

MINUTES
CITY OF DEKALB
PLANNING AND ZONING COMMISSION
July 6, 2020

The Planning and Zoning Commission held a Meeting on July 6, 2020, at the DeKalb Public Library in the Yusunas Meeting Room, 309 Oak St, DeKalb, Illinois. Vice Chair Christina Doe called the meeting to order at 6:00 PM.

Vice Chair Doe stated she wanted to thank everyone for being here tonight. She mentioned for those attending, the meeting room has been set up to meet the CDC recommended distancing guidelines and the Executive Order from the Governor.

A. ROLL CALL

Recording Secretary Aaron Walker called the roll. Planning and Zoning Commission members present were: Vice Chair Doe, Ron Klein, Jerry Wright, and Trixy O’Flaherty. Chair Maxwell and Steve Becker were absent. Principal Planner Dan Olson was present representing the City.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Vice Chair Doe requested a motion to approve the July 6, 2020, agenda as presented. Mr. Wright motioned to approve the agenda as presented. Mr. Klein seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

1. June 17, 2020 – Vice Chair Doe requested a motion to approve the June 17, 2020, minutes as presented. Mr. Klein motioned to approve the minutes as presented. Ms. O’Flaherty seconded the motion, and the motion was approved by unanimous voice vote.

D. PUBLIC PARTICIPATION (Open Floor to Anyone Wishing to Speak on Record)

None

E. NEW BUSINESS

1. **Public Hearing** – A petition by DeKalb First United Methodist Church for approval of a zoning map amendment, upon annexation, from the “SFR1” Single-Family Residential District to the “PD-R” Planned Development – Residential District, approval of an amendment to Ordinance 94-74, and approval of a concept plan to allow for the construction of an approximately 7,730 sq. ft. church and accessory uses on approximately 16 acres of property

located along the west side of N. Annie Glidden Road across from the DeKalb County Health Facility Campus.

Tom Weber, member of the DeKalb First United Methodist Church, advised he is the Vice Chair of the Land Acquisition Team. He noted the other members of the church present were Jim Horn, Pastor Jonathan Crail, Sally Mullis, Marsha Goodrich, and Herb Buhr. He advised the Land Acquisition Team has been looking for a new location to build their church in the Dekalb area. He stated several years ago he met with Steve Storey, who along with his sisters, own the 15.87 acres that are included in the petition. He advised the other members would speak to the petition, but he wanted to thank City staff for their efforts and help with the project.

Jim Horn stated the DeKalb First United Methodist Church has been serving the Dekalb area for over 150 years. He advised the current church building located on the corner of 4th Street and Oak Street was built in 1908. He noted this was the third building owned by the church. He stated most of the current building is not handicap accessible and the maintenance cost has increased due to the age of the building. He added the current building lacks the necessary green space for youth and adult activities.

Mr. Horn advised the funding for the new church would be raised up front, to eliminate the need for a mortgage. He noted a 3-year capital campaign was launched to raise money for the new church. He stated they are in the third year of the capital campaign. He advised the amount raised would determine the initial design of the church, but they will have space to expand in the future if necessary. He advised the new building would be energy efficient, greatly decreasing their maintenance costs. He noted they have been working with Saavedra Gehlhausen Architects to design the church. He advised the new church would be entirely handicap accessible.

Pastor Jonathan Crail stated the congregation has a very long history in DeKalb and was formed in 1855. He advised they have been in their current building for 112 years. He said the maintenance cost, repair costs, heating and cooling issues, and lack of green space has led them to construct a new building. He advised they are designing the building to be a community resource. He noted an example such as the church being partnered with Boy Scout Troupe #4 and Cub Scout Pack #104 for over 84 years. He noted the church holds a monthly free dinner event for the community and allows their building to be used by various organizations for community events. Pastor Crail stated City Officials and DeKalb County have been working on the revitalization of Annie Glidden North, and the project would only benefit the revitalization effort.

Principal Planner Dan Olson went over the staff report dated July 2, 2020. He advised the subject site is 15.87-acres and located along the west side of N.

