

**City of Spring Hill, Kansas**  
**Minutes of Planning Commission Regular Session**  
**June 2, 2016**

A Regular Session of the Planning Commission was held in the Spring Hill Civic Center, 401 N. Madison, Room 15, Spring Hill, Kansas on June 2, 2016. The meeting convened at 7:00 p.m. with Chairman Stephen Sly presiding, and Christie Campbell, Planning Secretary recording.

Commissioners in attendance:           Troy Mitchell  
  Josh Nowlin  
  Janell Pollom  
  Paul Ray  
  Stephen Sly  
  Cindy Squire

Commissioners absent:                 Tobi Bitner  
  Tyler Vaughan  
  Michael Weber

Staff in attendance:                    Jim Hendershot, Community Development Director  
  Patrick Burton, Project Coordinator, Community Development Dept.  
  Christie Campbell, Planning Secretary

Public in attendance:                 Ms. Lindsey Denny (Rep. for The Bowery II)

## **ROLL CALL**

The secretary called the roll of the Planning Commissioners. With a quorum present, the meeting commenced.

## **APPROVAL OF THE AGENDA**

**Motion by** Mr. Mitchell, seconded by Mr. Nowlin, to approve the agenda as presented.

**Roll Call Vote:** Ray-Aye, Nowlin-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Squire-Aye

**Motion carried 6-0-0**

## **FORMAL ACTION**

### **1. Approval of Minutes from the April 5, 2016 PC Meeting (no meeting in May)**

**Motion by** Mr. Mitchell, seconded by Ms. Pollom, to approve the minutes as presented.

**Roll Call Vote:** Ray-Aye, Nowlin-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Squire-Aye

**Motion carried 6-0-0**

### **2. Final Plat (FP-03-16) – Dayton Creek Subdivision**

Mr. Hendershot, Community Development Director, reported to the Planning Commission that this item was tabled at the April 5, 2016 meeting pending submission of house details per the requirements of a planned subdivision. Since that time, the applicant has decided to withdraw the final plat application to pursue standard R-1 zoning rather than a (RP-1) planned development. This will require a new preliminary plat, assuming rezoning is approved. In an effort for the applicant to build a product that they envision, they feel that rezoning is their best option, as their plans are not compatible with the smaller lots in the existing planned zoning district. This rezoning will allow for the developer to produce a housing product that is more in line with their plan.

3. Final Plat (FP-05-16) –The Bowery II, Replat

*Beginning of Staff Report*

Agenda Item No. 3

**SPRING HILL PLANNING COMMISSION  
REPLAT STAFF REPORT**

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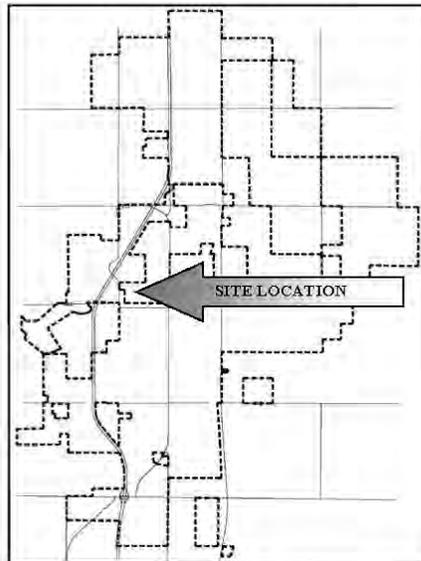
<b>Case #:</b>	FP-05-16	<b>Meeting Date:</b>	June 2, 2016
<b>Description:</b>	Replat Plat – The Bowery II		
<b>Location:</b>	Lot 1=20559 & 20561 Lone Elm Rd., Lot 2= 500 W. North St., Lot 3= 410 W. North St. and Lot 4= 610 W. North St.		
<b>Applicant:</b>	Artistic Concrete Surfaces, LLC. – Mike Denny		
<b>Engineer:</b>	Allenbrand-Drews, Bob Layton		
<b>Site Area:</b>	4 Plated Lots 28.37 acres Lot 1= 8.54 acres, Lot 2= 5.67 acres, Lot 3= 12.14 acres and Lot 4= 2.01 acres.		

