



PLANNING COMMISSION
MINUTES
CITY OF NOVI
Regular Meeting
February 8, 2023 7:00 PM
Council Chambers | Novi Civic Center
45175 W. Ten Mile (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Rick Meader, Landscape Architect, James Hill, Planner; Ben Peacock, Planner

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Avdoulos and seconded by Member Lynch to switch the order of Public Hearings to first hear 2. PARADISE PARK PARTIAL REZONING JZ22-31 WITH REZONING 18.739 followed by 1. PUBLIC HEARING ON AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP RELATING TO CITY PARKLAND and approve the amended agenda.

VOICE VOTE TO APPROVE THE FEBRUARY 8, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the February 8, 2023 Planning Commission Agenda. Motion carried 7-0.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing that nobody wished to participate, Chair Pehrson closed the first public participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

City Planner McBeth relayed that there will be two upcoming Community Open Houses for Master Plan Land Use to be held on Saturday, February 25th from 10:00 AM-12:00 PM and Thursday, March 2nd from 4:00-6:00 PM. The public is invited to attend and provide feedback on the update to the Master Plan for Land Use. Information regarding the Non-Motorized Master Plan Update will also be available at the Open Houses.

CITY PLANNER REPORT

City Planner McBeth had nothing to report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were not any consent agenda items.

PUBLIC HEARINGS

1. PUBLIC HEARING ON AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP RELATING TO CITY PARKLAND

Receive Public comment and input on whether to amend the Future Land Use Map and the Residential Density Map of the 2016 Master Plan, so as to classify the land that is a portion of Ella Mae Power Park, the land that is a portion of Wildlife Woods Park, and the land that is the entirety of the Bosco Fields property, all being considered for an exchange of land between the City and Novi Community Schools. The amendments to be considered include reclassification of the land from Public Park to Educational Facility for portions of Ella Mae Power Park and Wildlife Woods, and from Educational Facility to Public Park for the Bosco Fields property on the Future Land Use map, amendment to the residential density map, and a statement that the land being reclassified from Public Park to Educational Facility is not required for park purposes by the City.

Planner James Hill presented a suggested resolution to authorize the opening of the Master Plan review process and a request to consider recommendation of approval to City Council of the draft amendment to the Future Land Use Map and Residential Density Map. The Master Plan amendment is a part of an ongoing effort by the City and Novi Community Schools to complete an exchange of land that is meant to mutually benefit both parties. City Council approved the draft exchange agreement at the November 14, 2022 meeting, subject to any remaining matters to be addressed by the parties before the exchange is finalized. The District and the City have both used portions of each other's properties through lease agreements, such as the City using the School-owned Bosco Fields as a park or the School using the area south of the High School as athletic practice fields and a softball diamond.

The Planning Commission's review is necessary since the land being conveyed to the School District needs to be reclassified from Public Park to Educational Facility on the Master Plan's Future Land Use Map. This is due to the Home Rule Cities Act of 1909 which prohibits cities from selling a park, except where the park is not required under an official master plan of the city. Although the City is not actually selling the land to the School District, Staff and the City Attorney believe it would be best to be in full compliance of the Home Rule Cities Act.

Planner Hill relayed an amendment to the Master Plan must follow the rules set forth in the Michigan Planning Enabling Act, which requires the Planning Commission to first authorize the opening of the Master Plan review process. Then, the Planning Commission will decide whether to recommend forwarding the draft amendment to City Council for distribution. If approved for distribution, after at least 42 days of public comment and feedback, Planning Commission will consider the amendment for adoption, at which point another Public Hearing will be held.

The amendment in the packet amends the Future Land Use map in the 2016 Master Plan. Planner Hill presented a slide show indicating what the current Future Land Use map looks like, as well as the proposed amended Future Land Use map. The land exchange, and likewise the reclassification, would take place at three separate locations in the City. Those locations are the area of Ella Mae Power Park at Ten Mile Road and Taft Road, Wildlife Woods Park at Eleven Mile Road and Wixom Road, and Bosco Fields at Eleven Mile Road and Beck Road.

