

JOHNSON COUNTY PLANNING COMMISSION

Johnson County Administration Building
Board of County Commissioners Hearing Room, Third Floor
111 South Cherry Street
Olathe, Kansas

MINUTES OF REGULAR MEETING

May 22, 2018

5:45 p.m.

A. CALL TO ORDER

A meeting of the Planning Commission of Johnson County, Kansas, was convened at 5:45 p.m. on Tuesday, May 22, 2018, and was called to order by Chris Iloff, Chairman, with the following members present and participating; to-wit: George Lund, Pete Opperman, Randy Hutchins, Jim Neese, Teri Atwell, Dennis Bollin, Roxanne Morse, Hank Deter, Jason Meier and Roger Mason. Marc Huggins was absent. Also present were Jay Leipzig and Karen Miller, Johnson County Planning Department. Leslie Davis served as secretary to the Planning Commission.

Chair Iloff: I'll call the meeting of the Johnson County Planning Commission for Tuesday, May 22, 2018, to order.

B. APPROVAL OF AGENDA

Chair Iloff: Any objections to or recommendations for changes to the agenda? [*None.*] They will be approved as presented to us.

C. CONSIDER MINUTES OF PREVIOUS PLANNING COMMISSION MEETING

Chair Iloff: Are there any recommendations for changes or amendments to the minutes of the March 27, 2018, meeting? [*None.*] May we have a motion to approve?

Motion by Mr. Lund, second by Mr. Bollin, to approve the minutes from the March 27, 2018, Planning Commission meeting. Motion passed unanimously.

D. PUBLIC COMMENTS

This is an opportunity for members of the public to address the Planning Commission on an item which does not appear on the agenda. Comments are limited to five (5) minutes. [*None.*]

E. ANNUAL COMPREHENSIVE PLAN REVIEW

Mr. Leipzig: Good evening. I want to enter this report dated May 21st, the cover memo, as well as the 2018 Annual Review of the Rural Comprehensive Plan, into the record. In your packet there are three documents. One is the memo itself, which is a formality item that we bring forward every year. It's our review of the Comprehensive Plan. We try to do it by June 1st of every year, covering the preceding year. We started doing it in 2004, when the Comprehensive Plan was adopted. Since that time, since the original adoption of the Comprehensive Plan in 1986, it's been updated five times.

That being said, I wanted to point out a couple of things on the 2018 Comprehensive Plan report, which covers annexations and changes in the unincorporated areas. That's really the only change.

We have lost about 776.7 acres of land to the various cities and townships listed on that page. The largest was Edgerton, 680.4 acres of land annexed last year.

Along with that, the second item is looking at our goals, policies and action steps and the policy area map, which is underneath the report. This document basically serves as a primer for when we look at the development proposals and show that they are consistent with our Comprehensive Plan. Staff is not recommending any changes to this document at this time. Now, as we move forward next year, we'll have some discussion as we look at the City of Desoto. The City of Olathe is also updating their Comprehensive Plan, and Edgerton, looking to ensure that our Rural Comprehensive Plan is consistent with the long-range planning documents of the fringe cities. That being said, we will be looking at this pretty carefully next year, but this past year, it is still consistent. The recommendation on the report is on page 3. I'd be happy to answer any questions.

Chair Iliff: Any questions? Well, it looks like we're going to get through this okay this year.

Mr. Leipzig: I hope so. We are planning to bring your recommendation to the BOCC for a review, as well.

Chair Iliff: So, what I think you're saying you'd like us to do is have a motion to approve this, to send it to the Board of County Commissioners.

Mr. Leipzig: Correct, yes.

Comm. Mason: So moved.

Comm. Atwell: Second.

Chair Iliff: All in favor of sending the memorandum to the Board of County Commissioners without any objection, say aye.

Motion passed unanimously.

Chair Iliff: This will go on to the Board of County Commissioners.