<b>Minimum Lot Area:</b>	C-2 - No Minimum	<b>Number of Lots:</b>	3 Residential Tracts
	R-1 – 9,000 sq. ft.		1 Commercial Tract

<b>Current Zoning:</b>	R-1= lots 2,3&4 C-2= lot 1	<b>Proposed Use:</b>	Single-Family Resid. & Commercial
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**Related Applications:** Z-01-14 PP-01-14 FP-02-14

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Y:\City Hall\Community Development\DEVELOPMENT - COMMERCIAL\ACS (THE BOWERY)\Final Plat\FP-05-16 - replat The Bowery II\FP-05-16 staff report.doc

Area Photo "Existing" The Bowery Plat



Area Photo "Proposed" The Bowery II Plat



**BACKGROUND:**

The applicant, Artistic Concrete Surfaces, LLC (ACS), has submitted an application for final plat approval for The Bowery II which encompasses lot 1 (20561 and 20559 Lone Elm Rd.), lot 2 (500 W. North St.), lot 3 (410 W. North St.) and lot 4 (610 W. North St.). The original Bowery Plat was recommended for approved by the Planning Commission on August 7, 2014, and approved by City Council on August 28, 2014.

This replat provides for an adjusted property line between Lot 1 and Lot 2. This adjustment allows for the protection of the wooded area along the stream that is important for the aesthetics for The Bowery Events business located on Lot 1.

**STAFF COMMENT:**

A copy of the final plat is included with this packet and has been reviewed by staff with the following comments:

1. There are no public dedications for right-of-way or utility easements.
2. There are no subdivision covenants applicable to this plat.
3. Public facilities are available to the platted area with the exception of sanitary sewer. Private sewage systems shall be installed on each tract in compliance with applicable codes of Johnson County and the City of Spring Hill.
4. The final plat meets the intent of the approved preliminary plat.
5. A Development Agreement is not required for this plat as there are no public improvements associated with the plat or future development.
6. The change of lot dimensions will not affect the addressing of lots assigned by JoCo Emergency Management and Communications Department.
7. The resizing of the lots will not affect the existing zonings.
8. The resizing of the lots will not affect the existing structures on the lots.
9. Various city departments and consultants have reviewed the proposed final plat with comments being implemented into the plat as applicable.
10. Staff verified that the taxes are paid on all platted lots of The Bowery Plat.

Lot Sizes

<u>LOT #</u>	<u>BOWERY / ACRES</u>	<u>BOWERY II / ACRES</u>
1	6.83	8.54
2	7.38	5.67
3	12.14	12.14
4	2.02	2.01

**RECOMMENDATION:**

Staff recommends approval of FP-05-16, The Bowery II Final Plat.

*End of Staff Report*

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission, as outlined above. This application is for the replat of The Bowery. The applicant desires to protect the open space along the creek for the benefit of the event center business located on Lot 1. By replatting the area, the property line of the commercial area on Lot 1 would be moved south and protect the aesthetics of the area.

Mr. Hendershot stated that the only time it is allowed to replat a previously recorded final plat without a preliminary plat is if the exterior perimeter is not affected; thus, this replat meets the criteria, as there are no exterior effects to this plat. The only affect that this plat has is that it moves the southern property line on Lot 1 further south. Lot 2 is still a compliant lot as far as size and would be ready for construction of a home if and when the property owner is ready.

Commissioner Mitchell asked about the size discrepancy in Lot 4. The original final plat for The Bowery shows 2.02 acres, but The Bowery II replat shows Lot 4 as 2.01 acres. Mr. Hendershot and Mr. Burton indicated that the engineer's report of the replat provided a more exact measurement, which explains the discrepancy.

**Motion by Mr. Nowlin, seconded by Mr. Mitchell, to approve FP-05-16, The Bowery II Final Plat, as presented.**

**Roll Call Vote:** Ray-Aye, Nowlin-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Squire-Aye

**Motion carried 6-0-0**

The final plat application (FP-05-16) for The Bowery II will be forwarded to the City Council for review on June 23, 2016.

#### **4. 2017 Funding Request Form**

Mr. Hendershot, Community Development Director, explained that a few years ago the Finance Department created a system for advisory boards to submit formal funding requests. Staff is requesting the Planning Commission to approve submittal of the funding request form in the amount of \$300,000 for the replacement of the concrete box culvert on Lone Elm Road, north of 207<sup>th</sup> Street. This is in an effort to reprioritize project funding in the Capital Improvement Program (CIP).