Firstly, the south portion of Ella Mae Power Park, approximately 45.91 acres, would be conveyed to the School District. A portion of land directly south of Fuerst Park, approximately 1.74 acres, would be conveyed to the City. The portion of Ella Mae Power Park being conveyed to the School District would be reclassified as Educational Facility. The portion of Fuerst Park being conveyed to the City is already designated as Public Park.

Secondly, a portion of Wildlife Woods Park, approximately 23.59 acres, would be conveyed to the School District. This land would also be reclassified as Educational Facility.

Finally, the School District would convey to the City the Bosco Fields property, approximately 73.87 acres. The amendment would reclassify this land from Educational Facility to Public Park.

The amendment in the packet also amends the Residential Density Map to allow for a density of 2.7 dwelling units per acre around Ella Mae Power Park, the Civic Center, and Novi High School campuses. This is to provide consistency with the surrounding residential uses. Every planned residential area in the City has a residential density assigned to it in the event at some point in the future a residential use makes sense in that location. Providing this area with a density of 2.7 dwelling units per acre ensures that if residential development were to occur it would be consistent with the preexisting residential neighborhoods.

The Planning Commission is asked to hold the public hearing, then consider the resolution in the packet for approval, as recommended by Staff. The resolution authorizes the opening of the Master Plan review process. A separate recommendation to Council is needed for the City Council to consider the draft amendments to the Future Land Use Map and Residential Density Map as described in this presentation and to authorize the mailing of a notification of the opening of the Master Plan for Land Use to all required entities once the draft amendments are approved for distribution by City Council. The matter will return to the Planning Commission following the 42-day review period for another public hearing on the possible amendments to the Master Plan for Land Use as described.

Planner Hill relayed that Staff is available to answer any questions, and a representative from the Novi Community Schools District is present to answer any questions the Commission may have.

Chair Pehrson invited the representative from the Novi Community School District to approach the podium.

Ben Mainka, Novi Community School District Superintendent, relayed it is his understanding that the School District and the City have been discussing the land swap for the past 3-4 years. When Superintendent Mainka joined the School District approximately six months ago, he worked with the former City Manager and respective Council and Board Members to understand the rationale and concluded that the swap would be beneficial to both the District and the City. Currently, there are some challenges, for example the Middle School tennis courts fall on the dividing line of the District and City property, which makes it messy for ownership of such matters as who has access to use and who is maintaining. Furthermore, the District has owned the Bosco fields property for a number of years and the City has the intention to move forward with City Parks programs. Contiguous to the High School property, the Cross County course goes right through City property, as well as softball and practice fields that are on City property. From a maintenance and upkeep perspective, it makes sense for the District to own this land. Superintendent Mainka has been asked by residents and community members what the District's plans for the property. The plans are to use in similar manner as it is currently being used and to maintain the natural cross county course. The District is going through a Master Planning process and recognizes the need to solidify the plans for the ball fields and tennis courts to make some improvements to the area, with the potential to add another field for baseball/softball and field hockey, as well as to pave the drive that goes back to cross country area.

For the property near the Middle School, near Eleven Mile and Wildlife Park, the District has no plans to change anything, only to maintain and have a clean separation for the tennis courts.

Superintendent Mainka added that by the Revised School Code, the "law book" that guides public schools in the state of Michigan, in most cases, school districts own property that is referred to as Educational Facility or Educational Use. This designation means that the parcels can only be used for educational purposes, so the law would not allow for the District to build residential units. This land swap process will allow the District to take ownership legally of the property that it currently utilizes and for the City to acquire the Bosco field property and to be able to use the property for more than what the

educational zoning allows.

Chair Pehrson opened the public hearing and invited members of the audience who wished to participate in the public hearing to approach the podium.

Sanford Stallard, resident at 23475 High Meadow Drive, relayed that as long as he's lived in Novi the District has used the property including the cross county trail and softball fields and there has never been an issue in the past with property being maintained or conflict of usage. Mr. Stallard inquired why the swap is now being addressed.