Annie Glidden Rd and across from the DeKalb County Health Facility Campus. He noted a portion of the subject site was annexed to the City in 1994 per Ordinance 1994-74 as part of the Eden's Garden Subdivision Development. He advised the northern portion of the subject site is in unincorporated DeKalb County. He pointed out the northern portion will have to be annexed and rezoned from "SFR-1" Single-Family Residential District to the "PD-R" Planned Development – Residential District, as properties are initially annexed as "SFR-1". He advised the petitioner is also requesting approval of a concept plan, plat of roadway dedication, and waivers to the UDO for building height, landscaping, minimum street standards, and parking lot standards.

Mr. Olson advised the proposed church building and parking lot will be located on the eastern portion of the property. He noted the church building will be approximately 7,730 sq. ft. and include a 203-seat sanctuary, classrooms, lounge area, administrative offices, and a kitchen. He stated access will be provided in two phases, with initial access being provided from N. Annie Glidden Rd, across from the existing access into the DeKalb County Health Facility Campus. He advised the right-of-way for Beautiful Gate Drive will be dedicated to the City with the approval of the project, however the road will not be constructed at this time. He noted the road will be extended once development occurs to the north of the subject site or if the subject site is further subdivided. He stated the concept plan indicates a Phase 2 layout that adds more parking and provides for another access to N. Annie Glidden Road.

Mr. Olson stated a traffic analysis was conducted in 2018 and indicated that an additional right turn lane will not be needed to handle existing and future traffic generation from the church. He advised a northbound left turn lane at the church's entrance at N. Annie Glidden Road is warranted and re-striping will have to occur, but a traffic signal at the entrance was not warranted.

Mr. Olson stated the UDO requires one parking space for every four seats in the sanctuary for a church. He noted there will be 203 seats, which would require 56 parking spaces. He advised a total of 65 parking spaces are provided on the concept plan in the Phase 1 Development.

Mr. Olson stated a stormwater detention basin is provided on the site to the northwest of the church. He noted water will be extended from the existing main along N. Annie Glidden Road and sanitary sewer will be brought to the church from the eastern edge of Eden's Garden at Beautiful Gate Drive. He stated a Final Plan, meeting the UDO requirements, will be required to be submitted prior to any building permits being issued for the site and the Final Plan will be reviewed by City staff and will not be required to be reviewed by the Planning and Zoning Commission as long as the plan is in substantial conformance with the Concept Plan.

Mr. Olson advised the applicant is requesting various waivers to the UDO. He noted the church will have a steeple, which will be at a total height of 86 feet. He noted the UDO does allow an increase in building height for church steeples; however, it cannot exceed the zoning height regulations in which it is located by more than 20%. He stated the maximum height in the highest density residential district is 45 feet, which would allow a building height of 54 feet after applying the 20% increase. Mr. Olson noted the UDO requires structural projections over the maximum height level to have an additional one-foot setback for each two feet the structure is over the maximum height level. He stated the steeple is 32 feet (86'-54') over the maximum height allowed, which equates to a required minimum front yard setback of 41 feet. He stated the church will be setback about 52 feet to the north property line and 250-300 feet away from N. Annie Glidden Road ROW, which far exceed the additional setback required. He advised the height waiver is justified as the proposed church will not be in close proximity to any residences and is an integral part of the architecture of the church.

Mr. Olson advised the UDO requires berming (3' height minimum) along public roadways adjacent to parking lots. He noted the applicant is proposing landscaping along N. Annie Glidden Road that meet the UDO minimum requirements regarding shade trees and shrubs, however no berming is proposed. He mentioned other examples including the Northern Illinois Korean Church that has no berm and the County Health Facility that has a meandering berm but is a much larger development.

Mr. Olson advised the petitioner requested a waiver to reduce the landscaping along the south and west property lines, which is justified since there is no development to the south of the site and the nearest home to the west is over 1,000 feet away. Mr. Olson noted landscaping in the parking lot and in front of the church building is proposed, however does not meet the minimum requirements. He stated the church does plan to install additional landscaping in the future through memorial donations and plans to have a fully landscape church campus in the future.

Mr. Olson advised the applicant is requesting a waiver for the access from N. Annie Glidden Road that is in the right-of-way of Beautiful Gate Drive to not have curb and gutter. He noted the concept plan shows a 36-foot-wide access into the site, which would provide enough width for an entrance lane and a right turn and left turn lane. He added once Beautiful Gate Drive is extended, a full street profile would be provided with curb and gutter.