F. PLANNING COMMISSION SUBCOMMITTEE TO CONSIDER DEVELOPMENT PATTERNS AND TRENDS.

Mr. Leipzig: Before Karen goes through the report with you, I just wanted to thank her for her efforts. Also, thank the members of the subcommittee. I think this has been a really great group of people to work with in terms of looking at everything comprehensively. I don't believe we've left anything out. I think we've truly examined this from all angles, and I appreciate everyone's time. I think this will have a profound effect on planning in Johnson County moving forward. Karen has done a tremendous job, a great writer and thinker, and our entire staff has offered a lot of input. We have had many internal meetings, more than I could ever count, looking at things not only from a planning perspective, but also public works, as well. So, I appreciate the collaboration on this. I think it's a great product. That being said, I'll turn it over to Karen.

Ms. Miller: Thank you. I'll go through these staff recommendations and try to hit that balance of explaining it for the people who have not been on the subcommittee, but also not going on too long for the people who have been on the subcommittee. If I seem to go over something too quickly or if I miss something that the subcommittee talked about, feel free to let me know.

The issue under consideration is the idea of whether lots should be allowed to front onto arterial roads. Right now, our subdivision regulations and our zoning regulations do not allow that. Also, we have CARNP - the Comprehensive Arterial Road Network Plan - that looked at the idea of maximizing the efficiency of taking traffic along Type 2 and 3 arterials from one activity center to the other. And by that, I'm thinking of things like cities and other major destinations. So, we have

CARNP, we have our zoning regulations. They perhaps are a little bit in conflict. We went back and looked at work they did in 2000-2002, looking at the assumptions that the County made when they adopted the requirement to not allow access onto the arterial roads. We found that we think, as a County, we can control those and address those issues that were of concern back in 2002.

We think the important elements to manage are: (1) upholding the CARNP frontage requirements; (2) provide connectivity to adjacent properties into the interior of the section; (3) coordination with street and land use plans of cities in the fringe areas; and (4) promoting quality proposals by providing timely and accurate information. Once we identified those issues and identified that we thought we could manage those, we came up with a series of recommendations.

On the top of page 2 of your report dated May 18, you'll see our first recommendation, and in red, you'll also see an amendment made by the subcommittee. And the subcommittee met this Friday and talked about these recommendations also. The general idea is to look at Type I, II and III CARNP streets, and to allow access onto those arterial roads in accordance with the required CARNP street frontages. The actual CARNP study recommends, on a Type I, to have at least 400 feet of frontage per driveway. This was the subject of quite a bit of conversation this Friday by the subcommittee. The idea was brought up that it is customary in the county to divide land using that 330 x 1,320 building block, which is a 10-acre parcel. And by requiring 400 foot of frontage, you end up with a 12-acre parcel - 400 x 1,320 is 12 acres - whereas, the more customary, easier and more efficient way to divide land is that 330 street frontage. So, the recommendation brought before the subcommittee is to alter that and allow the 330-foot street frontage, which would break down to allowing 16 driveways per mile. We've had a little bit of time to coordinate with Public Works to see what they thought about that. Their initial thoughts are that adding two or three more driveways per section probably won't make much difference. Staff would like to have more time to think about it, but at first blush, that's what Public Works is thinking.

Also, Type II is the traditional 660 feet of frontage. That would yield about eight driveways per mile. Type III CARNP streets was another area of discussion. Right now, CARNP recommends 1,000 feet of street frontage; it was recommended to push it up to 1,320. I talked with our Public Works cartographer today about what kind of variation in lengths of sections do we see, because not every section is the actual 5,280 feet, a mile. He hadn't thought about that, so we're going to have to look into that and see what kind of variation we see, and if requiring the 1,320 instead of 1,000 is realistic, and what we should do to allow for short sections. I suppose that also feeds back to the Type I's and II's. How do we accommodate for slight variations within the sections. That's something I'm going to be talking to Public Works about, trying to come up with something that makes sense. Would anyone like to make any comments or ask questions?

