

DRAFT MINUTES



CITY OF FITCHBURG

Planning Department

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MINUTES

PLAN COMMISSION

November 17, 2015

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

Others Present: Thomas Hovel – City Planner/Zoning Administrator, Susan Backe – Community Planner

1. Call to order

Chair Arnold called the meeting to order at 7:00 p.m.

2. Approval of minutes of 10/20/2015.

Motion by Lee, second by McGrath, to approve the minutes of 10/20/2015 was carried unanimously.

3. Public Appearances – non agenda items – None.

4. Agenda Review – No changes.

5. Public hearing on Rezoning request, RZ-2080-15, by Ronald Klaas, agent for Fahey Land LLC, to rezone lands associated with the proposed Fahey Fields Plat from the A-T (Transitional Agriculture) to the A-S (Small Lot Agriculture), P-R (Parks & Recreation), R-H (Residential – High Density) and R-LM (Residential – Low to Medium Density), property described as Lot 2 CSM 9896.

Chair Arnold opened the public hearing.

Patrick Cheney, 5211 Kittycrest Drive Fitchburg, spoke in support of the rezoning request noting that he is interested in changes that might affect the plat. He also noted that he supports the addition of perpendicular parking along the east side of Notre Dame Drive.

Joe Rueden, 5329 Lacy Road Fitchburg, spoke in support of the request stating that it's a good development and the City needs additional single-family lots.

Tony Heinrichs, 1113 Coriba Ct Verona, registered in support and was available to answer questions.

Chair Arnold closed the public hearing.

No discussion or action was taken on this item as it was only the public hearing.

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6. Public hearing and consideration of Conditional Use Permit request, CU-2084-15, by Jacob Nauta, agent for Nauta Properties LLC, to allow for landscape sales and services on a portion of property associated with 1839 CTH MM, portion of Lot 1 CSM 12929 and consideration of relief to parking standards.

Chair Arnold opened and closed the public hearing as there were no registrants.

City Planner Tom Hovel provided the staff report noting that Fitchburg Farms is requesting approval to operate as a commercial greenhouse. Chair Arnold noted that this is the 3rd step to bring Fitchburg Farms into compliance.

Motion by Kinney, second by Poole, to approve CU-2084-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Applicant is responsible for ensuring compliance with Fire Department and Building Inspection regulations for retail occupancy.
- 3.) Retail operation shall not exceed 20,000 square feet of area.
- 4.) Parking lot shall be paved and striped by November 1, 2016.
- 5.) Retail operation shall not operate before 7:00 a.m. and shall close before 9:00 p.m.
- 6.) Parking relief to allow a reduction in parking stalls to allow for 30 stalls is included with this approval.

Motion was carried unanimously.

7. Public hearing and consideration of Comprehensive Development Plan amendment request, CDP(A)-2085-15, by Jim Spahr of Lionshare Group, agent for William Dunn, for amendment one to the Stoner Prairie Comprehensive Development Plan to modify from 9 single-family residential units to 21 townhouse units.

Chair Arnold opened the public hearing.

James Spahr, 6817 Fairhaven Road #8 Madison, representing Lionshare Group, LLC, was available to answer questions.

Chair Arnold closed the public hearing.

City Planner Tom Hovel provided the staff report noting that the request is to modify the 9 single-family residential units to 21 townhouse units and that the applicant has noted that the densities still work to be in compliance with the North Stoner Prairie Neighborhood Plan.

Motion by Poole, second by Johnson, to recommend approval of CDP(A)-2085-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Conditions of Resolution R-87-15 remain in place.

Motion was carried unanimously.

8. Public hearing and consideration of Conditional Use Permit request, CU-2086-15, by Matt Hoefler, HAF Group, to allow for an expanded restaurant use at 2784 S Fish Hatchery Road, Lot 1 CSM 12119.

Chair Arnold opened and closed the public hearing as there were no registrants.

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City Planner Tom Hovel provided the staff report noting that the applicant is looking to expand the restaurant beyond the original building footprint. The plans include tearing off a portion of the existing building, putting a new structure over the old part and expanding the building towards Fish Hatchery Road. He noted that the applicant is proposing shared parking, which is what the City wants to see.

