

CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

CALL TO ORDER

Mayor McAleer called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL:

Present

Mayor Ed McAleer
Kent Attwell
Larry Chapman
Michael Frede (arrived 7: 05 P.M.)
Beth Leonard
Keith Strege (arrived 7:01 P.M.)
Roger Dupler, Planner
Gina Gresch, Clerk-Treasurer
Tom Maney, Building Inspector

Absent

Kevin Fitzgerald

PUBLIC HEARING #1: DELC 0838.999.001

CONDITIONAL USE PUBLIC HEARING FOR PROPERTY OWNED BY KEVIN ENRIGHT, 601 S. CUSHING PARK ROAD, DELAFIELD, WI 53018. OWNER/APPLICANT REQUESTS A CONDITIONAL USE TO REBUILD A BARN THAT EXCEEDS THE ALLOWABLE FLOOR AREA. THIS PROPERTY IS CURRENTLY ZONED RE-2 (TWO ACRE RURAL ESTATE).

Mayor McAleer opened the Public Hearing at 7:02 P.M, noting the applicant was present this evening for questions.

Ron Quandt, 143 Steeple Point Court, (adjacent property owner to the property) stated that he was interested in the size of the replacement barn being proposed for reconstruction on the property.

R. Dupler explained the barn was being rebuilt to the same size and would utilize the same foundation. R. Quandt stated he was in agreement with the proposed project in this case.

Mayor McAleer asked three times if there were additional comments. There were none.

M. FREDE MOTIONED TO CLOSE THE PUBLIC HEARING AT 7:05 P.M. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

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PUBLIC HEARING #2: ZONING TEXT AMENDMENT

CONSIDERATION OF A ZONING TEXT AMENDMENT, AN ORDINANCE ADDING "17.75 - POLITICAL SIGNS"; NEW LANGUAGE RELATING TO REGULATION OF POLITICAL SIGNS. THIS AMENDMENT MAY HAVE AN EFFECT ON ALL PROPERTY WITHIN THE CITY.

Mayor McAleer opened the Public Hearing at 7:05 P.M., and asked three times if anyone wished to speak on this matter. There were none.

K. ATTWELL MOTIONED TO CLOSE THE PUBLIC HEARING AT 7:06 P.M. L. CHAPMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

1. APPROVE PLAN COMMISSION MEETING MINUTES OF APRIL 8, 2008 SPECIAL MEETING

K. ATTWELL MOTIONED TO APPROVE THE PLAN COMMISSION MEETING MINUTES OF APRIL 8, 2008 SPECIAL MEETING AS PRESENTED. L. CHAPMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR, WITH THE EXCEPTION OF B. LEONARD WHO ABSTAINED DUE TO HER ABSENCE AT THAT MEETING. MOTION CARRIED.

2. DELAFIELD CITIZEN'S COMMENTS PERTAINING TO SUBJECTS ON THIS AGENDA

Linda Holton, 485 Lillian Court, questioned the Smart Growth information and its adoptive process, specifically Chapter 2 with regard to sanitary sewer services.

R. Dupler explained that the Plan Commission would continue to review each chapter of the proposed Smart Growth Plan at each meeting. A final form would then be submitted to the Common Council for final approval. For now, the Council was being kept apprised of the chapters and progress being made as well as residents' concerns. He further stated that this evening the Plan Commission would be reviewing the section on trends and how the City of Delafield got to the point it was today. It was noted that public hearings would occur as part of the review process, and additional information could be viewed on the City's website under the link for Smart Growth.

L. Holton was concerned about the goals and objectives associated with planning for sewer service within the City and requested additional conversations take place on this specific item.

R. Dupler explained the section she noted would be evaluated as it specifically related to each individual chapter where the goals would be found. As the Plan Commission reviewed each section it would also review the goals and objectives

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associated with the actions to be taken to achieve those goals concerned and wanted to request discussion on it. He anticipated her concerns would be discussed as part of the element analysis for the June or July meeting of this year, and would note her concern for review as part of that section. He also encouraged her to attend that meeting if possible.

