

**CITY OF GROVE CITY, OHIO  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING**

**October 6, 2015**

The meeting was called to order at 1:30 p.m.

Chairman Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Gary Leasure, Chair, Mr. Chuck Boso, Mr. Roby Schottke, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kyle Rauch, Development Director; Kim Shields, Planning & GIS Supervisor; Victoria Proehl, Community Development Manager, Jennifer Readler, Frost Brown Todd; Bill Vedra, Director of Public Safety; Cindi Fitzpatrick, Service Superintendent; Lt. Tammy Green, Jackson Township Fire Department; Capt. Jeff Pearson, Grove City Police Department; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Michele Boni, Planning Intern; and Mary Havener, Development Assistant.

Chairman Leasure noted a quorum was present. The minutes from the September 8, 2015 regular meeting were unanimously approved.

**ITEM #1 – Scioto Meadows (Ashwood Glen) – Development Plan**

**(PID #201506010039)**

Per the applicant's request, this item will be postponed to the November 3, 2015 meeting. Mr. Linder moved to approve this request, Mr. Boso seconded and the motion was unanimously approved.

**ITEM #2 – 4807 Nicholas Point Drive – Lot Split**

**(PID #201507170052)**

Ms. Proehl presented the Development Department's findings. The applicant is proposing to split Lot 515 of Pinnacle Club Section 5 (4807 Nicholas Point Drive) in two equal halves.

The zoning text for this subarea of Pinnacle requires that no lot be split and combined with a contiguous platted lot if the said split results in a lot containing less than 90' of frontage at the building line. The lots to be created by the proposed split will only be approximately 45' wide at the building line. The western tract will be combined with the applicant's lot to the west and the eastern tract will be combined with the lot to the east in order to comply with the zoning text.

After review and consideration, the Development Department recommended Planning Commission approve the Lot Split as submitted.

Being no discussion, Mr. Schottke moved to approve the Lot Split as submitted. Ms. Oyster seconded and the vote was unanimously approved.

**ITEM #3 – Lamplighter Senior Village II – Development Plan**

**(PID #201508310058)**

Ms. Proehl presented the Development Department's findings. The applicant is proposing to construct a housing development for residents 55+ years of age on a 7.8 acre site located on the south side of a proposed extension of Lamplighter Drive. In addition to proposed residential structures, proposed improvements include a shelter house, community building, community garden and dog park. The development will contain 60 two-bedroom apartments in a combination of single-story and two-story structures.

The Final Development Plan for the neighboring Lamplighter Senior Village was approved by Council on July 3, 2012. This development included a community center and fifty (50) dwelling units located within five (5) structures on 7.011 acres of land. The Preliminary Development Plan for the proposed development was approved by Council on November 4, 2014.

The site will be accessed from a single 25' wide curb-cut on a proposed extension of Lamplighter Drive. A connection is also proposed to the existing Lamplighter Senior Village to the west. Private roads are proposed throughout the site varying in width from 20' around the single-story structure on the southern portion of the site to 26' around the two-story structures to the north.

The eight (8) foot bike path on the south side of Lamplighter Drive will be extended. A retention pond is proposed at the southern end of the development, with a 4' wide sidewalk around the perimeter.

Plans show the proposed water line within a 10' easement along the western property boundary extending south to White Road. At White Road, the line goes west to connect to the existing line; however, plans show the proposed extension outside the White Road right-of-way. Staff would request that the applicant either add or label the right-of-way line on White Road and if the water main is actually outside of the right-of-way, record an easement with each of the property owners prior to construction starting. Additionally, plans show public sanitary sewer across the rear of some of the off-site White Road parcels. The shown 20' easement will also be required to be recorded prior to construction. Staff feels these issues can be resolved during the Site Improvement Plan process.

The proposal includes sixty (60) units of rental housing in seven (7) buildings across the site. All units will be 905 square feet with two bedrooms and two bathrooms.

Two, two-story buildings will house thirty-two units on the northern portion of the site and will be finished in a combination of cultured stone veneer and vinyl siding. Vinyl shutters are to accent the structures. Four (4) carports are proposed to provide parking to the two-story structures, located on the east and west sides. The carports will have the same finish as the main structures, with a stone veneer base and dimensional shingles, with white columns.