Motion by Tishler, second by Johnson, to approve CU-2086-15 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 liquor license prior to any sale or consumption of liquor on-site.

Motion carried unanimously.

9. Architectural Design Review request by Matt Hoefler, HAF Group, to allow for building expansion and site modifications along with request for a parking reduction at 2784 S Fish Hatchery Road, Lot 1 CSM 12119.

Matt Hoefler, 233 Main St S Stillwater MN, representing HAF Architects, provided an overview of the project and the proposed materials to be used in the building renovation.

Michael Shaul, 1207 N Parkview St Cottage Grove, representing Me Julio's, registered in support and was available for questions.

Chair Poole asked for the building capacity. Hoefler stated the restaurant will have 242 seats.

Chair Arnold questioned whether the drive off of Fish Hatchery Road could become a one-way in drive aisle to reduce the drive width and save the tree. Shaul commented that he could accommodate a one-way in drive.

Motion by McGrath, second by Poole, to approve DR request with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Parking is allowed at 28 on-site stalls provided that the applicant records the shared-parking agreements and provides recorded copies to staff.
- 3.) Signage shall comply with Chapter 26 Sign Ordinance.

Motion carried unanimously.

10. Public hearing and consideration of Conditional Use Permit request, CU-2087-15, by Chuck Chvala, agent for Ronald & Gertrude Hermsmeier, to allow for a Church use on property associated with 1911 Pike Drive, Lot 3 Hasz Subdivision.

Chair Arnold opened the public hearing.

Chuck Chvala, 10 East Doty Suite 507 Madison, representing Hermsmeier, Crone Point Development, spoke in support of items 10 & 11. He provided an overview of the proposed development noting that the existing church will be selling their site and that is where the hotel/restaurant/conference center facility will locate; the church will then be relocated to the new church next door.

Chair Arnold closed the public hearing.

City Planner Tom Hovel provided the staff memo noting that the applicant is aware that the identified Pike Drive extension is tentative and may be subject to change. He also noted that the applicant will be submitting for a variance request for reduced setbacks.

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Motion by Kinney, second by Poole, to approve CU-2087-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Maximum Church worship space capacity of 120 persons and maximum building gross sq ft on all levels not to exceed 9,000 sq ft.
- 3.) The identified Pike Drive extension is tentative and may be subject to change. Right-of-way location is also subject to agreement by other impacted properties.
- 4.) Applicant's responsibility to obtain variance to side street setback prior to ADR. The issuance of the conditional use shall in no way bind or direct action of Board of Appeals. No approval of any variance is expressed or approved as part of this approval.

Alder Carol Poole noted that she thinks this is a great project for Fish Hatchery Road and thanked the applicant for bringing the project forward.

Chair Arnold commented that he has seen a couple arrangements for church site plans and thinks this is the best. He stated that he would support slightly smaller setbacks as it gives a good building footprint with rational parking.

Ed Kinney asked if there were outstanding issues with Pike Drive. Fitchburg Public Works Director, Cory Horton, stated that they have an intersection layout and are looking at the geometry of the intersection with Fish Hatchery Road. He stated that the Pike Drive shown in the applicant's plan works well and Public Works is satisfied with the alignment as it looks right now.

Motion carried unanimously.

11. Public hearing and consideration of Conditional Use Permit request, CU-2088-15, by Chuck Chvala, agent for Fitchburg Christian Fellowship, for a hotel, restaurant and conference center use on property associated with 295 Fish Hatchery Road.

Chair Arnold opened and closed the public hearing.

City Planner Tom Hovel provided the staff memo noting that the CUP was for the use as well as to exceed the allowed height.

