

City of Racine

Room 103, City Hall



Meeting Minutes

Wednesday, July 12, 2006

4:00 PM

Room 205, City Hall

City Plan Commission

*Mayor Gary Becker, John Dickert, Elaine Sutton Ekes,
Vincent Esqueda, Alderman Gregory Holding,
Howard Harper, Jud Wyant*

Mayor Becker called the meeting to order at 4:05 p.m.

PRESENT: Gary Becker, John Dickert, Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Howard Harper and Jud Wyant

*OTHERS PRESENT: Matt Sadowski, Principal Planner
Jim Luellhoff, Associate Planner
Alderman Keith Fair
Alderman Aron Wisneski
Rick Heller, Chief Building Inspector*

Approval of Minutes for the July 12, 2006 Meeting

A motion was made by Commissioner Esqueda seconded by Alderman Holding to approve the minutes as approved. Motion approved.

06-2122

Subject: Compliance review of the conditional use permit for the Journal Times to expand operations at 212 & 300 Fourth Street.

Recommendation: That photographic documentation of the building and selected artifacts for preservation be accomplished to Wisconsin Historical Society standards and that a set of those photos be provided to the Landmarks Preservation Commission, the Racine Heritage Museum, the Racine Fire Belles and the Racine Fire Department.

Further, that the communication be received and filed.

Fiscal Note: N/A

Attachments: [HistoricFireStation.pdf](#)

Mayor Becker introduced the item.

Principal Planner Sadowski explained that this item was in response to the concerns of constituents of Alderman Fair. His constituents have expressed a concern that the Journal Times had not fully investigated the options regarding preservation of the former Fire Station.

Mayor Becker stated that the Journal Times had reasonably met the conditions of the resolution.

Mr. Johnston of the Journal Times explained that Preservation Racine had refused to meet with them and it was recommended by the Downtown Design Review Commission that elements of the Fire Station should not be incorporated into the proposed reuse of the site.

Jim Chambers stated that the former Fire Station was structurally sound and read a letter from George Crandell supporting the preservation of the building and offering design options to that end.

Alderman Holding asked what efforts had been made to determine the condition of the building.

Principal Planner Sadowski stated that no written report had been provided by the Journal Times but the Racine Landmarks Commission had inspected the property, and over three months of discussions between the Journal Times at the Downtown Design Review Commission, it was the conclusion that it was not economically feasible for the owner to renovate or restore the structure.

Principal Planner Sadowski reviewed the staff recommendations.

Commissioner Ekes stated if the Journal Times was in compliance then the conditional use permit couldn't be revoked, and asked City Planner Sadowski to comment. City Planner Sadowski stated with the exception of the anticipated site documentation and artifact preservation, the Journal Times is in compliance with their conditional use permit.

A motion was made by Commissioner Wyant seconded by Commissioner Ekes that the communication be received and filed. Motion approved.

06-2197

Subject: Request by Michael Bieniek representing Verizon Wireless seeking a minor amendment to a conditional use permit for a wireless communication facility at 1828 DeKoven Avenue.

Recommendation: That a request by Michael Bieniek, representing Verizon Wireless seeking a minor amendment to a conditional use permit to relocate a wireless communication facility at 1828 De Kovan Avenue from the water tower to an adjacent mono-pole be granted, subject to the following conditions:

- a. That the plans stamped "Received April 25, 2005" and presented to the Plan Commission on May 11, 2005 be approved subject to the conditions contained herein.
- b. That all codes and ordinances be complied with and required permits acquired.
- c. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- d. That this permit is subject to Plan Commission review for compliance with the listed conditions.
- e. That the operator provides to the City/County Communications Office within the Racine Police Department a current listing of all frequencies utilized by this facility, and the name of a contact in charge of radio frequencies for the operator, and notify the City/County Communications Office of any changes in frequencies for this facility.

Fiscal Note: N/A

Mayor Becker introduced the item.

Principal Planner Sadowski explained that the permit needed to be renewed because of the amount of time that has elapsed.

A motion was made by Commissioner Wyant, seconded by Alderman Holding that this file be approved, subject to the listed conditions in the recommendation. Motion approved.