Mr. Olson stated the applicant is also requesting there be no curbing at the perimeter of the parking lot. He noted future parking is proposed to the south, so installing curbing along the south side of the phase 1 parking lot would not be advised. He added there is precedent, as the parking lots for the Northern

Illinois Korean Church and New Hope Missionary Baptist Church do not have curbing.

Mr. Olson said the petitioner is meeting all the requirements of the UDO, except for the listed waivers. He noted there are other churches in the area, and the project will not be detrimental to the surrounding properties. He added the sanitary sewer will be extended from the Eden's Garden development and water will be connected from an existing main along N. Annie Glidden Road.

Mr. Olson mentioned there were some citizen response forms regarding the petition. He mentioned James and Kathy Maciorowski, of 1377 Omega Circle Drive, indicated they do not support the proposal. He noted an e-mail was received from Bertrand Simpson, of 2570 Soros Ct., mentioning a concern if Beautiful Gate Drive would be extended. He advised City Staff responded to Mr. Simpson indicating that Beautiful Gate Drive would not be extended with the development of the church. He added letters were received from Karen and Sam Baker, of 1230 Omega Circle Drive, and from the Eden's Garden management company indicating a concern about stormwater drainage from the church site impacting their subdivision. Mr. Olson noted City Staff responded mentioning the church will be providing their own stormwater detention pond that will handle the stormwater for the site, which will have to meet all the UDO requirements and will be checked by the City Engineer.

Mr. Olson stated since the posting of the agenda, another email was received from Matt and Jackie Suwanski, of 1229 Omega Circle Dr, concerned about storm water retention and the condition of Twombly Road. Mr. Olson reiterated the detention pond requirements for the church and advised DeKalb County will be reconstructing Twombly Road next year, as well as adding a sidewalk on the north side of Twombly Road.

Mr. Olson advised City Staff recommends approval of the annexation, rezoning, concept plan, and waivers to the UDO. He noted the request will allow the church to construct a new facility that will accommodate their immediate and future needs.

Vice Chair Doe gave the public a chance to speak.

Jim Neff, of 1245 Omega Circle Dr., stated his concern with drainage. He advised they regularly have flooding on the subject property. He stated the land behind his home has ponds that form that are several acres large. He noted he had concerns with Beautiful Gate Drive, but it was no longer an issue after Mr. Olson's explanation that the road will not be extended with this development.

Sam Baker, of 1230 Omega Circle Dr., advised he was one of the citizens that mailed in a response form to the City. He advised he is not against the church

and only has an issue with the drainage and flooding behind his property and in his subdivision. He noted ponds form every year behind the homes on Omega Circle Dr. He wants to ensure the church is built properly and doesn't add to the water runoff in the area. Mr. Olson advised the petitioner is required to conduct a stormwater impact study and ensure the proposed detention pond contains the runoff from the project. He noted the petitioner must meet the drainage and stormwater regulations of the UDO and the development will not add to any existing drainage issues.

Mr. Baker said he wants a solution to the current drainage issue before any other development occurs. He stated the flooding will get worse with any new development if the current issue isn't addressed. Mr. Olson advised per the UDO; the development will not be allowed to increase runoff to neighboring properties. He noted all runoff from the new development will be directed to the new detention pond. Mr. Olson stated if there is a current issue at Eden's Garden, he could request the City Engineer to inspect the area, however, the petitioner would not be required to remediate any existing runoff.

Steve Storey advised he is the current owner of the subject property. He said Eden's Garden has 8-inch tile to the surrounding detention ponds. He advised if there was a larger tile into Eden's Garden detention pond, it would solve the flooding issue in the area. Mr. Baker advised that would never be approved, as the detention ponds are already flooding. He reiterated he is not opposed to the construction of the church but wants to ensure that water issue is remedied. He added he does not want construction to move forward until the issue is addressed.

Mr. Olson advised the petitioner is required to provide stormwater detention for the development, which includes the building and parking lot. He noted they must meet UDO requirements, which prevents the development from adding to the water runoff problem. He stated the land on the west side of the subject property is not going to be developed, so they are not required to remedy the current flooding in that area. Mr. Olson reiterated he will convey the concerns to the City Engineer and can have him address the issues with Mr. Baker.

Vice Chair Doe requested Mr. Olson clarify the property lines and development lines of the proposed development. Mr. Olson clarified the development will only be on the eastern part of the subject property. The western side of the property will remain undeveloped farmland.