Chair Pehrson stated that the Planning Commission doesn't answer public hearing questions in this forum but will bring it to the panel later in the meeting.

Frank Svehota, resident at 23485 High Meadow Drive, stated that his concerns regarding potential future residential development. In regards to the ball fields, Mr. Svehota relayed concerns regarding trees that may be cut down for additional District sports fields which are only used one percent of the time.

Liz Harper, resident at 44428 Cottisford Street, lives in Brookland Farms directly behind the land being discussed. Ms. Harper relayed her concerns that by changing the Master Plan zoning there is the potential for future development of 2.7 homes per acre. Once the designation changes, the land will no longer be protected, and this feels like one more step in allowing the land to be developed. Ms. Harper expressed concerns about ground water and what could happen to residents on wells. Other developments in the area have been affected by changes in the water table. Ms. Harper purchased her home due to the location and the woods and had been told it was protected. She is concerned about her property value. Ms. Harper is not opposed to the land swap but is concerned about the possibility of future development of homes.

John Kaley, resident at 43941 Winthrop Dr, Orchard Ridge Estates, stated he did not receive the public hearing notice letter that his neighbors did. Mr. Kaley expressed concerns that the land could be sold in the future and homes could be built there.

Christa Carnes, resident at 44518 Chedworth Court, lives behind Ella Mae Power Park. Ms. Carnes does not have an issue with the land swap but is concerned since she was led to believe when she purchased her home that the property behind her home was protected. Ms. Carnes would like more info and clarity as to why of all the land swaps, this is the only one affected by residential zoning.

Vahik Rostamloo, resident at 23445 High Meadow relayed he moved to the area due to the wooded area and seclusion. He is concerned about residents being informed and put a notice on social media. He understands the primary interest of the City is to collect taxes. There is a reason that 45 acres are being swapped for 2 acres and believes there is personal interest. That would destroy the woodland and wetland that is currently zoned zero residential density. He relayed he does not understand how the property could now become suitable for residential.

Chair Pehrson invited any other members of the audience who wished to participate in the public hearing to approach the podium. As there were none, Member Lynch summarized the written responses both in support and in objection. Chair Pehrson closed the Public Hearing.

Tom Schultz, City Attorney, stated that tonight the Planning Commission is at the beginning stages for the Master Plan review process. Additional notices as required will be sent and another public hearing will be held in 45-60 days with additional information provided to the community. Second, to make clear, the current zoning for Ella Mae is R-4. If for some reason the property were to be developed, the Zoning Ordinance in place will govern.

Chair Pehrson turned the matter over to the Planning Commission for consideration.

Member Lynch relayed when reading through the packet, what caught his attention was the residential piece and inquired why the swap is being addressed at this time.

City Attorney Schultz relayed that the City and District land swap proposal goes back well over 4-5 years for the current incarnation, however several years ago, approximately in 2011, there was a previous attempt to address a land swap between the City and District.

Member Lynch expressed his concern for those who purchased a home next to park land and did their due diligence. His understanding is there is a maintenance conflict between properties. Member Lynch inquired will the access to the park remain the same after the swap, and would the School District have the right to do whatever they wish on the property including selling it.

City Attorney Schultz stated that any District-owned property is required to be used for educational purposes. Any property can be sold though, and the use then would be governed by the zoning at the time, as Land Use Maps and Zoning Ordinances change. The City is operating on the assumption that the District will be using the property for an educational purpose.

Member Lynch stated based on concerns from the resident's standpoint there should be more clarity on the District's intentions.

City Attorney Schultz stated he understands resident's getting the letter in the mail and their desire to understand the implications. This is the first step of the process.

Member Lynch inquired who will have use of the property regardless of ownership, and does not see an issue if the property continues to be used in the same manner as is, but would like clarity around the other aspects.