Ord.25-06

Ordinance No. 25-06 to amend Sec. 114-1(b)(2) and Sec. 114-468 of the Municipal Code of the City of Racine, Wisconsin relating to Zoning - Conditional Uses.

ORDINANCE NO. 25-06

To amend Sec. 114-1(b)(2) and Sec. 114-468 of the Municipal Code of the City of Racine, Wisconsin relating to Zoning - Conditional Uses.

Legislative Intent:

The City of Racine is experiencing a proliferation of convenient-cash businesses making non-traditional, short term consumer loans. Such businesses tailor their services to make them attractive to persons experiencing unfavorable economic circumstances, often aggravating those circumstances. Additionally, it has been found that through their business practices, convenient-cash businesses are susceptible to attracting criminals seeking to commit robberies. Finally, when clustered in an area or strung out along an arterial street, such locational concentration creates an unwarranted negative impression regarding the economic vitality of a commercial district and the community at large. Based on their proliferation, their susceptibility to crime, and the negative effects of their proliferation, the Common Council finds that the health, safety and welfare of the residents of the City of Racine should be protected by legislation limiting the geographic proliferation of convenient-cash businesses.

The Common Council of the City of Racine do ordain as follows:

Part 1:

Sec. 114-1(b)(2) of the Municipal Code of the City of Racine is hereby amended by adding the following definition after the definition of "*Convalescent or nursing home*":

"Convenient-cash business. A convenient-cash business, also referred to as a payday loan business, title for cash business, check cashing business or similar enterprise is any person licensed pursuant to Wis. Stat. sec. 218.05, or a person licensed pursuant to Wis. Stat. sec. 138.09, who accepts a check or title, holds the check or title for a period of time before negotiating or presenting the check or title for payment, and pays to the issuer an agreed-upon amount of

cash, or who refinances or consolidates such a transaction."

Part 2:

Sec. 114-468 of the Municipal Code of the City of Racine is hereby amended by adding the following at the end of the section:

"(28) Convenient-cash businesses, provided that no other convenient-cash business is located within two thousand five hundred (2,500) feet and the business is located at least two hundred fifty (250) feet from a residential district."

Part 3:

This ordinance shall take effect upon passage and the day after publication.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

FISCAL NOTE: N/A

Mayor Becker introduced the item.

City Planner Sadowski explained that the item had been referred back to the Plan Commission.

Attorney Mike Basselman, representing EZ Payday Loans, suggested that his client should not be included with check cashing operations, since the appearance of their facilities and operations were more similar to conventional financial institutions.

Commission members questioned Atty. Basselman regarding his clients status with respect to State Statutes cited in the proposed ordinance, and those statutes' jurisdiction over his clients operations. Attorney Bassleman stated he was aware that one of the statutes cited did apply to his client and was unsure of the other.

A motion was made by Alderman Holding, seconded by Commissioner Wyant that this file be recommended for adoption. Motion approved.

06-2217

Subject: (Direct Referral) Request by Doug Nicholson of The Ivanhoe Pub and Eatery for a sidewalk cafe at 231 Main Street.

Recommendation: That the request by Doug NicholSEN representing the

Ivanhoe Pub & Eatery to operate a Sidewalk Café at 231 Main Street be approved subject to the following conditions:

- a. That the design of the tables, chairs and barrier as presented to the Plan Commission on July 12, 2006 are found to not detract from the aesthetics of the surrounding area and that the locations of the sidewalk café are found to be suitable for a sidewalk café as described herein.
- b. That the 36 inch diameter tables be utilized, and that the number of chairs at each table be three. Additional tables and chair may be utilized if waivers are obtained from adjacent property owners and placed on file with the application in the City Clerk's Office.
- c. That all applicable ordinances be complied with and all applicable permits acquired.

Fiscal Note: N/A

Mayor Becker introduced the item.

Principal Planner Sadowski explained that this was a renewal of the previous approval and read the staff's recommendations.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda that this file be Recommended For Approval. Motion approved.

Public Hearing Starting at 4:30 p.m.