Motion by Poole, second by Johnson, to approve CU-2088 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Building height shall not exceed 70' to roof line and 77' to top of mechanical units as measured from average finished grade along Fish Hatchery Road.
- 3.) The increase in impervious surface above 65% shall be offset by on-site infiltration or recharge.
- 4.) The capacity of the hotel shall not exceed 120 guest rooms.
- 5.) The restaurant and bar shall not exceed a capacity of 215 persons, not including staff or seating on rooftop patio, or a maximum of 7,000 sq ft, not including the rooftop patio.
- 6.) The conference facility shall not exceed a capacity of 90 persons, or 4,000 sq ft.
- 7.) The identified Pike Drive extension is tentative and may be subject to change. Right-of-way location is also subject to agreement by other impacted properties.
- 8.) Applicant shall provide lot size and ISR data that complies with the City's requirements.

Ed Kinney questioned the type of restaurant. Chvala stated it will be western with music.

Motion carried unanimously.

12. Public hearing and consideration of Conditional Use Permit request, CU-2089-15, by Rob Roos of Cardno, agent for American Transmission Company, for a Transmission Line Rebuild of the "6943: Fitchburg to Nine Springs Transmission Line".

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Chair Arnold opened and closed the public hearing as there were no registrants.

City Planner Tom Hovel provided overview of request. He stated that the line will remain 69kv but will be made to run hot. The project will replace the wood poles with taller metal poles and different conductors to run more safe and more efficiently.

Motion by Kinney, second by Lee, to approve CU-2089-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Applicant shall work with public works to ensure that there is no conflict with the proposed work and the existing sanitary easements.
- 3.) Applicant shall obtain any required erosion control permit prior to beginning any work.

Motion carried unanimously.

13. Public hearing and consideration of Rezone request, RZ-2090-15, by Bill Schiel, agent for 5509, LLC, to amend the PDD-SIP (Planned Development District – Specific Implementation Plan) zoning relative to site plan and building modifications, for 11 Glenbrook Way, Lot 1 CSM 12952.

Chair Arnold opened the public hearing.

Bill Schiel, 39 Glen Arbor Way Fitchburg, representing Schiel & Associates, spoke in support of the request. He provided a history of the project and the proposed changes, which include eliminating the surface parking as well as some changes to the building.

David Ferch, 2704 Gregory Ct Madison, representing Ferch Architects, was available to answer questions.

Erik Bernier, 6 Cobblestone Ct Madison, representing Outdoor Arts LLC, was available to answer questions.

Ed Kinney questioned how drainage will be handled. Schiel explained the proposed drainage plan, noting that there will be an on-site rain garden that will re-infiltrate the rain.

Chair Arnold closed the public hearing.

City Planner Tom Hovel provided the staff memo noting that staff recommended approval with conditions.

Motion by Poole, second by McGrath, to recommend approval with the following conditions:

- (A) PDD-SIP zoning is hereby amended to allow modifications to the site and building plans for Lot 1 CSM 12952 in accord with submitted plans and information which accompanied the rezoning application received on October 20, 2015 and responses and revised plans provided on November 3, 2015 (plans dated November 2, 2015), which is hereby made a part of this ordinance, and with the following additional requirements:
1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
 2. All aspects of Ordinance 2005-O-39 and 2010-O-12 remain in place, except for the amendments provided herein to modify specific development parameters as detailed in the submittal materials of October 20, 2015 and revised on November 3, 2015 (plans dated November 2, 2015).
 3. Approval is for three-story multi-family building consisting of 24 two-bedroom units with 47 underground parking stalls in Building 1, as represented in submitted plans.
- (B) This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22-596 of the zoning code, owners shall consent within 30 days of approval for the PDD-GIP zoning to take effect.
- (C) Applicant shall pay cost of publication to avoid a two Council meeting approval process.

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Bill Tishler stated that it is a good site plan and that he is delighted to see a rain garden.

Rachel Lee voices drainage concerns. Schiel stated that he is working with public works and that the drainage system should work well.

Motion was carried unanimously.

14. Architectural Design Review request by Bill Schiel, agent for 5509, LLC, for site and structural development of a 3-story multi-family residential building at 11 Glenbrook Way, Lot 1 CSM 12952.

City Planner Tom Hovel provided the staff report.

Rachel Lee questioned if the building setbacks were the same as originally approved. Hovel commented that the proposed building is generally in the same location.

Motion by Poole, second by Kinney, to approve ADR with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Council approval of RZ-2090-15.
- 3.) Applicant shall obtain an Erosion Control & Stormwater Management (ECSWM) permit prior to the issuance of a building permit.