Member Becker stated this is the most complex project he's been involved in during his time on the Planning Commission. As the City of Novi is receiving something of value in exchange for the park land, we are in good shape if the Home Rule Cities Act is considered applicable. Member Becker conveyed that by law park land if no longer considered necessary can be developed in the future. Without the land swap, if the District determines no need for the Bosco field property, they could sell the 74 acres. With the land swap, the 74 acres of park land is protected.

Member Becker clarified a public hearing comment made that the City is would only be getting 2 acres in the swap. The City would get 75 acres and as a result would have more park land.

Member Becker stated as a 46 year resident of Novi, the fundament objective of the City government is to do what is best for the majority of the City residents. It is hard to imagine a project coming before the Planning Commission where 100% of residents and business owners in Novi all agree on the course of action. The job of the Planning Commission is to consider all the facts, options, advantages and detriments, the anticipated outcomes and possible intended consequences, and to listen to the opinions and concerns of our residents and then to do what is best the our City, meaning what is best for the majority of our citizens. To support the Novi Community School District, which is a huge reason Novi is so well regarded as a place to live and raise a family, to find a way to help the District achieve the best use of property and support their operations is important. If this were the case where we were giving up park land to a developer, Member Becker would be against it, but we are giving up some land and getting more park land back and protected the 74 acres at Bosco. Member Becker thinks it's a good plan and appreciates that Superintendent Mainka attended the meeting to assure that at this point the land by Ella Mae Power park will be maintained as is, with maybe some improvements made.

Member Dismondy understands the neighborhood concern and believes that with clarity over the next couple of months misinformation or misunderstandings will be fleshed out as this is just the first step in public forums. Upon receiving the packet, the Planning Commissioners review it and try to understand the process as well. He believes any misunderstandings will be resolved over the next couple of months. The swap adds net 6 acres City park land and gives the City the opportunity to create a nice park for the benefit of the community. The land already being used by the District will continue in the same manner, from what we are hearing.

Member Verma would like to discuss this type of topic in Master Plan Use meetings to speak with those in support and those who object. Member Verma inquired if the Bosco field property was donated by Mr. Bosco and if there were conditions to the donation. Chair Pehrson stated that the School District purchased the property. City Attorney stated the property is important to the history of Novi.

Member Roney stated he can appreciate if he were to receive a letter indicated something in his backyard was changing, however it has been used by the School District and it sounds like it will continue to be used in a like manner. In regards to the gentleman who asked why this is being addressed now, Member Roney is under the impression that the Bosco field property is being planned for park development, including the Jessica Starr Splash Pad. This is the first part of the process, there will be two more public hearings and discussion with City Council, so Member Roney believes we should move forward.

Member Avdoulos relayed that the Planning Commissioners have mostly addressed his concerns and thoughts. As a homeowner he can empathize with getting a letter and being concerned with what will happen, especially with the line item that indicates a change to the residential density. Understanding that education property has an underlying zoning, for example if Thornton Creek no longer had enrollment to sustain operations, the property could be sold and can be developed. As Member Becker indicated park land is not held in perpetuity. The City through the Master Plan can deem what is necessary and that is the process that we are opening up for review.

Chair Pehrson invited Superintendent Mainka to approach the podium for further comment.

Superintendent Mainka relayed that School District property is owned by the community. While the School Board as the fiduciary determines what education uses are allowable, many of the School properties are in use by the community, for example the tennis courts and walking on trails. Those opportunities would continue as they are public spaces and will be open for people to access within certain parameters. Superintendent Mainka relayed at first glance the District is getting less acreage and it is much less usable in terms of wetland. The District is not looking at the swap in terms of profitability as a private investor may look at it, rather at the valuable contiguous location of the property in relation to the High School.

Motion made by Member Avdoulos and seconded by Member Roney.