Commissioner Nowlin suggested that staff review the CIP progress report before making a motion and voting on the funding request. The Planning Commissioners agreed with this suggestion. Mr. Hendershot proceeded with the report on the CIP progress draft.

**Motion by Mr. Mitchell, seconded by Mr. Nowlin to approve staff to submit the funding consideration request forms on behalf of the Planning Commission to the City Council for the Lone Elm Road & 207<sup>th</sup> Street replacement of the bridge box culvert in the amount of \$300,000, along with the traffic signal at 199<sup>th</sup> Street and Ridgeview Road in the amount of \$750,000.**

**Roll Call Vote:** Ray-Aye, Nowlin-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Squire-Aye

**Motion carried 6-0-0**

## **DISCUSSION**

#### **5. Capital Improvement Program (CIP) Draft**

Mr. Hendershot, Community Development Director, presented the 2015 – 2020 Capital Improvement Program (CIP) progress report provided by the Finance Department. The report gives updates to current and proposed projects for the 2017 – 2020 CIP, as it progresses through the budget process. This provides commissioners an opportunity to provide feedback on projects and/or outline priorities.

Mr. Hendershot made reference to the 2016 projects, in which recent bids have been submitted and reviewed. The bid package included three projects: (1) the sidewalk on Ridgeview Road enhancing the safety of pedestrians accessing schools from local subdivisions, (2) the acceleration lane at Webster Street and 207<sup>th</sup> Street providing safe routes for large trucks entering traffic from the Industrial Park, and (3) the access road and improvements to Veterans Park. These bids came in at approximately \$100,000 less than the estimated project cost. The City Council will be taking action on June 9, 2016, to award these bids, with anticipated construction to begin the first part of July 2016, starting with the Ridgeview Road sidewalk project. By combining the projects into one bid package, the City is able to save money.

Mr. Hendershot provided an update on the annual street rehab program. He indicated that the City is in the process hiring a contractor to drive and scan the streets of Spring Hill with a high-tech, digital system of lasers and high-definition cameras. The data collected in the scans will give the City engineers more precise analysis of the conditions of the streets, which will help in prioritizing the repairs, rather than a hit-and-miss visual inspection process. He further explained that lack of funding in the City budget over the past several years has limited the ability to make the repairs sooner.

Mr. Hendershot reported that the extension of the catwalk around basin #2 at the Wastewater Treatment Plant will be completed this year (2016).

He also reported that the City is in the process of compiling designs and potential funding sources for the Civic Center building safety improvements. These building improvements will aid in the safety and security of employees and visitors of City Hall/Civic Center.

Mr. Hendershot continued with highlighting projects listed in the CIP progress report as follows:

- Intersection improvements are still a high priority in CIP budget. This includes the traffic signal at 199<sup>th</sup> Street and Ridgeview Road, along with the 223<sup>rd</sup> Street and Webster Street improvements.
- Lincoln Street is in need of replacement from 207<sup>th</sup> Street going south through the Industrial Park.
- Main Street streetscape design in the downtown section of Spring Hill.
- Consider paving the gravel shoulder area of the turn lane at the corner of Webster Street and 199<sup>th</sup> Street to create a safer traffic flow.
- Sanitary Sewer Main Rehab – A sanitary sewer flow study was conducted in 1998. Due to the findings of that study, staff has been working toward rehabilitation of the sewer mains to repair reduction of inflow and infiltration. Remaining line replacement will be funded with long-term financing.
- Sidewalk Rating/Rehabilitation Program continues to be a priority in the CIP. The sidewalk program will develop a priority listing of sidewalks in need of repair or upgrading due to ADA requirements and future infrastructure improvements. Rehab will be dependent upon funding available.
- Veterans Park (formerly known as West Lake Park) – This is a sales tax funded project that is part of the same tax initiative that funded the Aquatic Center. The City is in the process of selecting a design engineer for the park in efforts to move forward with the development.
- Water Tower – A water tower will be constructed to replace the storage tank. This project would be in conjunction with Johnson County Rural Water District No. 7 and Rural Water District No. 2 for the construction of a 1.5 million gallon water tower.
- Mill and overlay to East Hale Street from Webster Street to Woodland Road – potential funding sources are through to the County Assistance Road System (CARS) grant program and the Consolidated Highway fund.