15. Consideration of rezone request, RZ-2082-15, by Thomas Sanford, agent for Homeville Fitchburg/Bill Clemens, to rezone Lot 1 CSM 12935 from PDD-GIP (Planned Development District – General Implementation Plan) zoning to PDD-SIP (Planned Development District – Specific Implementation Plan) to allow for commercial development.

Richard Stern, 2935 S Fish Hatchery Road #123 Fitchburg, representing self and Bill Clemens/Homeville Fitchburg, registered in support of items 15-17 noting that he believes the development on N Fish Hatchery will increase tax base and be good for Fitchburg.

Bill Clemens, N 5085 Hemlock Ct, representing Homeville Fitchburg LLC, spoke in support of the request.

Tom Sanford, 550 Denon Drive Madison, representing Bill Clemens, spoke in support of the request.

City Planner Tom Hovel informed the Commission that he had received some updated information on Friday from the applicant and walked the Commission through the materials.

Chair Arnold commented that the parking configuration is very unusual and appears to be inefficient. Clemens responded that Quam Engineering thought it would have been flow and so the plan was updated based on the engineer's recommendation but they would revisit and consider changes.

The Commission inquired about the 4 parking stalls in the drive thru; Clemens stated that those stalls would be designated as employee parking.

Discussion was had on pedestrian access from the Avalon Senior Care. Clemens commented that there are sidewalks and that there is not a log of walking that takes place as the residents of Avalon are seniors.

Ron Johnson questioned if there would be left turns allowed out of the driveway onto Fish Hatchery Road. Clemens stated that if the Pike Drive extension takes place, access would be through shared easement drive and access would come off the new road extension.

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Chair Arnold questioned the setback of the south building from the southwest property line, which was represented as 5' on the site plan. He noted concerns about whether the building will continue to get light, fire protection, etc. Clemens responded that they talked about the potential of removing the door but they would prefer to acquire the Bowman property; they could recess the door but prefer to leave the plan as is.

Clemens stated that are looking to move forward with the building as approved under the GIP but noted that if the credit union doesn't come along with the deal because of the second story requirement, they have other financial institutions that could locate on the property.

City Planner Tom Hovel provided the staff report. He stated that a condition could be added to the SIP as well as ADR related to site plan alterations to provide greater efficiency with staff approval.

Motion by Kinney, second by Poole, to recommend approval of RZ-2082-15 with the following conditions:

(A) PDD-SIP zoning is hereby issued in accord with submitted plans and information which accompanied the rezoning application and plans submitted on September 22, 2015, revised on October 20, 2015 and certain sheets (CSM, site plan, grading, utility and landscaping plan) revised on November 10, 2015, which are hereby made a part of this ordinance, and with the following additional requirements:

4. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
5. The submitted proposal increases the Impervious Surface Ratio (ISR) of the site from 63% that was allowed in the 2007 approval, up to 85% (as detailed in the submission). At this time no specific calculations have been submitted to indicate sufficiency of the storm water system to handle the increase in impervious surface. Verification of storm water sufficiency, including any calculations as may be required by the City Engineer, shall be submitted prior to the PDD-SIP zoning taking effect. Depending upon the results of the storm water analysis, site plan changes may be required.
6. Applicant shall obtain, prior to the issuance of any permit, an Erosion Control and Storm Water Management Permit.
7. This approval allows 30 parking stalls for the south building site, in lieu-of- the 33 identified in the GIP.
8. This approval allows for: (a) South building as a financial institution or office space with up to four drive-through lanes for the financial institution. Per the PDD-GIP approved alternate 1 plan, submitted by applicant and dated June 2013, the south building (financial institution) shall have a second floor space totaling at least 2,250 sq ft, but not to exceed 4,500 sq ft. (b) For the North building the only food, restaurant or beverage use specifically approved is 1940 sq ft for a coffee shop, not including the mezzanine space, with one drive-through lane. Additional square footage may be occupied by retail or office.
9. Maintain provision of potential access to a future Pike Drive extension.
10. Prior to any city execution of the PDD-SIP zoning request or CSM, the following executed documents, which are to have been approved as to content by the Public Works Department, shall have been recorded: (a) Private water main easement; (b) a water access agreement for municipal or utility employees to operate valves for each building on the property. The City Attorney and City Engineer are hereby authorized to approve and have the appropriate officials execute such agreement; and (c) waiver for street trees.
11. Water impact fees shall be required to be paid prior to receipt of any building permit.
12. Building height shall not exceed 45 feet. Proper screening of mechanical equipment shall be provided on the PDD-SIP rezoning submission.
13. Satisfaction of Public Works (Review #4) comments.
14. Signage shall follow Chapter 26 as existing or amended.
15. Provide an executed alternate electric easement and agreement to relocate utilities due to the conflict with the proposed drive-thru canopy associated with the south building.
16. Site plan alterations to achieve greater efficiency is allowed with staff approval.