The five (5) single-story buildings will contain the remaining twenty-eight (28) ranch units and finished in a combination of cultured stone veneer and vinyl siding with dimensional shingles. To add architectural style, vinyl shakes have been added to the gables. Twenty-eight (28) garage spaces are proposed to provide parking to the single-story ranch units.

The proposed community building will be finished in a combination of cultured stone veneer, and vinyl siding with dimensional shingles. The proposed shelter house will incorporate similar building materials and finishes.

132 parking spaces are proposed with the development.

Landscape plans were submitted for all proposed structures. Landscaping is proposed around the perimeter of the site. Plans show an existing woven wire fence along the eastern property line. Staff feels this fence should be removed from plans.

A total of 2.09 acres of open space is proposed throughout the site, which does not meet the code required 2.748 acres of open space based on the number of dwelling units proposed. The applicant has indicated that they intend to make the required payment in lieu of dedicating the required 0.668 acres.

Details of the proposed site lighting were not submitted. Staff requests cut-sheets of the proposed site lighting to ensure its consistency with the existing Lamplighter Senior Village and other existing area developments.

An entry sign is proposed fronting Lamplighter Drive, displaying the project name and phone number.

After review and consideration of the 8 findings, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the following stipulations:

1. The existing woven fire fence along the eastern property line shall be removed and all references to such fence shall be removed from plans.
2. The applicant shall pay the required amount to compensate for the unaccounted for open space, per Section 1101.09.
3. Cut-sheets of the proposed site lighting shall be submitted to ensure its consistency with the adjacent development.

Mr. Todd Valentine, LW Associates and Mr. Rodd Siddens, Frontier Community Services were present to speak to the item.

Mr. Schottke expressed his concern that there is no emergency exit for the residents since there is only one entrance in and one entrance out from Lamplighter Drive. He stated there should be some type of emergency access onto White Road for residents. Ms. Green, JTFD, agreed with Mr. Schottke's concerns. In addition, she stated that the maneuverability studies that were given to the Fire Department stated Madison Township and not Jackson Township. Mr. Valentine stated that this was most likely due to an error on the engineer's side and it would be corrected. He stated,

however, that the specifications for the fire trucks were given to him by the City, so the numbers would be accurate – the title was just mislabeled.

Pertaining to Mr. Schottke's original concern about the lack of an emergency exit, Mr. Siddens stated that there is a home to the south of the property with a driveway that could be accessed in the event of an emergency. He also stated that part of the problem that they run into is the fact that electrical wires along White Road are very low. Consequently, normal road access cannot be run in the back of the property. Mr. Schottke asked that this be noted as a concern that he has. Mr. Valentine mentioned that he had a conversation with the Mayor regarding this issue and his thoughts were that as long as there were two access points, counting the connection through the existing Lamplighter Senior Village, it would be a reasonable accommodation.

Ms. Green asked that "no parking" signs be placed throughout the development, not only at the entrance. Mr. Valentine stated this would not be a problem. Ms. Green also stated that the Fire Department would need more information on the location of the connections for the sprinkler systems on the first two buildings. She stated that they are required to be within 75' of the fire hydrants. Mr. Valentine stated that the locations would be included on the final plan.

Mr. Valentine voiced his objection to the first stipulation, (the existing woven fire fence along the eastern property line shall be removed and all references to such fence shall be removed from plans) stating that this fence is co-owned by the neighboring property owner. The owner is adamant that the natural barrier with the fence and foliage remain between the two properties. Due to the thickness of the growth, the fence is fairly hidden. He added that the fence is not located entirely on the Lamplighter property line, but is in fact, between the two properties. Mr. Leasure asked who was responsible for maintaining the fence. Mr. Siddens responded that it was a joint effort between Lamplighter and the neighbor. Ms. Readler, Frost Brown and Todd, stated that one possibility would be to leave the stipulation in and the City could work with the property owner to find a proper solution.

Being no further discussion, Mr. Schottke moved to recommend the approval of the Development Plan to City Council with the three stipulations noted:

1. The existing woven fire fence along the eastern property line shall be removed and all references to such fence shall be removed from plans.
2. The applicant shall pay the required amount to compensate for the unaccounted for open space, per Section 1101.09.
3. Cut-sheets of the proposed site lighting shall be submitted to ensure its consistency with the adjacent development.

