



PLANNING COMMISSION REGULAR MEETING

June 6, 2018 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

AGENDA

- A. CALL TO ORDER
Chairman Schick called the regular meeting of the Planning Commission to order at 7:00 p.m.
1. Roll Call
The following Planning Commission members were present:
- | | |
|--------------------|---------------------|
| | Gale Schick |
| | Doug Dennison |
| (Absent) | Charles Schinner |
| | Travis Yingst |
| | Jerry Bushelman |
| | Victor Tallon |
| | Dan Foreman |
| | Tim Annable |
| Town Board Liaison | David Sislowski |
| Also Present: | Planning Director |
| | Chief Planner |
| | Deputy Town Clerk |
| | Scott Ballstadt |
| | Carlin Malone |
| | Amanda Mehlenbacher |
2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
**Mr. Annable moved to approve the agenda as presented; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Dennison, Yingst , Tallon, Bushelman, Foreman, Annable
Nays – None
Motion carried.**
3. Public Invited to be heard
Mr. Schick opened the meeting up for public comment to which there was none.
- B. CONSENT CALENDAR*
1. Approval of minutes of May 16, 2018
**Mr. Tallon moved to approve the consent calendar as presented; Mr. Yingst seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Dennison, Yingst, Tallon, Bushelman, Foreman, Annable
Nays – None**

The Town of Windsor will make reasonable accommodations for access to town services, programs, and activities, and will make special communication arrangements for persons with disabilities.

Please call 970-674-2400 by noon on the Thursday prior to the meeting to make arrangements.

C. BOARD ACTION

1. Public Hearing – Major Subdivision – Jacoby Farm 7th Filing - Russell Baker, owner / applicant, Cathy Mathis, applicant's representative

- Quasi-judicial Action
- Staff presentation: Millissa Berry, Senior Planner

Mr. Sislowski stated for the record, "Mr. Chair, for the record I would like to disclose that I am a sitting member of the Town Board, and that I am here in my capacity as non-voting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussion. I will not let tonight's proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing."

Ms. Berry introduced the applicant and presented the PowerPoint presentation included in the packet materials, with the following information: The owner/applicant, Mr. Russell Baker, Townhomes at Jacoby Farms, LLC, represented by Ms. Cathy Mathis of TBGroup, has submitted a final major subdivision plat, known as Jacoby Farm Subdivision 7th Filing. The subdivision encompasses approximately 5 acres over two properties (Tract A = ~2.7 acres and Tract B = ~2.3 acres). The properties are zoned Residential Mixed Use (RMU). The purpose of the subdivision is to allow for individual ownership of the townhome units proposed on the site.

The subdivision proposal is summarized as follows:

- 61 townhome lots (61 townhome units) = approximately 2.3 acres (~45% of site)
- Tracts A and B: platted common space = approximately 2.7 acres (~55% of site)
 - Landscaped areas
 - Open yard areas
 - Parking and access drives
 - Utility / access / drainage easements
- Common space will be owned and maintained by a Homeowners' Association.
- School dedications have been met; dedications were made with the processing of the Jacoby Farm Subdivision 2nd Filing.
- Credit for park dedication from Jacoby Farm Subdivision 2nd Filing will be applied.

During the preliminary major subdivision review, the applicant held a neighborhood meeting on January 30, 2018. There were approximately 18 neighbors in attendance. The notification period for the January neighborhood meeting did not meet code requirements, therefore, a second neighborhood meeting was held on March 26, 2018 in accordance with Chapter 16, Article XXXI of the Municipal Code. Seven neighbors were in attendance, including 5 that attended the January 30th meeting.

Staff recommends that the Planning Commission forward a recommendation to the Town Board to approve the final major subdivision as presented subject to the following conditions:

1. All outstanding staff comments on the subdivision plat shall be addressed prior to recording of the subdivision plat.
2. The applicant shall enter into a development agreement with the Town prior to recording of the subdivision plat.

The recommendation will be presented to the Town Board at its June 11, 2018 regular meeting.

Staff requests the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- All testimony received during the public hearing
- Recommendation

Mr. Schick asked if anyone from the audience wished to speak on this matter.
There were none.