[06-2199](#)

Subject: Request by Milovan Milicevic seeking to rezone the property at 2711 Lathrop Avenue from I-2 General Industrial District to B-2 Community Shopping District, and to apply a Flex Development Overlay to the property.

Recommendation: That an ordinance be created.

That the property be rezoned to I-1 Limited Industrial District with a Flex Development Overlay District.

Further that staff work with Mr. Milicevic to develop a list of Commercial uses to be allowed on the property either by right or by conditional use permit, and to develop a conditional use permit to allow automobile sales, service, repair, body work, and painting along with general storage and distribution operations.

Fiscal Note: N/A

Attachments: [2711Lathrop.pdf](#)

Mayor Becker introduced the item, opened the public hearing at 4:45 p.m. and explained the public hearing process.

Principal Planner Sadowski described the location of the property, adjacent zoning classifications, and the proposed use.

Ted Hart, representing Mr. Milicevic, explained that the proponent wished to expand the potential uses of the property, and that an I-1 zoning with a Flex Development overlay would meet his clients needs.

Eugene Bridle of 2024 West Lawn Avenue described a problem with water ponding at the rear of the property.

Mayor Becker closed the public hearing at 4:52 p.m.

Principal Planner Sadowski explained the rationale behind staff's recommendation that the industrial zoning be retained while apply for a Flex Development Overlay to allow commercial uses as sought by the applicant.

That a public hearing be scheduled before the Common Council.

A motion was made by Alderman Holding, seconded by Commissioner Ekes that this file be Recommended For Approval. Motion approved.

06-2200

Subject: Direct Referral. Request by Mitan Pandya for amendment to Conditional Use Permit for expanded convenience store at 2500 Lathrop Avenue.

Recommendation: That the request by Mitan Pandya of Balark, LLC seeking an amendment to a conditional use permit to construct a 1,629 square foot addition to the convenience store at 2500 Lathrop Avenue be approved subject to the following conditions:

- a. That the plans stamped "Received June 28, 2006" and presented to the Plan Commission of July 12, 2006 be approved subject to the conditions contained herein.
- b. That all building and occupancy permits be requested from the Building Inspection Department.
- c. That the maximum hours of operation be from 5:30 a.m. to 12:00 p.m. Monday through Saturday, and 5:30 a.m. to 10:00 p.m. on Sunday.
- d. That the maximum hours of operation for the vacuums be limited to 7:00 a.m. to 10 p.m. daily.

- e. That all aspects of the operation of this business be conducted indoors including vending machines, product displays or sales.
- f. That the sale of vehicles is prohibited at this location.
- g. Decorative brick/block shall be used on the west and east elevations of the building addition.
- h. That by October 31, 2006, the northern most drive onto Lathrop Avenue shall be closed, curbing installed, and a grass parkway restored to City standards. All driveway closures are subject to the review and approval of the Commissioner of Public works.
- i. That prior to the issuance of a building permit the following shall be accomplished:
 - 1. Examples of the decorative brick/block selection be presented to the Director of City Development for review and approval.
 - 2. A landscape plan be submitted for the review and approval of the Director of City Development that, at a minimum, illustrates the provision of a landscaping bed and plantings along the south lot line, along the sidewalk at appropriate areas along Lathrop Avenue, and in the southeast planter area.
- j. That if an occupancy permit for the building expansion is requested prior to the implementation of the approved landscape plan, then a letter of credit shall be submitted equal to the value of the landscaping to be installed.
- k. That all trash and recyclables be stored in closed containers and screened from view. No garbage pick-up shall be conducted between the hours of 6:00 p.m. and 7:00 a.m. The rear of the dumpster enclosure shall be located no closer than 10 feet to the west lot line. Final design of the dumpster enclosure shall be presented to the Director of City Development prior to construction.
- l. That all roof-top mechanical equipment be screened from view.
- m. That all parking areas be paved and striped.