Ms. Oyster seconded the motion and the vote was unanimously approved.

#### **ITEM #4 – Holton Park (Hickory Creek Estates) – Development Plan**

**(PID #201508310059)**

Ms. Proehl presented the Development Department's findings. The applicant is proposing to construct a housing development on a 35.25 acre site located on the north side of Orders Road. The proposal includes the development of 81 single family homes and three (3) reserves, totaling 6.69 acres of open space.

The Preliminary Development Plan for this project was approved by Council on December 9, 2003.

A total of 81 single family homes are proposed on the 35.25 acre site, yielding a density of 2.31 units per acre. The site will be accessed from one curb cut on Orders Road proposed for future widening by the City to include a center turn lane. Two additional street stubs are proposed on the northern portion of the site. The eastern stub will connect in Haley Way, to the adjacent Holton Run Subdivision, currently under construction. The western stub terminates into privately owned land in Jackson Township. Plans also include two cul-de-sacs in the southern half of the site (Williamsburg Court and Secura Court) which are 28' wide. Since the proposed Williamsburg Court is not proposed to connect to the existing Williamsburg Court in Jackson Township, Staff feels the street should be renamed to avoid navigational problems for residents, dispatchers and safety forces.

Staff has expressed concerns with the length and design of Hickory Creek Drive. Ms. Proehl stated that roads with long straight designs tend to allow for increased speeds, and Hickory Creek Drive measures nearly 1,700 feet long. The applicant has proposed traffic calming medians in two locations along this drive, but Staff would request more measures be taken to ensure the safety of the residents of the development.

An eight (8) foot asphalt trail will connect the development to the new trail installed as part of the Orders Road improvements.

The text associated with the rezoning application includes specific architectural standards, including building heights, fence standards, mail box specifications and specific permitted exterior materials. Specific housing models are proposed. Details were included with the rezoning application.

A typical landscape plan for each lot was submitted as well as proposed landscaping at the entrance features on Orders Road. The trees along the Holton Run stream in the middle of the site will be preserved, but Staff requests this area to be dedicated as a preservation zone at the time of platting.

A four (4) foot earthen mound is proposed along Orders Road to provide screening to the lots that back up to that road.

The development is to contain a total of 6.69 acres of open space in two unique reserves.

An entry feature is proposed on both sides of Hickory Creek Drive fronting Orders Road which includes three stone columns.

The applicant is proposing to construct two wet ponds in Reserve B to manage stormwater. The ponds are proposed on the north and south sides of Holton Run stream, and will each have a leisure path around them. Staff recommends connecting the two ponds by extending the path from one pond to the other to provide more connectivity for the future residents.

After review and consideration of the 8 findings, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the following stipulations:

1. Williamsburg Court shall be renamed.
2. Additional traffic control measures shall be implemented along Hickory Creek Drive. The applicant shall work with Staff to ensure appropriate design.
3. The two leisure paths around the stormwater retention ponds shall be connected.
4. Collapsible bollard details shall be removed from sheet C800.

Mr. Jim Lipnos, Homewood Corporation, was present to speak to the proposed Development plan. Mr. Leasure asked if the Fire Department had any comments or concerns related to the plan. Ms. Green stated that on the 28' streets, there should only be parking on one side. Mr. Lipnos stated that he was agreeable to that request.

Mr. Boso asked if it was the position of the Fire Department that the subdivision to the east, which is in the Township, should only have one means of ingress/egress from Orders Road and not connected to the proposed subdivision so you have another means of ingress/egress. Ms. Green stated that she does not believe the Township is going to allow the connection between the two. Mr. Boso stated that in the previous application Ms. Green stated that the Fire Department agreed with Mr. Schottke's request that there should be a second entry. Ms. Green stated this correct, however, this decision is up to the Township Administrator.

Mr. Schottke asked if Hickory Creek Drive could have some curves added to give it a better visual interest and help calm traffic. Mr. Lipnos stated that they propose to add a median at the creek crossing that is landscaped to visually break up the area and help with the speed of traffic. They will also add traffic circles, as recommended by staff. He explained that the road was designed this way to allow for the two access points to the north. Mr. Schottke asked about the connections to the properties to the north. Mr. Lipnos responded that the property to the northeast is Holton Park, also owned by Homewood, and will be connected by the propose Haley Way. The property to the northwest is not owned by Homewood. He stated that this is Homewood's last parcel of land in Grove City, so they will be looking to expand.