In the matter of an Amendment to the Master Plan's Future Land Use Map relating to City Parkland, motion to approve the Suggested Resolution:

PLANNING COMMISSION RESOLUTION OPENING THE MASTER PLAN REVIEW PROCESS, NOTIFYING ALL REQUIRED ENTITIES TO CONSIDER AMENDING THE 2016 MASTER PLAN FUTURE LAND USE MAP TO RECLASSIFY A PORTION OF ELLA MAE POWER PARK FROM PUBLIC PARK TO EDUCATIONAL FACILITY, A PORTION OF WILDLIFE WOODS PARK FROM PUBLIC PARK TO EDUCATIONAL FACILITY, AND BOSCO FIELDS PROPERTY FROM EDUCATIONAL FACILITY TO PUBLIC PARK

At a regular meeting of the Planning Commission of the City of Novi, Oakland County, Michigan, held on the 8th day of February, 2023.

**PRESENT: AVDOULOS, BECKER, DISMONDY, LYNCH, PEHRSON, RONEY, VERMA
ABSENT: NONE**

The following resolution was offered by Member Avdoulos and seconded by Member Lynch:

WHEREAS the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park and a portion of Wildlife Woods Park, and the District will convey to the City land directly south of Fuerst Park and all the Bosco Fields property; and

WHEREAS at the November 14 City Council meeting an initial draft of the Agreement was presented and approved subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS the approval of final form includes ensuring that the exchange complies with MCL 117.5(e)(the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS the portions of land agreed to be conveyed to the District are currently designated as Public Park on the 2016 Future Land Use Map; and

WHEREAS the Bosco Fields property to be conveyed to the City is currently designated as Educational Facility on the 2016 Future Land Use Map; and

WHEREAS an amendment to the Master Plan, to comply with MCL125.3845 (Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, and 43 of the Michigan Planning and Enabling Act; and

WHEREAS Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS Section 41 requires submitting the proposed amendment to the legislative body for approval of distribution to the same entities as required by section 39; and

WHEREAS Section 43 requires a public hearing at the Planning Commission 42 days after the legislative body approves the distribution of the amendment, at which point the Planning Commission can adopt the proposed amendments or adopt them subject to modifications; and

WHEREAS the Agreement between the City and the District is partially contingent upon the completion of this master plan map reclassification, and within the Agreement, both parties agree that time is of the essence; and

WHEREAS City Council has already approved the land exchange associated with the map reclassification, and the Planning Commission can condense steps in the amendment process due to the circumstances of the Agreement.

NOW THEREFORE BE IT RESOLVED that the Planning Commission hereby authorizes the opening of the Master Plan review process.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends to the City Council the draft amendments to the 2016 Future Land Use Map and text, as presented as Attachment A, for approval by the City Council for distribution.

BE IT FURTHER RESOLVED that once the draft amendments are approved for distribution by the City Council, the Planning Commission Chairperson hereby authorizes the mailing of a notification of the opening of the Master Plan for Land Use to all required entities of the start of the process requesting comments before the matter returns for final consideration.

ROLL CALL VOTE TO APPROVE THE SUGGESTED RESOLUTION MADE MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY.

Motion to approve the suggested resolution. Motion carried 7-0.

In the matter of an Amendment to the Master Plan's Future Land Use Map relating to City Parkland, motion to recommend approval to the City Council to approve the proposed amendments to the Future Land Use Map for the purposes of distribution to begin the Master Plan Amendment process, including the attached documents:

- a. A map reclassification of the land from Public Park to Educational Facility.
- b. A map reclassification of the land from Educational Facility to Public Park.
- c. A map or text statement that the land being swapped to the school district is not

required for park purposes by the City.

- d. A change to the Residential Density Map to allow for a density of 2.7 dwelling units per acre at the area of Ella Mae Power Park, as shown in the amended Residential Density map.

This motion is made for the reasons stated in the Planning Report, as well as the following:

1. The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an official Master Plan of the city (MCL117.5(e)). Since the City land that is being exchanged is designated as "public park" on the Future Land Use Map, opening up the plan for review and amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is not technically being "sold").
2. The identified properties designated as "Public Park" on the City's Future Land Use Map are not used in a significant way as parkland available to the City's residents, but are instead being leased for use by the Novi Community School District, and are no longer deemed necessary as "Public Parks",
3. If the amendment is approved, the land that will be reclassified as "Public Park" on the Future Land Use Map encompasses 75.61 acres, which is 6.11 acres more than the area that is proposed to be removed from the map.
4. The land swap was designed to satisfy both the Novi Community School District and the City of Novi in meeting the overall needs of those entities and the community members they serve.
5. All land designated for residential purposes generally has a maximum density provided on the Residential Density Map in the event that the property may someday be developed for residential purposes.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF THE AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP RELATING TO CITY PARKLAND MADE MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY.