Commissioner Squire and Commissioner Pollom expressed concerns about the importance of a traffic signal and/or school zone extension being established at the intersection of 199<sup>th</sup> Street and Ridgeview Road.

Commissioner Squire suggested that the Planning Commission submit two funding consideration request forms to the City Council. One for the 207<sup>th</sup> and Lone Elm Road box culvert replacement, as well as the traffic signal at the intersection of 199<sup>th</sup> Street and Ridgeview Road.

Commissioner Mitchell inquired about phase two of the existing Aquatic Center. Mr. Hendershot explained that phase one of the Aquatic Center cost more than anticipated, which left the remaining sales taxes funds for Veterans Park.

### *Beginning of Staff Report*



## Capital Improvement Program 2015 - 2020 Progress report *As of April 30, 2016*

### 2015 CAPITAL IMPROVEMENT PROGRAM

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact	Project status:	Important status notes:	Expected completion date:	Update provided by:
2015	Annual Street Rehab Program	A five (5) year street rating program maintains a ranking and prioritization for repair of the city streets. The program is reviewed annually and a listing is included in the CIP.	Street	Consolidated Highway Fund	\$172,000	\$172,000	Delayed	Annual mill & overlay program replaced in 2015 with focus on street repair projects.	2016	Public Works
2015	Sanitary Sewer Main Rehabilitation	Continuation of the sewer main and manhole repair and rehabilitation program.	Wastewater	Wastewater Fund	\$600,000	\$60,000	Delayed		2017	Utilities
2015	Sidewalk Rating/ Rehabilitation Program	The sidewalk program includes a priority listing of sidewalks in need of repair, upgrade due to ADA requirements, safety and future infrastructure improvements.	Street	Federal Grants / Consolidated Highway Fund	\$50,000	\$50,000	Delayed	Delayed due to lack of funding		Public Works
2015	West Lake Park	West Lake Park access and improvements (Veterans Park)	Parks	General Obligation / Sales Tax / Excise Tax	\$1,100,000	\$118,850	Conceptual phase	Access road and park design 2016 Park improvements 2017	2017	Public Works
2015	Water Line Replacement (Transite Lines)	Replace transite lines within water distribution system.	Water	Water Fund	\$200,000	\$22,000	Delayed		2018	Utilities
2015	Webster acceleration lane (from 207th Street)	Acceleration lanes to provide safe routes for truck traffic entering Webster Street from 207th Street (Industrial Park)	Street	CARS Grant/ Excise tax	\$400,000	\$23,735	Bid Construction		2016	Planning
2015	Lincoln Street Replacement	Combination of repair and replacement of Lincoln Street.	Street	Consolidated Highway/Long-term financing	\$1,500,000	\$180,000	Conceptual phase	Researching use of repair product lowering cost to approx. \$1 million.	2017	Public Works
2015	Civic Center Improvements	Construct improvements for the Civic Center and Community Center facilities to better accommodate the needs of the community.	Administration	General Obligation	\$3,500,000	\$255,500	Planning phase	Civic Center - Design 2016, Construction 2017 Project cost est \$2,000,000	2017	Administration

