and spoke in support of the ordinance amendment. Mary Beth Growney Selene, 3007 Perry St., Madison, WI registered to answer questions as needed. Fedler stated that he wishes to put a sign identifying the apartment complex in close proximity to a stormwater pond. Fedler stated he feels placement of the sign would enhance the esthetic of the area.

Chair Arnold closed the public hearing.

Hovel gave an overview of the ordinance amendment and stated staff recommended approval, as the amendment would help enhance the esthetic of stormwater features. Johnson asked if this amendment would be applicable to other developments. Hovel stated he thought it would potentially be applicable to other developments.

Motion by Poole, second by Tishler, to approve Ordinance, 2015-O-22, carried unanimously.

**9. Public hearing and consideration of 2015 Comprehensive Plan Amendments, Plan Commission Resolution 03-15 and Ordinance 2015-O-16, an Ordinance to Adopt the 2015 Amendments to the Comprehensive Plan for the City of Fitchburg in Dane County, Wisconsin.**

Chair Arnold opened the public hearing.

Jacob Mike Nauta, 1839 County Road MM, Fitchburg, WI, representing Nauta Properties/Fitchburg Farms, registered and spoke in support of the Comprehensive Plan amendments. Nauta submitted five letters of support of the amendments. Nauta stated various factors have necessitated development of his Fitchburg Farms facility as a limited retail outlet. Nauta stated the amendment is related to identifying 4 acres of the site to allow said landscape sales and services. Nauta also stated he believes his business is unique, multi-generational, and provides value to the City.

Poole stated that Fitchburg Farms is a unique agricultural business and helps to enhance the City's agricultural identity. McGrath asked Nauta to differentiate the difference between Fitchburg Farms and other potential non-agricultural related businesses. Nauta elaborated on the agriculture nature of this business. Nauta also stated that the majority of neighboring landowners support the Fitchburg Farm business, and that he has submitted five letters of support of the amendments. Nauta provided further detail on his customer base, including the U.S. Highway 14 corridor, from Madison to Janesville. Nauta also provided further detail on the driveway access and potential congestion issues.

Amanda Hall, Fitchburg Fields, and Tony Hartmann, City Alder – District 4, registered and spoke in support of the request, both stating the Fitchburg Farms business adds value and identity to the City. Kinney stated allowance of additional conditional uses on A-X zoned lands should be discussed at some point in the future. Hovel stated the land in question is not zoned A-X. Chair Arnold stated Rick and Deb Vanden Huevel, Lynn Hubert, Scott Stanley, Brad Tarkenton, Mike Schuke have submitted letters of support for the Fitchburg Fields amendment.

Bob Sieger, 73 White Oaks, Madison, WI, Joanne, V. Jenson, 2830 S. Syene Road, Fitchburg, WI, and Rob Helm, 1603 Cypress Trail, Middleton, WI, representing Schuepbach-Jenson families, registered in support of the Anderberg amendment. Helm spoke and distributed a flyer identifying the concept for the Anderberg properties, identifying a multi-family project consisting of 12 residential units.

Chair Arnold closed the public hearing.

Hovel gave an overview of the amendment, stating there was five separate requests. Hovel clarified that the Anderberg parcels are not part of any parkland dedication requirement. The Commission agreed to separate the Fitchburg Farms amendment from the rest of the amendments.

Motion by Poole, second by Lee, to approve all amendments, except the Fitchburg Farms – 1839 CTH MM amendment, carried unanimously.

McGrath asked for a timeline of the issues related to the Fitchburg Farms business. Hovel stated staff became aware of the business being used as a commercial retail operation after application approvals, with said applications not identifying retail operations. Hovel also stated staff had made Nauta aware that said retail uses on the site were in violation of the City zoning ordinance.

Poole asked if the business would be allowed to sell local foods produced on site. Hovel stated yes, but that the applicant has not stated an intent to do so. Chair Arnold stated his concern about certain retail-orientated facilities being located outside the City's urban service area. Kinney stated his concerns about the proximity of the business in close proximity to a roundabout and potential congestion issues related to retail sales.

Kinney also stated that the City should explore allowance of agricultural-related retail uses in A-X zoning districts, McGrath concurred with Kinney on this statement. McGrath asked why the use couldn't be identified as a conditional use in the A-X zoning district. Hovel stated that revision of the existing R-D zoning district was identified as the most suitable avenue in which to address the issue. Chair Arnold stated the Agriculture and Rural Affairs Committee should examine the potential of future agriculture-related retail in the City's agricultural zoning districts. Poole stated that as the City assists in development of agricultural-related businesses, thought should be given to uses and businesses that would attract a diverse customer base.

Motion by Poole, second by Kinney, to approve Fitchburg Farms – 1839 CTH MM amendment, carried. Chair Arnold opposed.

**10. Sign waiver request by Kenneth Jahn, agent for A1 Furniture, for an additional 25 square feet of signage under Section 26-7 Verona Road Reconstruction Project, at 5302 Verona Road.**

Item tabled, per Agenda Item #3 herein.