Ms. Angela Beiriger, resident of the Southern Grove Subdivision, asked to speak to the item. As a neighboring property owner, she stated her concern related to flooding issues on Williamsburg Court. She expressed concerns about where the responsibility will lie if the flooding gets worse after this development is completed. Mr. Boso asked Mr. Rauch to explain our stormwater policy. Mr. Rauch stated that the EPA requires that any new development retain any run-off attributed to their development for a period of 24 hours. Everything that has developed will drain to the two retention ponds and will be released at the predevelopment rate. Any development you see on the project site should have 0% impact on the existing drainage. Ms. Beiriger asked who would be responsible for flooding if it continues after this development is completed. Mr. Rauch reiterated that this development should have 0% impact on her current property. Consequently, any flooding she

might experience should be directed to Mr. Mike Lilly with the Township. Ms. Shields noted that this issue was discussed during the review of this plan and the Service Department was aware that this was a concern. Homewood has included on their plans the extension of a stormwater main to the edge of their property, so Southern Grove residents could tap into it. Ms. Fitzpatrick, Grove City Service Department, stated that they have reviewed these issues and they are grading issues on the property owner's private property and would ultimately be the homeowner's responsibility to extend that line to their property if they chose to. Mr. Lipnos confirmed that Homewood has proposed to take the storm line and catch basin to the end of their property and the homeowners could tie into it as a public storm line if they choose to.

Mr. Lindner asked the Fire Department if they would be able to maneuver their trucks around the circles in the development. Ms. Green stated that they do not have a radius on the plans. She asked if they could include it on the final plans. Mr. Lipnos stated that he would work with the city to ensure the proper design for the traffic circles so that both the fire department as well as Service, in terms of plowing the roadway, could properly maneuver around them. Mr. Rauch stated that this would be detailed during the engineering process and Staff would bring the plans back through the Committee if it was something that couldn't be worked out. Mr. Linder thanked staff for adding the recommendation on the traffic calming measures.

Ms. Fitzpatrick asked if the stub would be put in without a turn-around. Mr. Lipnos stated that they have a lot proposed off of the northwest stub and that the stub acts as a "T" turn-around. Mr. Rauch stated that during the platting process, there should be a 1' temporary no-access easement at the end of that stub street until future sub-division development.

Being no further discussion Ms. Oyster moved to recommend approval of the Development Plan to City Council with the following stipulations:

1. Williamsburg Court shall be renamed.
2. Additional traffic control measures shall be implemented along Hickory Creek Drive. The applicant shall work with Staff to ensure appropriate design.
3. The two leisure paths around the stormwater retention ponds shall be connected.
4. Collapsible bollard details shall be removed from sheet C800.
5. No Parking signs shall be added to one side of all 28' wide streets.

Mr. Schottke seconded and the vote was unanimously approved.

#### **ITEM #5 – Holton Park (Hickory Creek Estates) - Rezoning**

**(PID #201509080062)**

Ms. Proehl presented the Development Department's findings. The applicant is proposing to rezone an approximate 35.25 acre site north of Orders Road from SF-1, Single Family Residential District to PUD-R, Planned Unit Development Residential District with a zoning text. The Preliminary Development Plan for this project was approved by Council on December 9, 2003.

Upon rezoning and an approved development plan, the site will be developed with 81 single family homes. The site has roughly 900± feet of frontage along Orders Road and is clear cut, with the exception of a tree line that borders the Holton Run stream, bisecting the site.

The proposed Zoning Text includes Development Standards, specifying architectural details, landscaping, roads and circulation, general provisions including home owner responsibilities and prohibited structures.

Ms. Proehl stated that staff feels the proposed rezoning is appropriate based on the proximity of other parcels zoned for compatible development and its location off of Orders Road.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Mr. Jim Lipnos, Homewood Corporation, was present to speak to the Rezoning item.

Being no discussion, Mr. Linder moved to recommend the approval of the Rezoning to City Council as presented. Ms. Oyster seconded and the motion was unanimously approved.