**2016 CAPITAL IMPROVEMENT PROGRAM**

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact	Project status:	Important status notes:	Expected completion date:	Update provided by:
2016	Annual Street Rehab Program	A five (5) year street rating program maintains a ranking and prioritization for repair of the city streets. The program is reviewed annually and a listing is included in the CIP.	Street	Consolidated Highway Fund	\$195,695	\$195,695	Bid design		3rd Quarter	Public Works
2016	Catwalk extension (Basin #2)	Extension of catwalk around basin #2 at WWTP as safety improvement.	Wastewater	Wastewater Fund	\$10,000	\$10,000	Planning phase		2017	Utilities
2016	Civic Center Safety Improvements	Building improvements to aid in the safety and security of employees and visitors of the City Hall / Civic Center building.	Administration	Capital Improvement Reserve	\$50,000	\$50,000	Design	Incorporated into overall Civic Center improvements project	2017	Planning
2016	Geometric Improvements, Intersections Design	Improvements to various intersections including 223rd & Webster, and 199th & Ridgeview. Staff is currently working with KDOT and traffic consultants to determine the type of improvements necessary at these intersections and determining specific trigger points for beginning construction.	Street	Consolidated Highway Fund	\$200,000	\$10,000	Planning phase	Separated to two separate planned projects	2017	Planning
2016	Sidewalk on Ridgeview Road	Construction of sidewalk on Ridgeview Rd enhancing the safety of children accessing schools from local subdivisions.	Street	Excise Tax	\$55,000	\$55,000	Bid Construction		3rd Quarter	Planning
2016	Webster acceleration lane (from 207th Street)	Acceleration lane to provide safe routes for truck traffic entering Webster Street from 207th Street (Industrial Park)	Street	CARS Grant / Excise tax	\$476,953	\$32,200	Bid Construction		3rd Quarter	Planning
2016	Veterans Park (West lake park)	Project implementation of the City's Lake Park improvements to include access road to park.	Parks	Excise Tax	\$807,600	\$151,950	Bid Construction		3rd Quarter	Public Works

**2017 CAPITAL IMPROVEMENT PROGRAM**

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact	Project status:	Important status notes:	Expected completion date:	Update provided by:
2017	Annual Street Rehab Program	A five (5) year street rating program maintains a ranking and prioritization for repair of the city streets. The program is reviewed annually and a listing is included in the CIP.	Street	Consolidated Highway Fund	\$264,000	\$264,000				
2017	Basketball Courts	Addition of basketball courts to existing park amenities in the city.	Parks	Special Parks / Corporate Donations	\$195,000	\$15,600	Delayed		2018	Public Works
2017	Community Center/ Civic Center Improvements	Construct improvements for the Civic Center and Community Center facilities to better accommodate the needs of the community.	Administration	General Obligation	\$2,000,000	\$100,000	Design			Planning
2017	Geometric Improvements, Intersections Design	Improve access and intersections surrounding 223rd & Webster. Staff is currently working with KDOT and traffic consultants to determine the type of improvements necessary based on specific trigger points for beginning construction.	Street	KDOT / Miami County / General Obligation	\$6,000,000	\$100,000	Conceptual phase			
2017	Intersection of 199th & Ridgeview	Improve intersection at 199th & Ridgeview. Timing of construction dependent on specific trigger points.	Street	Excise tax / CARS grant	\$750,000	\$75,000	Conceptual phase			
2017	Improvements to building (salt & sand structure)	Improve current salt and sand structure to protect from weather/elements.	Streets	General Fund	\$5,650	\$5,650				
2017	Lincoln Street Replacement	Combination of repair and replacement of Lincoln Street.	Street	Consolidated Highway Fund / Benefit District	\$1,100,000	\$110,000	Conceptual phase	Discussions underway with commercial property owners	2017	Administration
2017	Main Street Streetscape Design	Design additions to main street/downtown streetscape	Administration	General Fund	\$25,000	\$25,000				
2017	N. Webster turn lane (onto 199th Street)	Paving of gravel shoulder area at corner of Webster and 199th.	Street	CARS Grant / Consolidated Highway Fund	\$222,750	\$12,200	Outside funding application			Public Works
2017	Replace PW facility parking lot	Improvement to existing PW facility parking lot	Streets	General Fund	\$20,000	\$20,000				
2017	Sanitary Sewer Main Rehabilitation	A sanitary sewer flow study was conducted in 1998. Due to the findings of that study, staff has been working toward rehabilitation of the sewer mains to repair reduction of inflow and infiltration. Remaining line replacement will be funded with long-term financing.	Sanitary Sewer	KDHE Revolving Loan	\$600,000	\$60,000				
2017	Sidewalk Rating/ Rehabilitation Program	The sidewalk rating program will develop a priority listing of sidewalks in need of repair or upgrading due to ADA requirements and future infrastructure improvements. Rehab will be dependent upon funding available.	Street	Consolidated Highway Fund	\$50,000	\$50,000				