Mr. Tallon moved to close the public hearing; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Dennison, Yingst, Tallon , Bushelman, Foreman, Annable

Nays – None

Motion carried.

2. Recommendation to Town Board – Major Subdivision – Jacoby Farm 7th Filing - Russell Baker, owner / applicant, Cathy Mathis, applicant's representative

- Quasi-judicial Action
- Staff presentation: Millissa Berry, Senior Planner

Mr. Schick asked if Ms. Berry had anything further she wished to add.
Per Ms. Berry; Nothing further Mr. Chairman.

Mr. Schick asked if the applicant had any additional information they wished to present.

The applicant had no further information.

Mr. Schick asked if there were any questions or comments from the Commission.
There were none.

Mr. Tallon moved to forward a recommendation of approval to the Town Board for the Major Subdivision – Jacoby Farm 7th Filing subject to all remaining Planning Commission and staff comments being addressed; Mr. Annable seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Dennison, Yingst, Tallon, Bushelman, Foreman, Annable

Nays – None

Motion carried.

3. Recommendation to Town Board – Final Site Plan – Jacoby Farm 7th Filing – Jacoby Farm Townhomes – Russell Baker, owner/applicant; Cathy Mathis, applicants representative

- Quasi-judicial Action
- Staff presentation – Millissa Berry, Senior Planner

Ms. Berry introduced the applicant and presented the PowerPoint presentation included in the packet materials, with the following information: The owner/applicant, Mr. Russell Baker, Jacoby Farm Townhomes LLC, represented by Ms. Cathy Mathis of TBGroup, has submitted a final site plan, known as Jacoby Farm Subdivision 7th Filing - Jacoby Farm Townhomes. The project occurs on two separate but adjacent tracts. The sites are located northeast and southeast of the intersection of 17th Street and Grand Avenue at the west end of the Jacoby Farm Subdivision.

The site plan consists of 61 townhomes on the two parcels, 31 townhomes on the northern site (identified as Tract A on the site plan) and 30 townhomes on the southern site (identified as Tract B on the site plan). The northern site encompasses approximately 2.7 acres and the southern site encompasses approximately 2.3 acres; both are zoned Residential Mixed Use (RMU). The overall density for each site is 11.9 du/acre. A mix of five-, six-, and seven-unit buildings are proposed. The Jacoby Farm 2nd Filing established the multifamily use of the tracts as well as an allowed density of 15 units per acre (~ 76 units total).

Other overall development characteristics include:

- Northern site / Tract A - number of buildings = 5; number of units = 31; overall density = 11.6 du/acre
- Southern site/ Tract B - number of buildings = 5; number of units = 30 ; overall density = 12.9 du/acre
- 30' building heights
- pitched roof and articulated facades
- multiple façade colors
- asphalt shingles, painted lap siding, synthetic stone wainscot, covered entries
- 2-car garage per unit
- 164 parking spaces - 2 garage stalls per unit plus 44 (22 per site) surface stalls – parking ratio of 2.7 spaces per unit
- access off of Grand Avenue and Stoll Drive , both public streets
- approximately 34% landscaped area
- common areas
- individual trash pick-up; cluster mailbox units

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approve the final site plan, subject to the following conditions:

1. All remaining Planning Commission and staff comments shall be addressed.
2. The applicant will enter into a development agreement with the Town.

Staff requests the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Recommendation

Mr. Schick asked if there were any questions or comments from the Commission. There were none.

Mr. Tallon moved forward a recommendation of approval to the Town Board for the Final Site Plan – Jacoby Farm 7th Filing subject to all remaining Planning Commission and staff comments being addressed; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Dennison, Yingst, Tallon, Bushelman, Foreman, Annable Nays – None Motion carried.

4. Public Hearing – Conditional Use Grant – Merlin Oil & Gas Pad – Chris Freeman, Extraction Oil and Gas, applicant / Martin Lind, Raindance Aquatic Investments LLC, property owner
 - Quasi-judicial Action
 - Staff presentation: Carlin Malone, Chief Planner

Mr. Sislowksi stated for the record, “Mr. Chair, for the record I would like to disclose that I am a sitting member of the Town Board, and that I am here in my capacity as non-voting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussion. I will not let tonight’s proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing.”