**ITEM #6 – Woods at Pinnacle – Plat Approval****(PID #201508310060)**

Ms. Proehl presented the Development Department's findings. She noted that the new plat distributed to the Commission today was updated to clarify some language in Note G. Nothing else has changed on the plat. The applicant is requesting approval of a plat for the Woods at Pinnacle. The proposed plat contains 52 residential lots on 22.898 acres of land south of Pinnacle Club Drive.

Three reserves, which total 6.671 acres, are proposed throughout the area and will be dedicated to the city and maintained by the Woods at Pinnacle Home Owners Association for the purpose of passive open space and stormwater detention.

On March 3, 2015, the Development Commission recommended approval of the Development Plan for The Woods at Pinnacle and Council approved the resolution on May 4, 2015. The proposed lots and road configuration are consistent with the approved Development Plan.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Mr. Jeff Miller, Civil and Environmental Consultants, was present to speak to the Plat Approval. Mr. Schottke asked the City for clarification on the change in Note G. Ms. Proehl stated that a portion of the original Note G referred to a "developer installed fence". This language has been removed and references to fences have been changed to "entry features."

Ms. Debbie Camp, resident, asked for clarification as to whether a fence would be at the entry of the development or around the entire development. Ms. Proehl stated that it would just be at the entry. Mr. Rauch stated that the original submittal included language that was vague. However, the intent of the developer was to refer strictly to the landscape feature at the entrance of the development. As a result, the text was revised to better identify this. This is not referencing a fence – more of an entrance feature to replicate other features you see around Pinnacle Club. Mr. Miller stated that the note was copied from another plat and there was no intent to install a fence – only the entry feature as noted by staff.

Mr. Mitch Freeman, 1303 Fairway Drive, asked to speak. He asked what kind of notes were on the plat related to the Calum Way stub. He quoted the City Council meeting regarding emergency access only for this connection. Mr. Rauch responded that this plat is only an instrument to create property/lot lines and dedicate right-of-way. This is not for build improvements – only line work and property ownership. Mr. Freeman stated that the residents of The Links are concerned that this road will lead to a development and will be carried through. He asked if there were any assurances that this would not happen. Mr. Rauch stated that the construction plans have been submitted and this stub will not become a road. He stated that he would be happy to provide Mr. Freeman with a copy of the plans depicting the design of the area.

Ms. Leslie Cohen-Smith, 1393 Fairway Drive, asked to speak. She stated that she is a resident of the Links and expressed her concern that a developer will come in and open Calum Way to make it a thru-street. She also asked for consideration to rename Calum Way off of Pinnacle Club Drive, since it will not connect through to the existing Calum Way in The Links. Mr. Miller was agreeable to changing the name of the proposed Calum Way. Mr. Rauch stated that he did not think it was necessary to stipulate this, but that staff would work with the applicant to ensure that changes were made before the plat reached City Council.

Being for further discussion, Ms. Oyster moved to recommend the approval of the Plat Approval to City Council as submitted. Mr. Boso seconded. Mr. Schottke abstained due to owning a contiguous property. The remainder of the vote was unanimously approved.

**ITEM #7 – Woods at Pinnacle – Lot Split****(PID #201509180064)**

Ms. Proehl presented the Development Department's findings. The applicant is proposing to divide an existing 1.3 acre tract of land into two parcels. The 0.038 acre parcel to be created with the split is included in the proposed plat for The Woods at Pinnacle to be dedicated as right-of-way to serve as the entrance into the development off Pinnacle Club Drive. This configuration also matches the development plan for the site approved by Council on March 3, 2015. The Franklin County Recorder's Office has preliminarily approved the split and the applicant has indicated that the final approval is contingent on the combination of the parcel to the south.

After review and consideration, the Development Department recommends Planning Commission approve the Lot Split as submitted.

Mr. Jeff Miller, Civil and Environmental Consultants, was present to speak on the Lot Split. He stated that the piece of ground north of The Woods of Pinnacle is owned by a different owner and that in order to obtain access to the development, they need to proposed area to be split to be dedicated as right-of-way. They are splitting it from the owner to combine it with the parcel on the south (The Woods of Pinnacle). This will be contingent on it being combined when the Lot Split is approved and will alert the county not to approve a transfer unless it is combined. He continued to state that this process is essential to the plat because it is the entryway and will become public right-of-way after it is transferred.