Mayor McAleer explained that in the conception of the Master Plan the City needed to be sure implementation could be had for each element moving forward. In the last review in the 1990's he thought there were goals requiring additional consideration to bring to reality.

L. Holton stated she was concerned that a thorough process be followed to closely examine the goals associated with each chapter for future planning.

Mayor McAleer stated this was the role of the Commission, the citizenry and the City Staff as the process moved forward.

K. ATTWELL MOTIONED TO CLOSE THE PUBLIC COMMENTS FOR ITEMS APPEARING ON THE AGENDA FOR THIS EVENING. L. CHAPMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

3. CONSENT AGENDA

K. ATTWELL MOTIONED TO APPROVE THE CONSENT AGENDA AS PRESENTED. M. FREDE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- a. TOWN OF DELAFIELD SEEKS APPROVAL OF AN EXTRATERRITORIAL CERTIFIED SURVEY MAP FOR MAPLE BLUFF ESTATE, LLC.
- b. **TAX KEY 0787.081, 615 MILWAUKEE STREET, DELAFIELD.** OWNER: TOM KELLY. APPLICANT: SHANNON BRAZEAU. APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION FOR AN INSURANCE AGENCY, FARMERS INSURANCE. HOURS OF OPERATION ARE WEEKDAYS 9:00 A.M. TO 5:00 P.M., WITH 1 FULL-TIME EMPLOYEE
- c. **TAX KEY 0797.084, 1704 MILWAUKEE STREET, DELAFIELD.** OWNER/APPLICANT: DENNIS SOBCZAK. OWNER/APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION AMENDMENT FOR FISHBONES CAJUN AND CREOLE RESTAURANT. HOURS OF OPERATION ARE MONDAY THROUGH THURSDAY 4:00 P.M. TO 12:00 A.M.; FRIDAY 4:00 P.M. TO 1:00 A.M.; SATURDAY 4:00 P.M. TO 1:00 A.M.; SUNDAY 4:00 P.M. TO 10:00 P.M. WITH 17 PART-TIME AND 4 FULL-TIME EMPLOYEES

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- d. **TAX KEY 0798.026, 617 WELLS STREET, DELAFIELD.**
OWNER/APPLICANT: RAUL PEREZ. OWNER/APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION AMENDMENT FOR THE LUMBER INN RESTAURANT. HOURS OF OPERATION ARE WEEKDAYS 6:00 A.M. TO 10:00 P.M.; SATURDAY 6:00 A.M. TO 10:00 P.M.; SUNDAY 6:00 A.M. TO 10:00 P.M. WITH 8 PART-TIME AND 4 FULL-TIME EMPLOYEES
 - e. **TAX KEY 0798.966, 416 GENESEE STREET, DELAFIELD.**
OWNER/APPLICANT: TOM AUL. OWNER/APPLICANT SEEKS APPROVAL OF A SITE PLAN "APPEARANCE TO CHANGE THE COLOR OF THE BUILDING, CONSISTENT WITH HISTORIC COLOR PALETTE
4. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVAL
- a. **TAX KEY 0838.999.001, 601 S. CUSHING PARK ROAD, DELAFIELD.**
OWNER/APPLICANT: KEVIN ENRIGHT. OWNER/APPLICANT SEEKS APPROVAL FOR A CONDITIONAL USE PERMIT TO REBUILD A BARN THAT EXCEEDS THE ALLOWABLE FLOOR AREA

R. Dupler noted this was an existing parcel from the original Koutney farmstead that became a Planned Unit Development (PUD) called Steeple Point. This parcel was kept separate from the PUD, was reduced in size and existing structures maintained. In the past winter, the weight of the snow caused the barn structure to collapse. As a result, the applicant had requested a Conditional Use Permit (CUP) to rebuild his barn. The City had placed certain restrictions on the request upon review and the applicant had agreed to those restrictions. K. Enright had supplied the information requested; noting the barn was for his own personal use and a manure management plan would also be submitted at such time as he had horses being boarded on the property for his family