Ms. Malone introduced the applicant and presented the PowerPoint presentation included in the packet materials, with the following information: The applicant, Extraction Oil and Gas, is requesting a Conditional Use Grant (CUG) to allow oil and gas facilities in the Residential Mixed Use (RMU) zoning district for what is known as the Merlin Pad, located in the northeast portion of Water Valley West Subdivision Lot 5. Oil and gas facilities are allowed as a conditional use in all zoning districts, per Section 16-7-60 of the Town’s Municipal Code, Oil and Gas Facilities.

The subject lot is located approximately ½ mile west of 7th Street and ½ mile north of New Liberty Road. The Town Board will consider the Planning Commission’s recommendations on the CUG application on June 11, 2018.

Lot 5 of Water Valley West Subdivision includes 362 acres. The oil and gas site area (pad) includes seven acres and the proposal includes six wells with associated equipment. The property is currently undeveloped golf course with Poudre River Trail and Whiting Reservoir to the north, undeveloped land (future golf course) to the west, a residence to east, and residential (Hilltop Estates Subdivision [Pelican Hills] and Poudre Heights Subdivision) further east and south of the property boundary.

Oil and gas production will utilize pipelines, which will reduce the amount of truck traffic; however, there will be hauling associated with the operation. The hauling route is proposed from the site to the property's access point on New Liberty Road/WCR 64, west on WCR 64 to WCR 13, south to Crossroads Boulevard/WCR 62, and west to I-25. Truck traffic would primarily occur during daylight hours and the applicant has stated that truck hauling periods will avoid the peak times of school and commuter traffic.

A neighborhood meeting was held by the applicant on May 3, 2018, 6:00-8:00 p.m., at the Windsor-Severance Fire and Rescue Station No. 1 conference room, 100 7th Street. Notifications for this meeting were as follows:

- April 17, 2018 – affidavit of mailing to property owners within 300 feet
- April 20, 2018 – display ad published in the newspapers

There were two neighbors in attendance who had general questions about the proposal (please see the enclosed neighborhood meeting summary notes).

Notifications for this public hearing were as follows:

- May 24, 2018 – affidavit of mailing to property owners within 500 feet, Hilltop and Poudre Heights homeowner associations
- May 24, 2018 – sign posted on property
- May 25, 2018 – published in the newspapers
- June 1, 2018 – posted to Town website

Section 16-7-60(c) of the Municipal Code lists the following standards and requirements for conditional use grants, with staff analysis below:

(c) Based upon specific site characteristics, which include but shall not be limited to: nature and proximity of adjacent development; prevailing weather patterns, including wind direction; vegetative cover on or adjacent to the site; and topography of the site, the Town Board may, as a condition of approval of any conditional use grant, require any or all of the following methods to mitigate adverse impacts on surrounding properties:

(1) Visual requirements. To the maximum extent practical, abatement of negative visual impacts of oil and gas facilities shall be addressed through one (1) or more of the following methods:

a. Use structures of minimal size to satisfy present and future functional requirements.

The proposed conditions of approval require that the applicant utilize equipment and tanks that are low profile.

b. The facilities shall be kept clean and otherwise properly maintained.

The proposed conditions of approval require that the facilities are kept clean and maintained. Maintenance of the facilities includes, but is not limited to, the tracking pads, associated oil and gas equipment, painting of tanks, landscaping, fencing, and disposal of trash. The applicant shall keep public roadways free from mud and debris.

c. Construction of buildings or other enclosures may be required where facilities create visual impacts that cannot be mitigated because of proximity, density and/or intensity of adjacent residential land use.