(B) This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22-596 of the zoning code, owners shall consent within 30 days of approval for the PDD-GIP zoning to take effect.

(C) Applicant shall pay cost of publication to avoid a two Council meeting approval process.

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Motion was carried unanimously.

16. Certified Survey Map request, CS-2083-15, by Thomas Sanford, agent for Homeville Fitchburg/Bill Clemens, to divide Lot 1 CSM 12135 into two lots. Hovel provided staff memo and noted conditions.

Ed Kinney asked whether adjustments to the parking configuration would alter the CSM. Clemens stated that it would not require changes.

Motion by Johnson, second by Poole, to recommend approval of CS-2083-15 with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) CSM shall be updated with the following information prior to the City signing of the CSM:
 - a. Label the 10' MG&E easement and include the document number.
 - b. North water main easement shall be dimensioned at the east and west end and be labeled "Private Water Main Easement" as the dimensions are different.
 - c. Language on CSM that currently reads "Easement to be vacated when the Pike Drive extension is constructed" shall be modified to read "Easement to be vacated after new access is constructed in the 24' ingress/egress easement whose center line is on the shared property line of Lots 1 and 2."
- 3.) Applicant shall obtain an Erosion Control & Stormwater Management Permit (ECSWM) prior to the City signing of the Certified Survey Map.
- 4.) Council approval of rezone request RZ-2082-15.

Ed Kinney questioned whether adjustments to the Pike Drive extension could require amendments to the CSM. Cory Horton, Director of Public Works, stated that the staff is anticipating the intersection to be at location 2.5 (where the Chvala plan from earlier in the meeting showed it) but that there is some flexibility to adjust the skew of the intersection on the east side of Fish Hatchery Road. Hovel stated that it would be ideal to know the specific location of the road before approving the plans but the applicant wants to proceed and are taking a risk. They wouldn't need a new CSM. He also noted that the location will be considered when there is a development proposal on the property to the south and that the City Attorney suggested against officially mapping the corridor.

Motion was carried unanimously.

17. Architectural Design Review request by Thomas Sanford, agent for Homeville Fitchburg/Bill Clemens, to allow for site and structural development of a commercial development consisting of two, 2-story buildings on Lot 1 CSM 12135.

City Planner Tom Hovel provided the staff memo noting that staff recommended approval with conditions identified in the staff memo and an additional condition regarding site plan alteration to achieve greater efficiency with staff approval.

Rachel Lee questioned whether parking would be phased in if the project in two phases. Hovel stated that likely the north side of the parking area would be constructed with the north building.

Chair Arnold commented that at the last meeting he had concerns about access to the Commercial building from the Fish Hatchery Road side of the building but the applicant assured the Commission that the patio is a walk-through rather than a closed-off patio. He said that with the heavy transit corridor he is hoping for transit oriented development and would expect easy access into the building.

Motion by Lee, second by Poole, to approve ADR with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.