In response to a question from K. Attwell, K. Enright explained he had purchased the property for its lot size and the barn structure. In the future, his wife would like to have horses but do not currently own any. He was a hobbyist and wanted the barn structure approved so that he could utilize it for storage of various vehicles on site. He thought the property was gorgeous and he wanted to keep it clean. He stated he wanted to replace the existing structure with what he had but improve it a bit aesthetically. K. Enright also explained the lot lines were not an issue as he was only changing the look of the front of the barn

R. Dupler explained the manure management system requirements were part of the Waukesha County requirements. He further explained each municipality then could determine how best to manage issues such as this one. The City had opted to utilize a verbal policy where the property owner was requested to fill out a form noting the large animals on the

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property to be maintained and the plan for maintenance of those animals.

M. FREDE MOTIONED TO APPROVE A REQUEST FOR A CONDITIONAL USE PERMIT TO REBUILD A BARN THAT EXCEEDS THE ALLOWABLE FLOOR AREA, CONTINGENT UPON A MANURE MANAGEMENT PLAN BEING SUBMITTED AT THE TIME HORSES WOULD BE BOARDED ON THE PROPERTY. L. CHAPMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **TAX KEY 0787.999, 1452 GENESEE STREET, DELAFIELD. OWNER/APPLICANT: DR. DAN MURRAY. OWNER/APPLICANT SEEKS APPROVAL OF A LANDSCAPE PLAN FOR LAKE COUNTRY HEALTH CENTER**

R. Dupler noted the presence of Dr. Murray, whose office would be located near the intersection of Highway C and Oakwood Road. During the construction of the project, it became apparent that an extension of the existing retaining wall was necessary along the north side of the building. This wall would be located within the building setback and thus, required approval.

K. ATTWELL MOTIONED TO APPROVE THE LANDSCAPE PLAN FOR LAKE COUNTRY HEALTH CENTER. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

T. Maney complimented Dr. Murray on the fine design associated with the construction of the building.

- c. **DISCUSSION AND ACTION FOR PERMANENT APPROVAL OF BANNER SIGNAGE FOR TAX KEY 0793.014.001, 637 GENESEE STREET, DELAFIELD APPLICANT: NICK GAGLIANO. OWNER: LANG INVESTMENTS FOR GAGLIANO'S MARKET**

R. Dupler noted the owners of the Gagliano's Market had been present one year ago to request a fabric banner for signage at the market property. The one year trial period had expired and this City had received no complaints regarding this signage. Final approval of the signage was recommended.

K. ATTWELL MOTIONED TO APPROVE A REQUEST FOR PERMANENT APPROVAL OF BANNER SIGNAGE FOR GAGLIANO'S MARKET. M. FREDE NOTED THE AESTHETICS OF THE BANNER. L. CHAPMAN QUESTIONED WHETHER LONG TERM SIGNAGE STANDARDS WOULD BE IMPACTED AS A RESULT OF THIS

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PRECEDENT. R. DUPLER EXPLAINED STANDARDS WOULD NOT BE CHANGED BUT OTHER APPLICANTS COULD ASK FOR A ONE YEAR TRIAL PERIOD. HOWEVER, EACH PETITION REQUIRED DUE DILIGENCE AND THE PLAN COMMISSION SHOULD MAKE ITS DECISION ACCORDINGLY WITH THE UNDERSTANDING THAT CONSISTENCY WAS THE GOAL. MAYOR MC ALEER STATED HE THOUGHT THE COMMISSION SHOULD TRY TO BE AS CONSISTENT AS POSSIBLE. **THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- d. DISCUSSION AND ACTION FOR CONDITIONAL USE PERMIT EXTENSION FOR **TAX KEY 0793.991.002 AND 0793.991.003**, 232 MAIN STREET, DELAFIELD. APPLICANTS: WALLY AND MARK NEUMANN, DAVE NOSEK, AND DAVE KOSCIELNIAK, TDI ASSOCIATES.