**11. Final Plat request FP-2069-15 by Deborah Hatfield, agent for Hamm Fam Land LLC, for the Final Plat of First Addition to Quarry Vista.**

Debbie Hatfield, 119 S. Main St., Cottage Grove, WI, representing Ham Fam Land LLC, registered and spoke in support of the request. Hatfield identified the general location of the plat, including the former landfill site.

Hovel gave an overview of the request and stated staff recommended approval with six conditions as stated in the written staff report.

Motion by Tishler, second by Poole, to approve Final Plat request FP-2069-15, with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) A Subdivision Improvement Agreement will need to be executed prior to the City signing of the final plat.
- 3.) The City will need confirmation from the utility companies that all required easements are on the plat prior to the city signing of the final plat.
- 4.) Drainage arrows shall be updated and approved by Public Works prior to the City signing of the final plat.
- 5.) Applicant shall provide written recognition from WI DNR that all landfill materials have been consolidated onto Outlot 9 and the landfill boundary adjusted to the consolidated municipal waste site boundary identified on Outlot 9.
- 6.) Park Fees shall be satisfied prior to the City signing of the final plat:
  - a. Parkland dedication: There is a deficiency in parkland dedication of 60,066 sq ft or 20.71 dwelling units. Fee in-lieu for 20.71 du's is \$89,684.75 (fee is in 2015 dollars, if paid in a different year the fee will be adjusted in accord with the City fee schedule for that year). This fee will be required to be paid prior to the City signing of the final plat.
  - b. Park Improvement: Total park improvement fee due for the plat is \$27,720 (fee is in 2015 dollars, if paid in a different year the fee will be adjusted in accord with the City fee schedule for that year). This fee will be required to be paid prior to the City signing of the final plat.
  - c. Park Street Frontage: This proposed final plat provides sufficient park street frontage for the dwelling units included in the plat.

Motion carried unanimously.

**12. Request by Craig Raddatz of Fiduciary Real Estate Development for early issuance of an Early Start Permit for the three proposed multi-family buildings associated with the Elan project on proposed Lot 15 Quarry Vista.**

Craig Raddatz, 789 N. Water St., Suite 200, Milwaukee, WI, representing Fiduciary Real Estate registered to answer questions on the request if needed.

Hovel gave an overview of the request and stated staff recommended approval with seven conditions as stated in the written staff report.

Motion by Johnson, second by Poole, to approve a request for an Early Start Permit on Lot 15 Quarry Vista with the following conditions:

- 1.) No other permit or approval are waived or deemed satisfied except for the approval provided herein.
- 2.) Applicant shall provide an agreement to be recorded whereby the applicant agrees to indemnify and save the city harmless from any and all claims, actions, demands, or judgments for personal injuries or property damages, together with the actual expenses incurred in connection therewith, arising out of or in any way related to the issuance of such building permits, or construction within the subdivision including any such claim, action, demand or judgment premised upon the negligence of the city or any of its officers, agents, servants, or employees.
- 3.) The public improvements within the plat will need to be accepted and all punchlist items, except surface layer of asphalt and native vegetation maintenance, will need to be completed, inspected and accepted, prior the release of an building permits within the Quarry Vista plat.
- 4.) Approval is limited to footings and foundation only; no construction beyond footing and foundation may occur until public improvements have been completed and fully accepted.
- 5.) Access into the project area must comply with FBG Sec. 44-371; applicant shall receive approval from fire department prior to issuance of any permit.
- 6.) Water impact fees will need to be paid prior to release of any building permits. These fees will be included with the permit fee. The 2015 impact fee rate is \$729/Unit.
- 7.) Applicant shall be aware that the Quarry Vista plat conditions require 80 units to be occupied within six months of occupancy of the first unit/single family home within the Quarry Vista plat.

Motion carried unanimously.

**13. Architectural Design Review request by Bob Feller of Iconica for approval of site and structural development of a two-story office/retail building with underground parking at 5400 King James Way, Lot 2 CSM 5649.**

Bob Feller and Dale Benjamin, 6660 Purcell Road, Belleville, WI, representing Benjamin Investments LLC, registered in support of the request and to answer questions if needed. Feller spoke in support of the project and provided further detail on the building material.

Chair Arnold stated he would like to see more tree islands in the parking lot. Poole asked if the project called for a third story. Benjamin stated that they are currently in the process of soliciting bids for a third story with underground parking. Poole stated she thought the building serves as an "anchor" and would set the tone for re-development of the area. Poole also stated she hoped that a third story would be considered for the building. Chair Arnold stated it would be valuable to see the reconstructed Verona Road depicted on the design plans to help inform signage placement.

Hovel gave an overview of the request and stated staff recommended approval with six conditions as stated in the written staff report. Hovel clarified that the street tree waiver indicates that the landowner is waiving any objection to future assessment for new street trees.

Motion by Poole, second by Kinney, to approve Architectural Design Review request at 5400 King James Way, Lot 2 CSM 5649, with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Approval is based on submitted plans and materials dated July 9, 2015 and responses to staff comments.