The sites are located on an undeveloped 362-acre property with no existing structures. The proposed wells would be situated on the north half of the property. The closest occupied building is 290 feet from the drilling pad and the property/building owner has provided a setback waiver to Extraction Oil and Gas. The residential subdivisions of Hilltop and Poudre Heights are located south and east of the proposed drilling site, with the closest home in Hilltop located approximately 1,500 feet and the closest home in Poudre Heights located approximately 2,150 feet from the property boundary of the site. The Poudre Trail is north of the drilling pad. Due to the proximity of the Poudre Trail, staff recommends that sound walls are setback a minimum of 30 feet from the existing temporary trail and permanent trail. The recommended trail setback is included in the CUG conditions of approval. Landscape berms will mitigate visual impacts from the trail and surrounding properties both in the interim and in the long-term.

(2) Landscape requirements. Groundcover, shrubs and trees shall be established and maintained in order to adequately buffer the facility.

Due to the proximity of the site to the trail and nearest residences, landscape berms, with evergreen trees, would provide the most efficient buffering of the facility. The drilling will occur in one phase (2018), planned for drilling six wells, and screen/sound walls be provided. Landscaping must be completed in a timely manner after the initial drilling phase. As such, staff has included a condition of approval that the landscaping is installed no later than 60 days after the initial drilling phase is completed. The applicant has noted that the landscaping is proposed to be installed with the completion of the golf course, but that timeframe is currently unknown.

(3) Floodplain requirements. The oil and gas facilities shall comply with all applicable federal, state and local laws and regulations when located in a regulatory floodway or a special flood hazard area. All equipment at oil and gas facilities located within a special flood hazard area shall be anchored as necessary to prevent flotation, lateral movement or collapse. Any activity or equipment at any oil and gas facility within a special flood hazard area shall comply with the Code of Federal Regulations (C.F.R.) for the National Flood Insurance Program (NFIP), 44 C.F.R. Parts 59, 60, 65 and 70, and shall not endanger the eligibility of residents of the Town to obtain federal flood insurance.

The pad sites are located outside of the floodplain.

Standard Conditions:

The Town's standard conditions of CUG approval for oil and gas facilities are included in staff's recommendation. Not all of the Town's standard conditions represent the most current industry standards, rules and regulations, and/or best

management practices. As such, recommended deviations or additions for five (5) of the standard conditions are as follows:

h. Oil and gas equipment.

1. The applicant shall utilize electric motors in order to mitigate the noise impacts to the neighboring properties.

Addition: *The applicant shall utilize noise dampening methods consistent with the best management practices (BMPs) utilized in the basin. Such methods include, but are not limited to, sound walls, blankets, and other noise mitigation installed at the source of any equipment creating such noise. Noise mitigation methods known as "Quite Fleet Technology," utilized by Liberty Oilfield Services, shall be used as examples of BMPs to be replicated.*

Staff comment: Noise has historically been one of the largest generator of complaints from Windsor residents, particularly noise generated by the applicant's H-Y pad located approximately $\frac{3}{4}$ mile to the east of the subject pad. In order to minimize such complaints and issues, the applicant shall utilize noise dampening methods consistent with the best management practices (BMPs) utilized in the basin. An example of such method is known as "Quiet Fleet Technology" used by Liberty Oilfield Services, in which noise from a continuously running truck engine is mitigated through use of an engine cover.

e. Temporary screening. The applicant shall install a buffer to screen the initial drilling activities and installation of site improvements from surrounding neighborhoods and streets. The temporary buffer shall include hay bales to enclose the drilling operations to provide noise mitigation.

Deviation: *The temporary buffer/sound walls shall enclose the drilling operations to provide screening and noise mitigation barriers in the direction of nearby homes, as appropriate.*

Staff comment: The use of hay bales is no longer a standard practice for sound or visual mitigation. Utilization of sound walls is the standard practice for temporary buffering during the initial drilling activities. The applicant has noted that the east and north sides of the pad will feature 32' high sound walls during drilling and completions. Additionally, the south and west sides of the pad will be set below grade, under about 25 to 30 feet of cut, and will not be visible or audible from land uses to the south and west.

i. Air quality.

(3) The applicant shall submit to the Town copies of all air emissions reporting **the Colorado Regulation 7 XII annual report**, as required by the COGCC and/or the CDPHE's Air Pollution Control Division.

j. Water quality.

(1) The applicant shall ensure that any hydrocarbon discharges from the site comply with all state and federal water quality requirements.