R. Dupler explained this property is located on Main Street, north of Del-Hart and had previously been approved by CUP for a PUD. As such, the CUP was to sunset if no action was taken by the applicant during a specified time period. The City had notified the applicant per the agreement and Staff was now suggesting the City place a two year period of time on the property for action with additional review at the end of those two years.

Wally Neumann, applicant, stated plans were ready to go and he was waiting for clarification of final details prior to the inception of the construction for the project.

L. CHAPMANN MOTIONED TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT FOR TAX KEY 0793.991.002 AND 0793.991.003, 232 MAIN STREET, DELAFIELD. APPLICANTS: WALLY AND MARK NEUMANN, DAVE NOSEK, AND DAVE KOSCIELNIAK, TDI ASSOCIATES SUBJECT TO A REVIEW OF THE CASE IN TWO YEARS TIME. M. FREDE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED WITH K. ATTWELL ABSTAINING.

5. PLANS OF OPERATION, SIGNAGE AND SITE PLAN

- a. **TAX KEY 0797.953.001, 200 N. LAPHAM PEAK ROAD, DELAFIELD. OWNER/APPLICANT: KATHLEEN F. SKIDMORE.** OWNER/APPLICANT SEEKS APPROVAL FOR A PRIVACY FENCE, APPROXIMATELY 16 TO 20 LINEAR FEET AND 6 FEET TALL.

R. Dupler explained the case, noting the applicant was asking for a privacy fence to screen her property from adjoining neighboring properties. He noted K. Skidmore was present and had supplied photos regarding the request. He stated she required approval due to the height

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and that the proposed fence would be located within the side yard setback. Given that the fence was sensitively located with respect to the properties involved, he had no issues with the materials or location and recommended approval.

K. ATTWELL MOTIONED TO APPROVE A REQUEST FOR A PRIVACY FENCE, APPROXIMATELY 16 TO 20 LINEAR FEET AND 6 FEET TALL. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

6. PRELIMINARY

- a. **TAX KEY 0798.965.002 , 400 GENESEE STREET, DELAFIELD.**
OWNER/APPLICANT: LANG RESIDENTIAL INVESTMENTS, LLC.
OWNER/APPLICANT SEEKS APPROVAL OF A PRELIMINARY CERTIFIED SURVEY MAP TO AMEND AN EXISTING EASEMENT

R. Dupler explained the property location and history with regard to a request for approval of a preliminary certified survey map to amend an existing easement. Of particular concern in a seemingly simple matter, was the potential for a desired public right-of-way connection that could be negated as a result of the language due to the location of the detention basin on the parcel. Staff recommended approval of the Preliminary CSM contingent upon a layout concept to be approved by the Plan Commission that resolved vehicular access for the city. He noted at this time that engineering reports related to vehicular access for the site were not yet available and would be presented at the next meeting of the Plan Commission as this case progressed.

Rob Gerbitz, was present representing the applicant. He stated the applicant was not anticipated to be the owner in the future and he noted that the potential commercial use of the parcel might hinder the use of the roadway there now. He also stated he was reluctant to provide a development plan for a parcel that the applicant did not own.

Discussion ensued regarding the access possibilities for the site currently and in the future. Concerns were shared regarding difficult topography issues in establishing connections with current City streets.

R. Gerbitz suggested the possibility of trading land with a neighboring property owner to gain an additional thirty feet to connect to Oneida Street.

R. Dupler stated it would be prudent to have the petitioner demonstrate a concept of how the access to the parcel might work and then have the Department of Public Works (DPW) Committee review it to ensure adequate traffic conveyance could be had.

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Discussion ensued regarding the role of the City in this case and the potential for hindrance to the development of the parcel. It was determined that the DPW Committee could review the potential plan for the traffic conveyance and supply the Plan Commission with adequate comments prior to the next Plan Commission meeting without hindering the plans of the applicant.

R. Dupler stated he thought it was important to have this review as it provided the City with input for the properties for future planning purposes with consideration being given to connectivity for the downtown area.