**2017 CAPITAL IMPROVEMENT PROGRAM (cont.)**

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact	Project status:	Important status notes:	Expected completion date:	Update provided by:
2017	Veterans Park (West lake park)	Project implementation of the City's Lake Park improvements to include design and construction.	Parks	General Obligation / Special Sales Tax / Excise Tax / CFAP Grant	\$1,100,000	\$55,000	Conceptual phase		2017	Public Works
2017	Water Tower	A water tower will be constructed to replace the storage tank. This project would be in conjunction with Johnson County Rural Water District No. 7 and Rural Water District No. 2 for the construction of a 1.5 million gallon water tower.	Water	KDHE Revolving Loan	\$3,000,000	\$150,000	Planning phase	Staff reviewing need for additional storage space.		Utilities

**2018 CAPITAL IMPROVEMENT PROGRAM**

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact	Project status:	Important status notes:	Expected completion date:	Update provided by:
2018	Annual Street Rehab Program	A five (5) year street rating program maintains a ranking and prioritization for repair of the city streets. The program is reviewed annually and a listing is included in the CIP.	Street	Consolidated Highway Fund	\$198,500	\$198,500				
2018	Basketball Courts	Addition of basketball courts to existing park amenities in the city.	Parks	Special Parks / Corporate Donations	\$195,000	\$15,600				
2018	E. Hale Street Mill & Overlay (from Webster to Woodland)	Mill and overlay to E. Hale street from Webster to Woodland	Street	CARS Grant / Consolidated Highway Fund	\$226,850	\$12,500	Outside funding application			Public Works

**2019 CAPITAL IMPROVEMENT PROGRAM**

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact	Project status:	Important status notes:	Expected completion date:	Update provided by:
2019	Annual Street Rehab Program	A five (5) year street rating program maintains a ranking and prioritization for repair of the city streets. The program is reviewed annually and a listing is included in the CIP.	Street	Consolidated Highway Fund	\$123,800	\$123,800				
2019	E. Nichols Street Mill & Overlay (from Webster to Woodland)	Mill and overlay of E Nichols street from Webster to Woodland	Street	CARS Grant / Consolidated Highway Fund	\$347,450	\$18,945	Outside funding application			Public Works
2019	Cemetery Expansion	Development of land for additional lot space at existing cemetery.	Administration	Cemetery Reserve Fund	\$90,000	\$90,000	Conceptual phase		2020	Administration
2019	Phase Two - Aquatic Center	Additions and improvements to the existing Spring Hill Aquatic Center facilities.	Parks	Special Sales Tax	\$1,000,000	\$100,000	Conceptual phase		2020	Public Works

**2020 CAPITAL IMPROVEMENT PROGRAM**

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact	Project status:	Important status notes:	Expected completion date:	Update provided by:
2020	Annual Street Rehab Program	A five (5) year street rating program maintains a ranking and prioritization for repair of the city streets. The program is reviewed annually and a listing is included in the CIP.	Street	Consolidated Highway Fund	\$206,250	\$206,250				
2020	Lone Elm Road Bridge	Replacement of the Lone Elm Road bridge and repair to the road.	Street	Consolidated Highway Fund	\$350,000	\$30,000				
2020	Traffic Signals (Intersection of 199th St and Ridgeview Rd)	Installation of traffic signals to address safety concerns at the intersection of 199th street and Ridgeview Rd	Street	CARS Grant / Consolidated Highway Fund	\$216,325	\$11,850	Outside funding application			Public Works

*End of Staff Report*

**REPORTS**

- At the April 5, 2016 meeting, the Planning Commission asked staff to compare the USD 230 projected growth reports with the City of Spring Hill's Comprehensive Plan. Mr. Patrick Burton provided a summary of his findings with the Planning Commission. He found that most of the student population is within the city limits. However, the outlying non-city limit student population is on track to exceed the existing enrollment. A large portion of growth is taking place north of 199<sup>th</sup> Street, within the USD 230 school district boundary lines, but not necessarily in the city limits (i.e. Olathe and Overland Park). This analysis of growth in the northern portion of the school district is based on current subdivision development activity. Thus, Mr. Burton reported that the school district's projected growth analysis seems to be consistent with the Comprehensive Plan.

## **ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF**

### **ADJOURN**

**Motion by Mr. Mitchell, seconded by Mr. Nowlin, to adjourn.**

**Roll Call Vote:** Ray-Aye, Nowlin-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Squire-Aye

**Motion carried 6-0-0**

The meeting adjourned at 8:53 p.m.

**The June 2, 2016 meeting minutes were approved by the Planning Commission on July 7, 2016, as presented.**