Comm. Mason: I have a question on the dimensions. Is that a nominal dimension? My thoughts are you (inaudible) that much of these sections and you don't actually have that many feet. Are we going to accommodate that with a number change?

Ms. Miller: In the RUR district, you have a 10-acre minimum lot size, but we do allow the nominal lots, which includes the right-of-way. It's always been my understanding that that 5,280 is from centerline of road to centerline of road. And in this zoning district - the RUR - we allow those rights-of-way to be put back in, to count towards the lot area. So, I don't see any problem with that.

Comm. Mason: It could be a point of confusion. I don't know if there's a way to author that where people understand that that's what our intent is, and they don't try to stick exactly to that 330.

Ms. Miller: Okay. I'll try to make it clear.

Chair Iliff: Any other questions or comments for Ms. Miller? [None.]

Ms. Miller: All right. I'll move on to the next recommendation, which is to manage connectivity to adjacent properties and to the interior of the section. What I mean by "connectivity" is to think about how the interior roads will flow from one subdivision to another so that we don't cut off the interior of the section. Also, so we don't cut off the creation of those interior collector streets at half-section lines. We thought we would manage this the way that the other cities typically do. When we met with the development community and talked with them, they were telling us about the shadow plats that they have to do with the cities. That at their initial meetings with the cities, they talk with them about how their project will connect up with the rest of the section. So, we proposed to talk with people coming in during the development review committee about connectivity, and also about things like wastewater, talk with Wastewater staff about the future of sewer lines and easements for that. Any questions about that? [None.]

Recommendation #3 is more of an ongoing proposal, which is to coordinate with the street and land use plans of cities in the fringe areas. We heard opportunities for doing some things when we met with the cities these last couple of months. We know that De Soto and another city are ready to update their Comprehensive Plan, so there are opportunities to talk with them and coordinate. And, I want to emphasize that we aren't recommending that we work with the cities to adopt their development standards; we want to work with the cities about their plans for land use for the future and their ideas for the street networks in the future. So, it would be more of an upper-level coordination and not real detailed information. Any questions about this recommendation?

Recommendation #4 is to create a development review committee. Jay -?

Mr. Leipzig: This item is consistent with #3, really, and looking at the second recommendation, looking at connectivity. Many jurisdictions use this development review committee format when they meet with applicants for development projects. In other words, when they come in, we would give them a book like this - and this is just a draft - they would get something like this, a development review handbook, so they have a document in front of them that tells them everything they need to know throughout the process. It talks about things that are needed for submittal. Staff reviews are included, as well as time frames. When the zoning boards meet, talking about the process to go to the Board of County Commissioners. Also, the key people involved in that development review committee. Staff is looking at having standing meetings every Wednesday with applicants and key staff involved in that particular project. I think key to the development review committee is customizing it so that it accommodates a simple land division, or someone that wants to build an extension on the back of their garage, for example. Also, will accommodate projects out at the airport. It has to have varied levels of sophistication. That can be done by bringing in the right people for that particular project.

The applicant can meet with us, we always say early, and often. The point is to meet with staff, begin to work through some of the issues and details of the project ahead of time, rather than bring it before you where it's either incomplete or inconsistent with some of staff's goals and ideals, and also the board's goals. So, I think this development review process will fit in very well with the overall issue of connectivity, not only that, but also the issue of looking at surrounding land uses, ensuring that the land use is consistent with what the long-term land use implications are for the county.

Chair Iliff: I noticed among the people that you were thinking about being on or participating with the development review committee, people from various departments in the County who would have input. I don't see anybody from WaterOne, and I'm just wondering if there might not be an opportunity missed there, to get input from the water company.

Mr. Leipzig: If we can, we will try to get their input. WaterOne is a highly-structured organization. The key is to get representation for the water districts there. We will certainly do that.