- n. That the existing storage shed found at the southwest corner of the property be removed from the property.
- o. That all yard areas, landscaping buildings, and grounds be maintained on a daily basis.
- p. That the existing rear yard offset be maintained with both the building addition and the dumpster enclosure and that the southern side yard offset comply with ordinance requirements.
- q. That all codes and ordinances be complied with and required permits acquired.
- r. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- s. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [2500 Lathrop.pdf](#)

Mayor Becker introduced the item and opened the public hearing at 4:55 p.m.

Principal Planner Sadowski described the location of the property and adjacent zoning classifications and the proposal.

Alderman Holding spoke in favor of the proposal.

Mayor Becker closed the public hearing at 4:58 p.m.

Principal Planner Sadowski read the staff's recommendations.

A motion was made by Alderman Holding, seconded by Commissioner Ekes that this file be Recommended For Approval, subject to the listed conditions in the recommendation. Motion approved.

06-2201

Subject: Direct Referral. Request by Mitan Pandya for amendment to conditional use permit for expanded convenience store at 600 Three Mile Road.

Recommendation: That the request by Mitan Pandya of Balark, LLC seeking an amendment to a conditional use permit to construct a 1,840 square foot addition to the convenience store at 600 Three Mile be approved subject to the following conditions:

- a. That the plans stamped "Received June 28, 2006" and presented to the Plan Commission of July 12, 2006 be approved subject to the conditions contained herein.
- b. That all building and occupancy permits be requested from the Building Inspection Department.
- c. That the maximum hours of operation be from 5:30 a.m. to 12:00 p.m. daily.
- d. That the maximum hours of operation for the vacuums be limited to 7:00 a.m. to 10 p.m. daily.
- e. That all aspects of the operation of this business be conducted indoors including vending machines, product displays, or sales.
- f. That the sale of vehicles is prohibited at this location.
- g. That decorative brick/block shall be used on all elevations of the building addition.
- h. That by October 31, 2006, the eastern most drive onto Three Mile Road, and the Southern most driveway onto Erie Street shall be closed, curbing installed, and a grass parkway restored to City standards. All driveway closures are subject to the review and approval of the Commissioner of Public works.
- i. That prior to the issuance of a building permit the following shall be accomplished:
 1. Examples of the decorative brick/block selection be presented to the Director of City Development for review and approval.
 2. A landscape plan be submitted for the review and approval of the Director of City Development that, at a minimum, illustrates the provision of a landscaping bed and plantings along the south and east lot lines, and along the sidewalk at appropriate areas along Three Mile Road and Erie Street.
- j. That if an occupancy permit for the building expansion is requested prior to the implementation of the approved landscape plan, then a letter of credit shall be submitted equal to the value of the landscaping to be installed.

- k. That all trash and recyclables be stored in closed containers and screened from view. No garbage pick-up shall be conducted between the hours of 6:00 p.m. and 7:00 a.m. Final design of the dumpster enclosure shall be presented to the Director of City Development prior to construction.
- l. That all roof-top mechanical equipment be screened from view.
- m. That all parking areas be paved and striped.
- n. That the existing storage shed found at the northwestern portion of the property, and the fenced concrete pad found in the northwest corner of the property be removed.
- o. That all yard areas, landscaping, buildings and grounds be maintained on a daily basis.
- p. That all codes and ordinances be complied with and required permits acquired.
- q. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- r. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [600-3Mile Rd.pdf](#)

A motion was made by Alderman Holding, seconded by Commissioner Ekes that this file be Recommended For Approval, subject to the listed conditions in the recommendation. Motion approved.

06-2202

Subject: Direct Referral. Request by Frank L. James III and the Department of City Development to rezone the properties at 1028 & 1038 South Memorial Drive from B-2 Community Shopping District to R-3 Limited General Residence District.

Recommendation: That an ordinance be created.

Fiscal Note: N/A

Attachments: [1038S.Memorial.pdf](#)

Mayor Becker opened the public hearing at 5:12 p.m. and introduced the item.

Principal Planner Sadowski described the location of the property and adjacent zoning classifications. He explained the reason behind the rezoning was to facilitate the ability of the owner of 1038 S. Memorial Drive to obtain financing, and to put in place a zoning classification that matches the current uses. He stated that staff is seeking the rezoning of 1028 S. Memorial Drive so that zoning matches the use. In response to Commissioner Wyant, Principal Planner Sadowski stated that the owner of 1028 S. Memorial Drive has been sent a notice of the City's intent in this matter.