Bertrand Simpson Jr, of 2570 Soros Ct, advised the south end of his property abuts Beautiful Gate Dr. He wanted the City to clarify if there will be any additional traffic on Beautiful Gate Dr. due to the development. Mr. Olson advised all traffic to the church will be off N. Annie Glidden Rd. Mr. Simpson stated he is not opposed to the church but wants the petitioner to take in mind what effect the development will have on water runoff to neighboring properties.

Mr. Simpson questioned if the property to the north of the subject site will be developed residential or commercial in the future. Mr. Olson advised this development does not affect the property to the north, as it is unincorporated DeKalb County. He noted it is designated as residential in the City's Comprehensive Plan.

Vice Chair Doe gave the Commissioners a chance to speak.

Ms. O'Flaherty stated she believes the proposed project is a good use of the property. She questioned what the normal course of action would be for Mr. Baker's concerns regarding the present issues. Mr. Olson advised the City Engineer would inspect the site and see if there is a resolution. Ms. O'Flaherty would prefer the issues be addressed now before the development moves forward.

Mr. Wright questioned if there were plans for the land to the north of the development or west of the development. Mr. Olson advised there are no current plans at this time. Mr. Wright questioned if there will be a southbound right turn lane off N. Annie Glidden Rd. Mr. Olson responded the traffic study deemed a right turn lane would not be required, but a northbound left turn lane would be.

Mr. Wright inquired when construction will begin and end. Mr. Horn advised the project will begin either in 2022 or 2023 and will take approximately 4 months to complete. Mr. Wright asked the public participants and Mr. Olson to clarify if the western part of the subject property has a current drainage issue due to runoff from surrounding farmlands. Mr. Olson noted citizens advised there is a current drainage issue on the subject property closest to Eden's Garden.

Mr. Wright stated the stormwater restrictions in the UDO may have to be expanded to cover the current drainage issue at the subject site. Mr. Olson advised the petitioner can only be required to address the runoff caused by the new development on their own property, not the current issue in Eden's Garden. Mr. Wright questioned if the regulations in the UDO need to be adjusted to address the specific water runoff issues at this property that other development properties may not have.

Mr. Klein asked if the subject property is part of a drainage district. Mr. Storey advised it is in the drainage district. Mr. Klein advised the drainage district already has assessments of the property, which would make it subject to the regulations of the district. Mr. Klein advised the petitioner would need to go before the drainage district board to ensure they meet all their regulations. Vice Chair Doe questioned if the property was annexed, would they still be subject to the drainage district's approval. Mr. Klein advised they would.

Mr. Olson asked the Commission what they would like to add to the petition or review to address their concerns.

Vice Chair Doe questioned if the placement of the detention pond is laid out in the UDO. Mr. Olson advised the placement is determined by the stormwater impact study and engineering calculations.

Mr. Wright questioned if the Commission approves the petition tonight, how would the runoff issue be addressed. Mr. Olson advised in Exhibit B of the recommendation, a full stormwater report and impact study is required to be conducted, submitted, and approved by the City Engineer prior to any construction.

Mr. Klein inquired what will happen to the current church building. Mr. Horn advised the church plans to sell the property. He advised there were several inquiries, but he has not been able to solidify a sale, as the new church site has not been approved or developed.

Mr. Klein inquired if they will be constructing any additional buildings on the subject property. Mr. Horn advised a garage or shed may be built to store lawn equipment and furniture, but nothing major. Mr. Klein questioned if membership of the church has stayed stable for the last 10 years. Mr. Horn advised there has been a slight decline, especially with COVID-19. He noted the capital campaign has run steadily over the years, however. Mr. Klein noted the petitioner needs to address the drainage issue with the drainage district.

Mr. Olson advised with the current concerns regarding stormwater runoff, the Commission may wish to continue the hearing to the next meeting so the City Engineer can address the concerns. Mr. Wright believes this is the last opportunity to address the issues and would not want to approve the petition if the issue isn't addressed.

Mr. Storey questioned if the Commission would like the drainage district to attend the continued hearing. Mr. Olson advised it would not be necessary to have the district attend the hearing.