The other thing I was going to mention, in some cases we might need representatives from the Parks Department there, for example, for the trails. Or even the Sheriff's Department if there are issues we are looking at with propensity for crime, or issues like that. A lot of this is to adjust the makeup of that group.

Chair Iliff: I think that's a good idea. Any other comments or questions for Mr. Leipzig with regard to Recommendation #4? [None.]

Ms. Miller: Okay. Recommendation #5 is the flexible development tools. We propose to take a look at our Planned Rural Zoning District. Right now, we think it's a little strict. We'd like to look at that. This would address how you lay out lots, basically, and what is good design and what is not-so-good design. We'd like to loosen it up so that we can see more creative things done. One thing we don't want to see is this turning into a de facto waiver for lot frontage. I think we need to be careful with this, but I think we could come up with good changes to the PRUR district. I see this as a larger project, kind of a project of its own, and it might take some time to go through and decide what we do and do not want to see. Any questions? [None.]

Recommendation #6 is the idea of water from a public water source. Right now in the RUR zoning district, essentially subdivisions are required to provide water from a public water source in order to get your plat approved. I talked with Water District No. 1 and Water District No. 7, as well as the Environmental Department, about this issue. Both Water Districts 1 and 7 are basically neutral with the idea of, do we need to require public water at the time of platting. The way Water 1 described it is that they don't need to grow. They could stay where they are and be very healthy, and they would be financial viable. Water 7 described it as being neutral. They think it's a good idea to leave it up to the landowner, and when they're ready to request that water line, to have them come in and request it personally.

I also talked with the Environmental Department, Todd Rogers. He is in charge of the septic permitting program now, and he used to be in charge of the County well inspection program. He said that having water from a public water source is best and preferable, but you can definitely have good, safe water from wells and cisterns. He said it would be a good idea to have some form of well inspection program. There are various levels of oversight. It could be voluntary. So, that would be something else to think about. If we did go from requiring water from a public water source when you plat to just having it recommended, one thing we could do in conjunction with that is to provide a well inspection program. I haven't had a lot of discussions with the Environmental Department, so that would be something I would need to pursue if you're interested. Any comments on that?

Comm. Hutchins: Karen, is it a regulation today that water for a new home has to come from a rural water district?

Ms. Miller: Not for a home specifically. It's part of the minimum infrastructure and subdivision regulations. So, when you either rezone or plat something, that issue comes up. Right now, let's say you have 40 acres. You can choose what you want to do, but if you want to plat that 40 acres into four 10-acre lots, at that point, that requirement kicks in.

Comm. Hutchins: This would be something new that we would introduce, not something that's existing?

Ms. Miller: Yeah, what the subcommittee was generally moving towards is, instead of having that water line provided as a requirement, to have it as optional.

Mr. Leipzig: Just to clarify, to say "recommended," but it would be optional.

Ms. Miller: I hesitate to bring this up, but what it's designated today is highly recommended, but we have wording in our new subdivision requirements that basically says that "highly recommended" is required. So, I might want to work on that and clarify that a little more. Essentially, right now, it's required.

The other things that we talked about were gravel roads. Public Works spoke to the idea that they do get quite a few complaints when people live on gravel roads. They just wanted to underscore and highlight that, especially with the idea that if we loosen our requirements, we might see more development, and we might see more people on these gravel roads.

The other thing we talked about is the idea of rural character. It's talked about in our Comprehensive Plan, and we just would like to keep up the general discussion about rural character, what it is. During our subcommittee conversation, we acknowledged it's kind of a subjective thing. Everyone has their own idea of what rural character is, and it would be a good idea to move forward and get a general idea of exactly what we mean by that.

Mr. Leipzig: I would suggest that we talk about that during our annual Comprehensive Plan review, start looking at these other comp plans for fringe cities, how that is defined and how it relates to our plan, and what we define as rural character. I think if we did that on an annual basis, just to think about it and get further clarity. I think that will change over time, between five years from now versus 10 years from now as we move forward.