Mayor Becker closed the public hearing at 5:14 p.m.

Principal Planner Sadowski read the staff's recommendations.

Recommended For Approval

[06-2203](#)

Subject: Direct Referral. Request by Ilija B. & Marika Georgievski seeking to rezone 3400 Rapids Drive from R-2 Single Family Residence to B-2 Community Shopping District.

Recommendation: Deferred.

Fiscal Note: N/A

Attachments: [3400Rapids.pdf](#)

Mayor Becker opened the public hearing at 5:15 p.m. and introduced the item.

Principal Planner Sadowski described the location of the property and adjacent zoning classifications.

Carl Bruckner expressed concerns regarding traffic.

Charles Arndt of 3330 Rapids Drive expressed a concern that the rezoning would facilitate an expansion of the tavern to the west.

Marty Defatte representing the owners stated that the proposed rezoning was to allow for the potential sale of the property to Infusino's who had expressed an interest in expanding parking.

Mayor Becker closed the public hearing at 5:22 p.m.

Principal Planner Sadowski read the staff's recommendations.

A motion was made by Alderman Holding, seconded by Commissioner Esqueda that this file be deferred. Motion approved.

[06-2204](#)

Subject: Direct Referral. Ilija B. and Marika Georgievski seeking a

conditional use permit to allow a ground floor single family residence in a B-2 Community Shopping District at 3400 Rapids Drive.

Attachments: [3400Rapids.pdf](#)

Mayor Becker introduced the item.

A motion was made by Alderman Holding, seconded by Commissioner Esqueda that this file be deferred. Motion approved.

06-2205

Subject: Direct Referral. Request by Peter Mohrhauser of Maintenance Services, Inc. seeking a conditional use permit for a mixed use development at 2200 South Street.

Recommendation: That a request by Peter Mohrhauser of Retail Maintenance Services, Inc. seeking a conditional use permit for a mixed use development at 2200 South Street be approved, subject to the following conditions:

- a. That the plans stamped "Received June 29, 2006" and presented to the Plan Commission on July 12, 2006 be approved, subject to the conditions contained herein.
- b. That all building and occupancy permits be requested from the Building Inspection Department.
- c. That the total square feet devoted to the operation of Retail Maintenance Services, Inc. not exceed 60% of the total floor area of the building.
- d. That all parking areas be paved and striped.
- e. That all aspect of the operation Retail Maintenance Services, Inc. be contained indoors.
- f. That all signs be professionally made and comply with zoning ordinance requirements.
- g. That all other uses on this property may be permitted by right or by conditional use in accordance with those permitted in the I-2 General Industrial District.
- h. That all yard areas, landscaping, buildings and grounds be maintained on a daily basis.
- i. That all trash and recyclables be stored in closed containers and

screened from view.

- j. That all codes and ordinances be complied with and required permits acquired.
- k. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- l. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [2200SouthSt.pdf](#)

Mayor Becker opened the public hearing at 5:30 p.m. introduced the item.

Principal Planner Sadowski described the location of the property, adjacent zoning classifications, and reason for the conditional use requirement.

John Schannon of Maintenance Services requested that the staff recommendations be modified to allow for 60% office use.

Mayor Becker closed the public hearing at 5:32 p.m.

Principal Planner Sadowski read the staff's recommendations.

A motion was made by Commissioner Ekes, seconded by Alderman Holding that this file be recommended for approval, subject to the listed conditions in the recommendation. Motion approved.

06-2206

Subject: Direct Referral. Request by David Stamm of New England Builders, Inc. seeking a conditional use permit to construct a 40 unit residential condominium building at Four Gaslight Drive, in the Gaslight Pointe Planned Development.