Motion to recommend approval to the City Council to approve the proposed amendments to the Future Land Use Map. Motion carried 7-0.

2. PARADISE PARK PARTIAL REZONING JZ22-31 WITH REZONING 18.739

Public hearing at the request of Paradise Park for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service Technology (OST) to Light Industrial (I-1). The subject site is approximately 4.14 acres of an 8.03 acre site and is located at 45799 Grand River Avenue, which is on the south side of Grand River Avenue and west of Taft Road (Section 16). The applicant has indicated that the proposed rezoning is being requested to make the zoning consistent throughout the entirety of the property.

In the matter of Paradise Park Partial Rezoning, JZ22-31, with Zoning Map Amendment 18.739 motion to postpone the consideration to a later date since the rezoning sign, as required by City of Novi Site Plan and Development Manual, was not installed and visible a minimum of fifteen days prior to the public hearing. Motion carried 7-0.

Planner Carroll relayed that this will need to come before the Planning Commission again. This is an approximate 8 acre site at 45799 Grand River Avenue. The applicant is proposing to rezone the back portion of the site from I-1 to OST. This is near Gatsby's Restaurant and Andes Hills condos to the east, vacant wetland to the west, SB Temple to the south and Suburban Collection to the north. To note, in looking at the Future Land Use, it is Industrial, Research Development and Technology for the entirety of the property, across the street is City West, with single family surrounding the site. It does contain some regulated woodlands and wetlands.

Planner Carroll noted that the rezoning sign was installed last Friday but was not installed within the required 15-day time frame. The Planning Commission is asked to consider the motion, hold the public hearing, and consider postponing the motion. The representative for the applicant is in attendance to answer any questions.

Chair Pehrson invited the representative for the applicant to approach the podium.

The applicant's representative stated that information in the packet is consistent with the request, and the Wainwrights will be in attendance to answer questions at the next opportunity, and are ultimately requesting the Planning Commissioners approve the rezoning request.

Chair Pehrson noted that this is a motion to postpone due to the sign not being posted in a timely manner. Chair Pehrson opened the public hearing and invited members of the audience who wished to participate in the public hearing to approach the podium. As there were none, Member Lynch summarized the written responses.

Chair Pehrson kept the Public Hearing open until the next opportunity for when the applicant's request would return to the Planning Commission. Chair Pehrson turned it over to the Planning Commission for consideration or a motion.

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of Paradise Park Partial Rezoning, JZ22-31, with Zoning Map Amendment 18.739 motion to postpone the consideration to a later date since the rezoning sign, as required by City of Novi Site Plan and Development Manual, was not installed and visible a minimum of fifteen days prior to the public hearing.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF THE AMENDMENT TO THE MASTER PLAN'S FUTURE LAND USE MAP RELATING TO CITY PARKLAND MADE MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY.

Motion carried 7-0.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE JANUARY 11, 2023 PLANNING COMMISSION MINUTES

Motion made by Member Lynch and seconded by Member Dismondy.

ROLL CALL VOTE TO APPROVE THE JANUARY 11, 2023 PLANNING COMMISSION MINUTES WAS MADE BY MEMBER LYNCH AND SECONDED BY MEMBER DISMONDY.

Motion to approve the January 11, 2023 Planning Commission Minutes. Motion carried 7-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were no supplemental issues/training updates.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing that nobody wished to participate, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the meeting made by Member Lynch.

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER Lynch.

Motion to adjourn the February 8, 2023 Planning Commission meeting. Motion carried 7-0.

The meeting adjourned at 7:59 PM.