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- 2.) Subject to approval by Council of RZ-2082-15 & CS-2083-15.
- 3.) Applicant shall obtain an Erosion Control & Stormwater Management Permit (ECSWM) prior to the issuance of any building permit.
- 4.) If the driveway is reconstructed to the north, as shown on the plans, the new driveway will operate as a right-in/right-out only access until such time as a change is made to the Fish Hatchery Road median north of the Pike Drive extension.
- 5.) Applicant shall have a recorded water access agreement that gives the Fitchburg Utility rights to operate service valves to each building on the property. This agreement shall be provided prior to the issuance of any permit.
- 6.) Council approval of Rezone request RZ-2082-15 and CS-2083-15.
- 7.) Site plan alterations to achieve greater efficiency is allowed with staff approval.

Motion was carried unanimously.

18. Final Plat request, FP-2090-15, by Michael Marty of Vierbicher, agent for Godleaf Fitchburg, LLC, for the Final Plat for the First Addition to North Park.

Randy Kolinske, 998 Fourier Drive Suite 201 Madison, representing Vierbicher, was available to answer questions.

Joe Doyle, 999 Fourier Drive Suite 201 Madison, representing Vierbicher, was available to answer questions.

Ron Fedler, 2379 University Avenue Madison, representing The Addison, registered in support and was available to answer questions.

Mike Filkouski, 7266 CTH Hwy V Sun Prairie, representing Godleaf Fitchburg, registered in support and was available to answer questions.

City Planner Tom Hovel provided the staff memo noting that they are proposing to create a log just south of Aurora Avenue. The Plat includes one large unshaped lot as well as dedicated civic space. He noted that they are allowed one building on the lot.

Chair Arnold suggested a prominent feature be placed at the terminated vista.

Motion by Kinney, second by Peale, to recommend approval of FP-2090-15 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 shall be executed prior to the City signing of the final plat.
- 3.) Park Improvement fees for dwelling units on proposed Lot 6 shall be paid prior to the issuance of any permit for construction.
- 4.) Applicant shall obtain an Erosion Control and Stormwater Management Permit (ECSWM) prior to the issuance of any permit.
- 5.) Applicant shall provide concurrence from utilities (gas, electric, cable, phone) and provide gas/electric/telephone/cable preliminary plans for review of utility easements to Public Works for review and approval prior to issuance of any permit.
- 6.) Applicant shall comply with all requirements of Chapter 23 SmartCode.

Motion was carried unanimously.

19. Resolution R-121-15, Approving Grant of Highway Easement to Wisconsin Department of Transportation (WisDOT) Over the Military Ridge Path Corridor at County PD/McKee Road.

City Planner Tom Hovel provided the staff memo.

Motion by Kinney, second by Lee, to recommend approval of Resolution R-121-15, was carried unanimously.

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20. Resolution R-122-15, Accepting Temporary Access Easement From Sub-Zero Group.

City Planner Tom Hovel provided the staff memo. He stated that the City will be getting an easement from SubZero to run their driveway on the east side in case their street opens before the street east of the Badger State Trail is open. The City will hold the easement until it is needed.

Motion by Kinney, second by Johnson, to recommend approval of R-122-15 was carried unanimously.

21. Resolution R-124-15, Approving the Future Vacation of Excess Right-of-Way on Anton Drive.

City Planner Tom Hovel stated that this item is related to the backage road impacts for the Verona Road reconstruction project. The Resolution would demonstrate that the City is willing to vacate a portion of the future right-of-way so that the property owner can use the area for a parking lot, as stalls are being taken away by the DOT. This Resolution does not start the formal vacation process.

Motion by Poole, second by Tishler, to recommend approval of Resolution R-124-15, was carried unanimously.

22. Planning Department Report

City Planner Tom Hovel informed the Commission that the Mahy Fields plat was pushed to the December meeting as the stormwater design needs to be reworked. He also commented that there are items coming in for the December meeting including the Stoner Prairie Plat and the Seminole Business Park Plat.

23. Announcements

- a. Next Plan Commission Meeting Scheduled for December 15, 2015 at 7:00 p.m.
- b. SmartCode Workshop – November 30, 2015 (5:30 – 7:30 p.m.)
December 1, 2015 (8:30 a.m. – 5:15 p.m.)

24. Adjournment

Motion by Poole, second by Lee, to adjourn at 9:03 p.m. was carried unanimously.

Submitted By,
Susan Badtke, Community Planner