Recommendation: That the plans submitted by New England builders for Gaslight Pointe Associates, LLC. seeking a conditional use permit in the planned development of Gaslight Pointe to construct a four-story residential condominium at Four Gaslight Drive be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on July 12, 2006 be approved subject to the conditions contained herein:

- b. That the following be accomplished prior to the issuance of a building permit;
 - 1. Submit site, lighting, and landscaping plans to the Downtown Area Design Review Commission for review and consultation.
 - 2. Submit site, lighting and landscaping plans to the Director of City Development for review, an approval following Downtown Area Design Review Commission's review and consultation.
 - 3. Submit for approval drainage plans to the City Engineer, and utility plans to the Racine Water and Waste Water Utilities.
- c. That the following be accomplished prior to the issuance of occupancy permits;
 - 1. Install all landscaping as illustrated in the approved plans or submit a letter of credit equal to the value of the approved plan. In such a case, landscaping shall be completed within six months of the date an occupancy permit was obtained.
 - 2. All drive and walk areas shall be have final pavement or a letter of credit shall be provided equal to the value of the paving. In such a case, final paving shall be completed within six months of the date an occupancy permit was obtained.
 - 3. All appropriate documents as outlined by Section 114-181 of the City of Racine Municipal Code shall be filed by the applicant, or their agent, with the Racine County Register of Deeds. Prior to recording, all documents shall be submitted to the Director of City Development for review and approval.
- d. That the project density, floor area ratio, units count, yard areas and building height be complied with as presented in the approved plans.
- e. That any driveway openings and closures are subject to the review and approval of the Commissioner of Public Works.
- f. That all codes and ordinances be complied with and all permits acquired.
- k. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit

without the approval of the Common Council.

- I. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [gaslight point.pdf](#)

Mayor Becker opened the public hearing at 5:35 p.m. and introduced the item.

Principal Planner Sadowski described the parcel as being the last undeveloped lot in Gaslight Pointe. He explained that the proposal was well within the limits in terms of density and height.

David Stamm of New England Builders offered to answer any questions regarding the proposal.

Alderman Fair expressed concerns over not being informed sooner of the details regarding the proposal.

Shelly Kohl of 35 Harborview Drive expressed concerns about parking and security.

Steve Keskey of 35 Harborview Drive expressed concerns about lack of greenspace.

Jeff Burke 30 Harborview Drive expressed concerns about the design, setbacks, and parking lot screening.

Mary Hansen of 35 Harborview Drive expressed concerns about the height of the building and appearance of the garages.

Jerry Frankie of Wis Park Development Corp. explained that restraint had been used in terms of the height of the structure and in the number of proposed unit. He stated that the design was intended to complement that of the Pointe Blue development. He went on to explain that the owners would have a separate association and that there would be no cross easements.

Mayor Becker closed the public hearing at 6:03 p.m.

Mayor Becker read the staff's recommendations.

Principal Planner Sadowski explained the approval process.

A motion was made by Alderman Holding, seconded by Commissioner Esqueda that this file be recommended for approval, subject to the listed conditions in the recommendation. Motion approved.

06-2207

Subject: Direct Referral. Request by James R. Walters and the Redevelopment Authority seeking to rezone the property at 720 South Marquette Street from I-2 General Industrial District to R-5 General Residence District, and to apply a Flex Development Overlay to the

property to accommodate a mixed residential and commercial condo development.

Recommendation: That an ordinance be created.

Further, that staff work with Mr. Walters to develop a use supplement that lists the commercial uses to be allowed on the property either by right or by conditional use permit.

Fiscal Note: N/A

Attachments: [720S.Marquette.pdf](#)

Mayor Becker opened the public hearing at 6:25 p.m. and introduced the item.

Principal Planner Sadowski described the location of the property and adjacent zoning classifications. He explained the proposal and the intent regarding the use of the Flex Development Overlay to allow both residential and commercial uses within the project area. He went on to describe the proposal as being consistent with the Downtown Plan.

Mayor Becker closed the public hearing at 6:30 p.m.

A motion was made by Alderman Holding, seconded by Commissioner Esqueda that this file be recommended for approval. Motion approved.

Adjournment

There being no further business before the Commission, and hearing no objections, Mayor Becker adjourned the meeting at 6:32 p.m.

Respectfully submitted,

*Jim Luellhoff
Associate Planner
Matt Sadowski,
Principal Planner*