B. LEONARD MOTIONED TO APPROVE A PRELIMINARY CERTIFIED SURVEY MAP TO AMEND AN EXISTING EASEMENT, CONTINGENT UPON REIVEW AND RECOMMENDATION FROM THE DEPARTMENT OF PUBLIC WORKS COMMITTEE REGARDING POTENTIAL VEHICULAR ACCESS FOR THE PROPERTY AND THE PROPERTY TO THE EAST, AND TO RETURN THE CASE TO THE PLAN COMMISSION FOR FINAL CONSIDERATION. K. ATTWELL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

7. ZONING AND ORDINANCE REVISION

- a. DISCUSSION AND ACTION & RECOMMENDATION TO THE COMMON COUNCIL TO APPROVE THE ZONING TEXT AMENDMENT, AN ORDINANCE ADDING "SECTION 17.75 - POLITICAL SIGNS".

K. ATTWELL MOTIONED TO RECOMMEND TO THE COMMON COUNCIL TO APPROVE THE ZONING TEXT AMENDMENT, AN ORDINANCE ADDING "SECTION 17.75 - POLITICAL SIGNS" AS PRESENTED. B. LEONARD SECONDED THE MOTION. IN RESPONSE TO A QUESTION FROM B. LEONARD, S. BINKOWSKI STATED THE 11 FEET REFERENCED IN THE SIGNAGE LANGUAGE WAS CONSISTENT WITH THE STATE STATUES ON THE SUBJECT. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

8. HEARING DATES

G. Gresch noted that no Public Hearings had been slated for the next Plan Commission meeting as of this time.

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9. ADMINISTRATOR'S REPORT

a. OAKWOOD CHURCH AND LITTLE LAMBS LEARNING CENTER

R. Dupler explained that the City Administrator had made a decision to allow the Little Lambs Learning Center to be relocated temporarily to Oakwood Church as a result of the nearby explosion of the Baptist Church in Oconomowoc. While a daycare was not part of the CUP for Oakwood Church, M. Czubkowski noted a school was and took this action with that thought in mind. He noted there was no action required of the Plan Commission on this item.

b. SIGNAGE APPROVED BY STAFF:

- i. **TAX KEY 0733.990.003, 3138 VILLAGE SQUARE DRIVE, HARTLAND. OWNER: UNITED PROPERTIES. APPLICANT: MATT DAWSON, FOR PAPA MURPHY'S PIZZA. REVISED PRE-APPROVED MONUMENT SIGN**

R. Dupler explained that at the most recent Common Council meeting, Staff was given the jurisdiction to allow approval of signage with the understanding that the signage approved would be shared with the Plan Commission as part of the Administrator's report on the Agenda at each meeting. Staff should be notified if any approval raised concerns by the Commission.

With regard to Item 8b1, United Properties requested a change to their color and graphic as part of the pre-approved sign as part of the monument sign panel.

- ii. **TAX KEY 0794.017.002, 206 ENTERPRISE ROAD, DELAFIELD. OWNER/APPLICANT: LEE KRMPOTICH FOR PROVERBS, LLC. REPLACEMENT OF EXISTING SIGN CONFORMING TO PRE-APPROVED SIZE AND LOCATION**

The applicant requested to replace the existing sign with a new corporate sign for the pump distributor. The size and location would remain the same in this case.

R. Dupler explained the decision-making process involving the final determination on issues of concern was still being worked out with City Staff. More information would be available at the next Plan Commission meeting.

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c. DISCUSSION AND ACTION OF SMART GROWTH CHAPTER 2 –
ISSUES AND OPPORTUNITIES DRAFT

R. Dupler noted that Chapter 2 was provided to the Commission in draft form a month ago and modifications were requested. Staff had finalized all statistical information and graphs and had taken into account all the information regarding “who we are today” to date, noting this was all static information at this time, household, education and income, sewer services. He went on to review specific segments of the Chapter, noting that Table 20 noted comparison of analysis and breakdown in text with the most significant changes in land use and how those decisions were made.