Comm. Neese: I have a question. Can you rewrite what your thoughts on the requirements of water, if it's platted, your thoughts about it not being required specifically? Could you forward that to us?

Ms. Miller: Could I what?

Comm. Neese: Could you forward what your language is going to be on that, the folks on the subcommittee?

Ms. Miller: Sure.

Comm. Neese: Like you red-lined this other thing when you sent it to us. I'd appreciate that. Thank you.

Comm Meier: When you say "strongly recommended" equals "required" on other types of developments, maybe there is some way of saying that it's not strongly recommended if it's above 10 acres. I'm just trying to think of the environmental impacts. On a 10-acre lot, when you have someone who has well water, it's a lot different when you have someone on two acres who has well water because you have a lot of neighbors who are on septic. So, there might be some, maybe it's over 10 acres that's really recommended, but certainly not highly recommended, but below 10 acres - whatever that is, maybe that's a way to put it in there.

Ms. Miller: Maybe have some guidelines for when you're required to put in water and when you're allowed to choose -?

Comm. Meier: Yeah, and I would think the Environmental Department would probably be able to give us at least a good guess as to what would be necessary or not necessary when it comes to the well water. On acreage.

Comm. Neese: There's also the difference between well water and cisterns. That's a big difference. So, I think you're going to have to differentiate that as a special item. You have someone on two acres who has a cistern and they're getting water every other day from the City, it's totally different. I know. I've done that. I did that for 18 years.

Ms. Miller: Did you have any comments on how the cistern worked? Was it problematic? Besides being inconvenient.

Comm. Neese: Well, it was never any problem. You have a source of water from the City. I went by there every other night, take the water home, and dump the City water into the cistern. I had it tested a couple times because initially I worried about it. And then, I did it every five years and there was never a problem. So, cisterns are usually - I'm thinking of a cistern that's a pre-formed that's put in the ground, as opposed to filling up a well. I think there's a difference. There needs to be some thought given to that.

Ms. Miller: So, look into cisterns and -?

Comm. Neese: I don't see anything negative health-wise with a cistern. Okay?

Ms. Miller: I can ask around and find out, but did you consider it expensive?

Comm. Neese: Well, I had two kids and six horses, and we used less water - When we hooked up the water, they called us up and said, "Are you never home? You don't use very much water." You just learn how to live with it. It's kind of a lifestyle. Expensive? It's a little more expensive than City water, but not ridiculous. You have lots of quarters in your pickup truck.

Comm. Atwell: Our whole entire subdivision, when that was put in in the early 1970s, every single one of them was on a cistern. They didn't get water until, we built in 1994, so probably 1993. Nobody complained about it. Nobody got sick. So, yeah, cisterns are not an issue.

Comm. Deters: Yeah, the cistern is more of a closed system, whereas a well is getting seepage from underground water. The cistern is closed, so what's in there is what you put in there. Usually it's from a pure water source like the City.

Ms. Miller: Also, I wanted to draw your attention to the meeting update on page 7, if you're interested. Staff met with local farm families. We had a lunch and discussion. It was very interesting. As we talked about it in the subcommittee, we didn't see any one point of view. There was a broad range of ideas ranging from allowing land rights to not allowing piano key lots, don't want them, they're ugly. Other ideas were that when you have a lot of residential next to agricultural uses, there are conflicts. There's noise and dust from agricultural uses that can affect residences.

That's my summary of the recommendations. I am thinking that two of these items I can turn around fairly quickly if you were interested, if they eventually got approved. One is the CARNP frontages. I would have a little research to do on that, and then I could perhaps write some regulations, look through the Comprehensive Plan and see if updating needed to be done to that. The other one that could be done relatively quickly would be changes to the water. It sounds like there's a little bit of work with the water, and come back and talk to you guys a little more about that. Those are the two fairly quick items. And then, the idea of re-doing the PRUR zoning district would take a little more time. Thank you.

Comm. Atwell: Thank you, Karen. You've done a great job.