- 3.) Prior to issuance of any permit, applicant shall obtain an Erosion Control and Stormwater Management permit from Fitchburg Public Works Department.
- 4.) Prior to issuance of any permit, applicant shall sign a street tree waiver for street trees to be planted by the City along King James Way.
- 5.) Signage is not approved under this ADR request; signage shall follow Chapter 26 Sign Ordinance and a permit shall be obtained for each requested sign.
- 6.) Prior to issuance of any permit, applicant shall address all outstanding Public Works comments, which are detailed in the memo provided to the applicant on 7/14/2015.

Motion carried unanimously.

**14. Architectural Design Review request by Bradley Werginz of Angus Young & Associates, agent for the City of Fitchburg Parks Department, for a new park shelter at Huegel-Jamestown Park, 5810 Williamsburg Way.**

Endl provided an overview of the proposed shelter at Huegel-Jamestown and stated the desire for a new shelter was the result of public surveying done in the neighborhood. Endl stated Parks staff consulted with various other City departments, including the Police Department, on shelter design.

Tishler asked if the roof design could be modified. Endl stated staff could discuss a potential roof modification with the architect, subject to current budget constraints. Poole stated she did not want to see the project delayed based on minor architectural modifications. The Commission discussed various issues related to roof modification. Arnold stated he would like to see consideration of additional bike parking options and a water bottle filler. Poole asked if the proposed modifications would delay the construction timeline. Endl stated he did not think the modifications would delay the timeline.

Motion by Poole, second by Tishler, to approve Architectural Design Review request at 5810 Williamsburg Way, with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approved provided herein.
- 2.) Prior to the issuance of any permit, applicant shall obtain Erosion Control & Storm Water Management Permit from Fitchburg Public Works Department.
- 3.) Applicant shall provide to Public Works a tree waiver signed by the owner for street trees to be planted by the City along King James Way.
- 4.) Any outstanding MMSD fees will need to be paid prior to the release of any permit.
- 5.) Staff to work with architect to examine potential roof design changes, addition of a water bottle filler, and additional bike parking options, subject to staff approval and current budget constraints.

Motion carried unanimously.

**15. Resolution R-65-15, Release of Utility Rights in Platted and Dedicated Right of Way for Bud's Drive and a Portion of Marketplace Drive.**

Hovel gave an overview of the resolution and stated the City's Board of Public Works did not have quorum at their last meeting and therefore did not take action on the resolution. Hovel also stated there would be a public hearing, regarding the resolution, at a Common Council meeting scheduled for July 28, 2015. Hovel stated action on the resolution would take place at the August 11 Council meeting, after action by the Board of Public Works.

Motion by McGrath, second by Poole, to approve Resolution R-65-15, carried unanimously.

**16. Resolution R-66-15, Final Resolution to Discontinue a Portion of Marketplace Drive and all of Bud's Drive, Remove from Official Map and Convey Title to Property Owner.**

Motion by Poole, second by McGrath, to approve Resolution R-65-15, carried unanimously.

Arnold clarified that given the discontinuance of Marketplace and Bud's Drive, there will be an extended period of time in which Commerce Park and McKee Road intersection would be subject to increased traffic volume, until such time a replacement road is constructed.

**17. Resolution R-74-15, A Resolution Granting A Private Sanitary Sewer Easement on Lot 2 of CSM 445 (McGaw Park) to 5267 Lacy Road, City of Fitchburg, Wisconsin.**

Sam Cooke, 5267 Lacy Road, Fitchburg, WI, registered to speak and in support of the resolution. Cooke gave an overview of the easement request, stating the easement is needed as a result of a property transfer, with said easement required to run through McGaw Park. Cooke also stated he is asking the easement request be modified to include water.

Cooke also mentioned the necessity for a driveway easement. Hovel stated a driveway easement would need to be a request separate from the current easement request.

Motion by Poole, second by Johnson, to approve Resolution R-74-15 and to amend it to include water, carried unanimously.

**18. Update on Parks Plan 5-year update.**

Endl and Wade Thompson, City Resource/Project Planner, provided an overview on the update to the Parks Plan. Endl stated the plan is updated every five years, and Parks and Planning staff are currently working on the 2015-2020 update. Thompson stated staff has been informing various relevant City committees/commissions of the update, and gathering feedback from said committees/commissions. Thompson stated the next step will be to gather public input through a survey and various meeting/workshops.

The Commission brought up various issues related to the plan update, including development of "urban" parks, the benefit of ecosystem services, identifying emerging trends for recreational uses for children, and efficient use and placement of City park lands.

**19. Planning Department Report.**

None.

**20. Announcements**

The next Plan Commission meeting is scheduled for August 18, 2015.

**21. Adjournment**

Motion by Johnson, second by Kinney, to adjourn at 10:25 p.m., carried unanimously.

Submitted By,  
Wade Thompson, Resource/Project Planner

*Approved August 18, 2015*