Vice Chair Doe questioned where the cut off for the green space will be for the development. Mr. Horn advised the green space will only cover the eastern third of the subject property. He advised the green space will be sodded and there will be bushes and trees or a fence to separate the developed property from the farmland. Mr. Wright questioned if the farmland would continue to be farmed. Mr. Horn advised it would be.

Mr. Baker reiterated he is not opposed to the project but wants the water issue to be addressed now and rather than let it linger. He stated if the petitioner is

not going to be using the land, something should be done to the land now to prevent future flooding.

Mr. Simpson understands the petitioner is following the regulations of the UDO, but questions if the City and petitioner are doing the best they can to help the citizens in the area. He advised Eden's Garden was planned and went through the same vetting process as this petition, but there are drainage issues that arose from its development.

Mr. Klein noted this project would be ideal when it comes to drainage, as building one church on 16 acres would prevent more runoff than 20 separate houses.

Mr. Wright said he would prefer to hear from the City Engineer regarding the current drainage issue in order to give consolation to the citizens living in Eden's Garden. Mr. Wright advised he fully supports the church but wants the drainage issue resolved.

Ms. O'Flaherty advised she agrees with Mr. Wright and wants to hear from the City Engineer.

Vice Chair Doe advised she is excited for the project, as she attends a neighboring church. She added she does not want to rush the project and wants the drainage issue resolved.

Mr. Klein moved that the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of a zoning map amendment, upon annexation, from the "SFR1" Single-Family Residential District to the "PD-R" Planned Development – Residential and approval of an amendment to Ordinance 94-74 to allow for the construction of an approximately 7,730 sq. ft. church and accessory uses for approximately 16 acres of property located along the west side of N. Annie Glidden Road across from the DeKalb County Health Facility Campus. Approval is also recommended for a concept plan, architectural elevation, landscape plan and plat of dedication described in Exhibit A of the staff report and approval of the Planned Development Standards described in Exhibit B of the staff report.

There was no second to the motion made by Mr. Klein. Motion Failed.

Mr. Wright moved that the Planning and Zoning Commission continue the public hearing to July 20, 2020 at 6:00PM at the DeKalb Public Library located at 309 Oak Street.

Ms. O'Flaherty seconded the motion.

A roll call vote was taken. Mr. Klein – No, Ms. O’Flaherty – yes, Mr. Wright – yes, Vice Chair Doe – yes. Motion passed 3-1-2. Chair Max Maxwell and Steve Becker were absent.

2. **Public Hearing** – A petition by Municipal Resolutions on behalf of First National Bank of Omaha for approval of a variance to Article 13.06.04 of the Unified Development Ordinance in order to incorporate a 40 sq. ft. electronic changeable copy sign on an existing legal non-conforming ground sign at the First National Bank of Omaha located at 121 W. Lincoln Highway.

Karen Dodge, with Municipal Resolutions on behalf of First National Bank of Omaha, advised they are requesting a variance to install an electronic changeable copy sign at 121 W. Lincoln Highway. She noted the footing, post, and cabinet for the sign was installed in the 1980’s. She added the petitioner will only be changing the face of the sign, incorporating the electronic message center. She advised the proposal is to increase communication to customers in the community. She added they will not be increasing the size or height of the sign. Ms. Dodge advised the sign will comply with Article 13.06.04 of the UDO by only having one changeable copy sign and keeping the electronic message center under 40 sq. ft. She also mentioned the sign will be in compliance by not having off site advertising, maintaining a 5 second hold between messages, not having various transitions, and installing a dimmer switch.

Ms. Dodge advised there were two correspondence received by the City from residents north of the property. Mr. Olson advised the two properties are 150 and 200 W Locust St. He noted the residents had concerns with the potential visibility of the sign from the second floor of their homes.

Ms. Dodge advised there should be no issues with the visibility of the sign as they are not changing the size of the sign. She pointed out the administrative bank building and several trees are between the resident’s homes and the sign. She noted the residents are at a lower elevation than the bank property, so visibility of the sign will be minimal. She added the residence face the side of the sign, not the illuminated portion.

Principal Planner Dan Olson went over the staff report dated July 2, 2020. He noted the existing sign is 29 ft. and 5 ½ in. high and a total of 102 sq. ft. in size. He noted the sign is an existing legal non-conforming ground sign and the petitioner proposes to replace the face of the existing sign and add an electronic message center to the sign that will be 40 sq. ft. or about 40 percent of the overall sign size.