B. Leonard suggested a fold out 11 x 17 map to allow additional detail and color. She also questioned an item on page 23, noting the units per acre regarding non-urban densities.

Discussion ensued regarding the gathering of information in order to accurately review and analyze the data supplied for each chapter.

Mayor McAleer questioned how the Commission could determine achievability of each goal. R. Dupler explained part of the role of the Commission in this process was to analyze and review the information presented. He noted that input was solicited from the citizenry in several forms; via public meetings, comments written and spoken through public meetings, and internet access. He encouraged the public to attend the Plan Commission meetings to help formulate the vision for the City that would realize the concerns of the citizens in planning for the City moving forward. In addition, he explained the last chapter of the Smart Growth documents would include a goals and objectives section that must include accurate implementation of each of the items outlined for future planning.

No objections were heard from the Commission regarding proceeding with the information presented in this chapter. B. Leonard stated she was going to hold a meeting with her constituents to gather input on the chapters in the future.

d. DISCUSSION OF SMART GROWTH CHAPTER 3 –
AGRICULTURAL, NATURAL AND CULTURAL RESOURCES
ELEMENTS

R. Dupler noted this chapter was the next step in the process as it evaluated the natural condition, and provided due diligence to

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planning for the future by understanding the physical aspects of the land, including cultural icons. He stated he was still waiting to receive maps from the County and would provide them to the Commissioners prior to the next packet of information regarding the next Plan Commission meeting.

10. BUILDING INSPECTOR'S REPORT

T. Maney stated the total number of permits to date were 41, plus six occupancy permits. There was one permit for new single family homes this month.

11. BOARD OF ZONING APPEALS – THURSDAY, APRIL 24, 2008 HEARINGS

- a. 7:00 P.M. – **DELCO 0786.073.001, 1823 WEST SHORE DRIVE.**
REBUILDING OF DETACHED GARAGE AND ATTACHING TO MAIN HOME THROUGH A MUD ROOM/PORCH

G. Gresch noted the action requested was approved at the April 24, 2008 Board of Zoning meeting.

- b. APRIL 10, 2008 BOARD OF ZONING HEARINGS OUTCOMES:

- a. CASE 743 – PROPOSED GABLE EXPANSION APPROVED

G. Gresch noted the action requested was approved at the April 24, 2008 Board of Zoning meeting.

- b. CASE 744 – EXPANSION OF NON-CONFORMING STRUCTURE APPROVED.

G. Gresch noted the action requested was approved at the April 24, 2008 Board of Zoning meeting.

R. Dupler requested the Commission examine the history of variance requests granted in the City's recent history with regard to any needed subdivision code revisions.

12. CORRESPONDENCE

Mayor McAleer briefly reviewed the correspondence received since the most recent Plan Commission meeting and questioned whether additional clarification was needed.

- a. LETTER FROM SEWRPC REGARDING COMMISSION STAFF REVIEW AND COMMENT ON AN ISOLATED NATURAL RESOURCE AREA

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DELINEATING PERFORMED BY NATURAL RESOURCES CONSULTING FOR THE PROPOSED COLONIES OF DELAFIELD DEVELOPMENT.

B. Leonard requested clarification of the letter and the location of the survey property with regard to the impact to potential plans in the area. R. Dupler explained the Southeastern Regional Plan Commission (SEWRPC) did confirm the impact to proposed plans in the area, and the City should be aware of the Primary Environmental Corridor (PEC) in existence on the property as plans for development moved forward.

- b. RECLAIMING THE STRIP. GATEWAY AND CORRIDOR PLANNING SEMINAR

None.

- c. LETTER TO HANS HUBER REGARDING PARKING CONCERNS ON FIRST, SECOND AND THIRD STREETS

None.

13. ADJOURNMENT

K. ATTWELL MOTIONED TO ADJOURN THE APRIL 30, 2008, PLAN COMMISSION MEETING AT 8:42 P.M. B. LEONARD SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.

Minutes Prepared By:

Accurate Business Communications, Inc.