Addition: Any hydrocarbon discharges shall be properly reported to COGCC, and remediated according to COGCC requirements in all cases. Reportable hydrocarbon discharges shall also be reported to the Windsor Local Government Designee (LGD).

Staff comment: No hydrocarbon discharges are allowed from any oil and gas site in Colorado. If any discharge occurs, the above condition describes the action that will be taken.

Addition: All trucks and equipment that are used by primary contractors of Extraction Oil and Gas Company (e.g. drilling, completions, roustabout services) exclusively on the location during drilling and completion activities will be equipped with white noise backup alarms. As per OSHA regulations, in cases where rear view cameras and/or spotters are used 100% of the time, the truck or equipment will not have a backup alarm.

In addition to the Town's standard conditions, staff has included six (6) site-specific conditions of approval.

1. All Planning Commission and staff comments are addressed.
2. The truck hauling route shall remain in accordance with Exhibit A seen in packet material, unless otherwise approved by the Town.
3. Truck hauling periods for oversize loads shall avoid before and after school traffic (7:30 a.m. – 8:15 a.m. and 2:45 p.m. – 3:30 p.m.), and avoid peak times of commuter traffic (7:00 a.m. – 8:30 a.m. and 4:30 p.m. – 6:00 p.m.).
4. All landscape screening shown on plan shall be completed no later than 60 days after the initial drilling phase and perimeter berms are constructed, weather permitting, and shall not be postponed until development of the golf course. Irrigation shall be included to ensure establishment of all plant materials.
5. Sound walls shall be setback a minimum of 30 feet from the Poudre Trail temporary and permanent trails.
6. The property owner shall pave the permanent Poudre Trail, per the Poudre Trail Authority specifications. Water Valley will eliminate the temporary trail and re-establish the permanent trail by Labor Day September 3, 2018, with the reservation that portions of the trail may be closed in the future during the construction of the golf course. During future trail closures due to construction of the golf course, a temporary trail will be provided to accommodate traffic.
7. The Town's standard conditions of approval for oil and gas facilities, as amended.

The applicant requested the following amendment:

- ~~3. All trucks and equipment that are used by primary contractors of Extraction Oil and Gas Company (e.g. drilling, completions, roustabout services) exclusively on the location during drilling and completion activities will be equipped with white noise backup alarms. As per OSHA regulations, in cases where rear view cameras and/or spotters are used 100% of the time, the truck or equipment will not have a backup alarm.~~

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the conditional use grant, subject to all site-specific conditions and the Town's standard conditions of approval for oil and gas facilities, as amended.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- Recommendation

Mr. Schick asked if anyone from the audience wished to speak on this matter. There were none.

**Mr. Tallon moved to close the public hearing; Mr. Yingst seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Dennison, Yingst, Tallon , Bushelman, Foreman, Annable
Nays – None
Motion carried.**

5. Recommendation to Town Board – Conditional Use Grant – Merlin Oil & Gas Pad – Chris Freeman, Extraction Oil and Gas, applicant / Martin Lind, Raindance Aquatic Investments LLC, property owner
 - Quasi-judicial Action
 - Staff presentation: Carlin Malone, Chief Planner

Troy Owens, Extraction Oil and Gas, gave a detailed presentation to the Commission regarding the drilling process. Mr. Owens touched upon the management practices, time frame for drilling, traffic routes and landscaping/sound walls to help with visibility and noise reduction.

Mr. Schick inquired about the elimination of the white noise back up alarm and if Extraction Oil and Gas will have spotters or cameras and if this would be acceptable per OSHA regulations.

Mr. Owens responded stating that they do not believe that the white noise back up alarm works as efficiently as the beeping alarms. Mr. Owens stated that safety is a high priority and believes that the sound walls will provide sufficient noise mitigation. Spotters and cameras will be used per Mr. Owens during the drilling and completion stages of the project.

Mr. Annable inquired about truck traffic and oversized loads.

Mr. Owens stated that traffic would be minimal compared to other pad sites and that they would be in compliance with the traffic regulations.

Mr. Schick asked if there were any additional questions or comments from the Commission.

There were none.