Being no further discussion, Mr. Linder moved to approve of the Lot Split as submitted. Ms. Oyster seconded. Mr. Schottke abstained due to owning a contiguous property. The remainder of the vote was unanimously approved.

**ITEM #8 – Ohio Health Medical Center – Rezoning (M-1 upon Annexation)**

**(PID #201509010061)**

Ms. Proehl presented the Development Department's findings. The site is currently owned by the Ohio Health Corporation, and is composed of five (5) parcels which are being annexed from Jackson Township. The site is partially developed with single family homes zoned Suburban Residential within a Multi-Use Overlay Zone in Jackson Township. Upon annexation and rezoning, the site will be developed with Ohio Health medical offices. It is approximately 22 acres in size, which includes roughly 885± feet of frontage along Stringtown Road. The site is heavily wooded along the eastern and southern boundaries, and has one wet pond on the southern portion.

The requested M-1, Medical District will allow the development of Ohio Health medical offices on the approximate 22 acre site. Staff feels the proposed rezoning is appropriate based on the proximity of other parcels zoned for compatible development, its location off of Stringtown Road with the knowledge of future roadway improvements, and the fact that the site was identified for Full Range Commercial for future land use in Jackson Township's 2010 Comprehensive Plan.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

Mr. Todd Sloan, The Daimler Group, was present to speak to the Rezoning item. Mr. Schottke asked Mr. Sloan if this project would be bringing new jobs to the City or transferring existing employees. Mr. Sloan responded that this proposal would be an expansion of services and will be creating new jobs.

Being no further discussion, Mr. Schottke moved to recommend the approval of the Rezoning to City Council as submitted. Mr. Linder seconded and the vote was unanimously approved.

**ITEM #9 – Daystarz Child Care Center – Special Use Permit**

**(PID #201509170063)**

Ms. Proehl presented the Development Department's findings. The applicant is proposing to relocate Daystarz Child Care Center from 3946 Broadway to 3323 Cleveland Avenue, in a multi-tenant structure fronting First Street, between Cleveland Avenue and Columbus Street, in the Town Center. The facility will offer child care services for infant, toddler, preschool and school-age children from six (6) weeks to ten (10) years of age and will operate from 6:00am to 6:00pm Monday through Friday. The applicant has indicated that 39 children will be able to be cared for on the site in three (3) classrooms, and seven (7) staff members will be employed.

In November 2011, the Planning Commission heard the request for the original Special Use Permit application for the child care facility located at 3946 Broadway. That request included the same services as proposed now, but the site could not accommodate the required parking. Instead, the adjacent parcel to the south and the public parking lot across Columbus Street were used for customer and employee parking, and the outdoor play area for the facility was located to the east (on a separate parcel). A signed agreement with the adjacent land owner was submitted allowing the applicant to utilize the properties for parking and for the play area.

The applicant is now proposing to relocate the child care facility from its current location on Broadway to 3323 Cleveland Avenue. The facility will occupy three units of the multi-tenant structure, and provide adequate parking and circulation on site. The existing outdoor play area will remain in its current location. Since the play area will still not be on the same parcel as the facility, the applicant has submitted an updated signed agreement with the adjacent land owner to continue using the property as such. Parking blocks and landscape planters are included on the site plan to prevent vehicles from entering the playground and to visually separate the play area from the parking lot.

After review and consideration of the nine findings, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

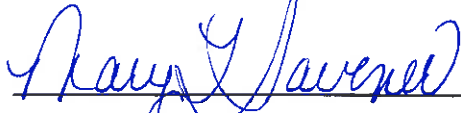
Ms. Donyette Dunlap, owner of Daystarz Child Care Center, was present to speak to the Special Use Permit. Mr. Schottke asked Ms. Dunlap if the flow of traffic had been working out. She stated that it gets congested, especially with the construction, but it was working out.

Being no further discussion, Mr. Schottke moved to recommend the approval of the Special Use Permit to City Council as submitted. Ms. Oyster seconded and the vote was unanimously approved.

New Business:

Mr. Rauch asked the Commission if they would determine some available dates in December when they could meet with Staff to have a brief training session to discuss and update the bylaws of Planning Commission. Mr. Rauch stated he will submit some possible dates for their consideration.

Having no further business, Chair Leasure adjourned the meeting at 2:20 p.m.

  
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Mary Havener, Secretary  
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Gary Leasure, Chairman