Mr. Olson advised on March 23, 2020 the City Council approved several amendments to the sign regulations including allowing electronic changeable copy signs with a sign permit as long as the sign met the requirements in the

UDO. He noted prior to the amendment, electronic changeable copy signs were prohibited, however a few were approved by special use permits including Hillcrest Covenant Church, Brian Bemis Auto Group, and two local schools.

Mr. Olson advised First Midwest Bank, just across the street from the subject property, has an electronic changeable copy sign that was approved by the City through a special use permit in 2012. He noted the First National Bank of Omaha branch office just to the west of the site already has a ground sign which is approximately 50 sq. ft. and 10 ft. in height and only displays the time and temperature. He advised there are several other non-conforming signs to the west of the subject site including American Liquors, Shell Gas Station, and Los 3 Burritos.

Mr. Olson mentioned the contractor installing the sign is the same company that constructed the Clinton Rosette sign that was approved by the Commission. The technology will be the same and it will have the same capabilities. He added only 40% of the sign front will be the changeable sign portion.

Mr. Olson noted the sign is existing and will not be a detriment to the surrounding area. He explained there are several non-conforming signs in the area, as well as an electronic changeable sign to the south of the site. He said the sign is not out of character with the surround properties.

Mr. Olson advised two responses were received by nearby property owners. He noted Valerie Flynn, of 200 W. Locust St, objected to the variance with concerns of visibility. He noted there are buildings and landscaping between the sign and the resident's property, so the visibility of the sign is questionable. A second response form was received from Joe and Jean Gastiger, of 150 W. Locust St, regarding visibility of the sign. Mr. Olson said they were also concerned with the street scape and the design of the corridor with the addition of an electronic changeable copy sign. Mr. Olson reiterated the landscaping between the properties and that the residence faces the side of the sign, not the face of it.

Mr. Olson stated the City Staff recommends approval of the variance as shown in Exhibit A and with the restrictions provided in the UDO for electronic changeable copy signs.

Vice Chair Doe gave the public a chance to speak. There were none.

Vice Chair Doe gave the Commission an opportunity to speak.

Mr. Klein questioned what the need was for a flashing sign when they already have two large signs on the property. Ms. Dodge advised the sign will display

their products, such as home equity rates and CD rates. Mr. Klein mentioned he is not in favor of large flashing signs and believes the bank has done well with the two signs it currently has. Ms. Dodge pointed out the sign will not be flashing and will be very simple and only display the bank's different investment rates and products.

Mr. Wright questioned if the sign would be on all day, and if the sign would get dimmer at night. Ms. Dodge advised the sign would be on all day and would be dimmed to meet the requirements of the UDO. Mr. Wright questioned if the changeable portion of the sign would increase the overall size of the sign. Ms. Dodge responded the sign size would remain the same.

Vice Chair Doe questioned why the bank decided to stay with the current sign instead of a new one. Ms. Dodge noted visibility and cost.

Mr. Wright moved that the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of a variance to Article 13.06.04 of the Unified Development Ordinance in order to allow a 40 sq. ft. electronic changeable copy sign (electronic message center) on an existing legal non-conforming ground sign at the First National Bank of Omaha located at 121 W. Lincoln Highway as shown on the sign detail dated 6-4-20 and labeled as Exhibit A in the staff report.

Ms. O'Flaherty seconded the motion.

A roll call vote was taken. Mr. Klein – yes, Ms. O'Flaherty – yes, Mr. Wright – yes, Vice Chair Doe – yes. Motion was passed 4-0-2. Chair Maxwell and Steve Becker were absent.

F. REPORTS

Mr. Olson advised the next meeting of the Planning and Zoning Commission would be July 20, will include the continued First United Methodist Church public hearing, as well as variance request for a fence located at 904 S 4th St.

Mr. Olson noted on June 22 the City Council approved the Littlejohn Elementary School modular classroom special use permit. He also mentioned the Council approved the second reading on the 421 Grove St. rezoning for the Swedberg contractor's office.

Mr. Olson stated Project Ventus was announced as Facebook and thanked the Commission for their efforts on the project.

G. ADJOURNMENT

Ms. O'Flaherty motioned to adjourn, Mr. Wright seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission Meeting adjourned at 7:51 PM.