Mr. Bushelman moved to forward a recommendation of approval to the Town Board for a Conditional Use Grant – Merlin Oil & Gas Pad subject to

**all Planning Commission and staff recommendations; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Dennison, Yingst, Tallon, Bushelman, Foreman, Annable
Nays – None
Motion carried.**

Mr. Schick requested a 5 minutes recess due to technical difficulties. The Planning Commission meeting went into recess at 7:32 p.m..

The Planning Commission meeting reconvened at 7:36 p.m.

6. Site Plan Presentation – Highlands Industrial Park Subdivision 1st Filing Lot 6 Block 1 - Logos Imaging - Shawn and Melanie Munn, owners; BJ DeForge, applicant

- Staff presentation: Millissa Berry, Senior Planner

Ms. Berry introduced the applicant and presented the PowerPoint presentation included in the packet materials, with the following information: The applicant, Mr. BJ DeForge, representing the property owners Mr. Shawn Munn and Ms. Melanie Munn, is proposing a new development on Lots 6, Block 1 of the Highlands Industrial Park Subdivision 1st Filing. The site of the proposed building is addressed as 7292 Highland Meadows Parkway. The site is zoned Limited Industrial (I-L) and are located adjacent to other I-L-zoned properties except to the northeast where it abuts the Estate Residential E-2 District.

Overall development characteristics include:

- Total combined lot area of 2.38 acres
- 32,752 square foot (sf) building total (~24% lot coverage)
 - two stories - 25,396 sf footprint; 7,356 second floor
 - phased building
 - phase 1- south half at 18,776 sf for Logos Imaging's manufacturing area, office and warehouse space
 - Future addition – 13,976 sf
- Logos Imaging: 15 to 20 employees
- phase 1 (Logos Imaging) use mix – 14,672 office, 5,160 sf fabrication, 12,920 storage
- 55 parking spaces (parked at 1 per 300 sf)
- ~ 34% landscaped area (15% required)
 - Includes trees to buffer / screen building from northeast
- access from Highland Meadows Parkway and Greenridge Road
- loading area on west side of building

Building characteristics include:

- pre-engineered steel building with stucco embossed and masonry panel wall finishes on south and east facades and metal panels on rear and north elevations (until second phase is added to north end); cultured stone wainscot
- earth tone colors – light beige stucco, beige masonry panels, brown trim, dark brown wainscot, dark bronze canopies
- covered entry

- pitched metal roof
- building height: 30'
- addition will be have complementary / similar design, materials, and colors as phase 1

Ms. Berry indicated that that there is no recommendation, as this item is for presentation purposes.

Mr. Schick asked if there were any questions or comments from the Commission. There were none.

7. Site Plan Presentation – Falcon Point Subdivision Lot 5 - Falcon Point Flex – Falcon Point Flex, LLC, owner, Mark Morrison, applicant

- Staff presentation: Paul Hornbeck, Senior Planner
Ms. Malone gave the presentation of behalf of Mr. Hornbeck.

Ms. Malone introduced the applicant and presented the PowerPoint presentation included in the packet materials, with the following information: The applicant Mr. Mark Morrison is proposing a new site development in the Falcon Point Subdivision at 583 Gyrfalcon Court, south of SH 392/ Main Street. The site is zoned Limited Industrial (IL) and is located adjacent to other properties with IL zoning.

Overall development characteristics include:

- total lot area of 5.88 acres
- an office/ warehouse building of 18,375 square feet
- approximately 15.7% landscaped area
- 27 parking stalls
- 25' maximum building height
- metal building with synthetic stone wainscot

Ms. Malone indicated that that there is no recommendation, as this item is for presentation purposes.

Mr. Schick asked if there were any questions or comments from the Commission. There were none.

D. COMMUNICATIONS

1. Communications from the Planning Commission

None

2. Communications from the Town Board liaison

None

3. Communications from the staff

Ms. Malone wished to thank the Planning Commission for attending the joint Work Session with the Town Board which was held on June 4th.

Mr. Ballstadt reminded the Planning Commission to RSVP for the upcoming State Planning Conference.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:49 p.m.



Deputy Town Clerk, Amanda Mehlenbacher