Comm. Meier: I would like to commend staff for not only the recommendations in this report, but the whole process that we went through. I think it was an extremely helpful process, and I think it's probably the way any policy change should happen when it comes to things like this. We incorporated a community - developers, farmers, everyone who was stakeholder was included in the process. I really appreciate what you all did as staff. And then, all the members of the board on this committee. I think there was a lot of good input. I thought it went about as good as any process I've ever been a part of, so I wanted to commend you for that.

Chair Liff: I'll add to Mr. Leipzig's earlier comments with regard to the work that has been done in coming up with these recommendations. I think the writing was extremely good. For a government document, it was exemplar with regard to clear writing, good prose, and it's the sort of thing that a lay person could pick up and understand, which I think is ideal when it comes to documents that deal with planning, because planning can often become a very obscure topic, very quickly. This is just the opposite.

Comm. Mason: I would suggest, some of the things that you were looking at, and the water, the quality and stuff, that KDHE might have requirements already written for that since they handle all the rural sections of the country.

Ms. Miller: Thank you. I'll look at that.

Chair Liff: I think speaking on behalf of the board, I would recommend that you go ahead and begin drafting on the two areas that you mentioned. I think you're right, it's something we probably could take action on relatively quickly, which would be highly unusual for this board. That would be great. Any other comments with regards to the report?

Comm. Hutchins: Just from a timing perspective, did you expect to try to get a firm vote tonight, Karen? Is there something we could help you with in getting it in front of the county commissioners for final approval? Mr. Chairman, is there something we could do, like a conditional vote?

Chair Liff: I don't know if we need a conditional vote. I think the comments and the silence speak for themselves with regard to the direction we would give you to proceed along the lines that are outlined in your report. If somebody wants to make a motion, that's fine, but if you can draft something up and have it ready for the next meeting where we could take a look at it, I think that would be great.

Ms. Miller: That would be recommended amendments to the zoning and subdivision regulations, and perhaps recommended amendments to the Comprehensive Plan. And with respect to those two items. And, Jay, you were thinking about having a work session with the Board of County Commissioners?

Mr. Leipzig: Yes. We were thinking - and I don't have a date yet, but I think if we would have a joint work session between the Planning Commission and the Board of County Commissioners similar to what we did on the agritourism issues, that might be a good format to present the ideas. I do not have a date for that, but if you are all comfortable and would like to do that before your next meeting, or if you'd rather do it after we revise some of these recommendations for the next meeting. It's really up to you. If you agree in concept with the report, I think to provide an update to the board might be appropriate.

Ms. Miller: And to be honest, I don't think I could have a draft of regulations by next month. I think it would be a month after that. I have to run things through Legal and I have work to do with Public Works and Environmental.

G. DIRECTOR'S REPORT

Mr. Leipzig: I wanted to point out something to you that hopefully will be something you will have at every one of your meetings in the future. We have a summary sheet of approved applications. This one is dated February 27, 2018 through March 22, 2018. This is something we will have at every meeting. It provides an update to you of all the zoning board actions throughout the County. It lists the zoning board, the date it was approved or denied, and the date it went before the Board of County Commissioners. We've separated out the zoning boards, and we have included Airport Commission cases, as well. We review cases for our two airports for consistency with the airport plan, within one mile of our airports. So, I'm putting those cases on there, as well. I'd be happy to answer any questions about this, but this is something I think might be a good resource as we move forward.

Chair Iliff: I've never seen anything quite like it before, and I like it a lot. I think it's great. I think it helps to keep the board better informed of what's going on across the county. We all live in various areas and we might know what's going on in our particular zoning board, but I don't know what's going on in others. It's a great idea. And the airport, as well.

Mr. Leipzig: Thank you. Moving forward, I've taken this report that we would produce every month, and in January, you will have a summary report of all the cases throughout the year that went before the zoning boards. You can look at that, as well. I will try to have that to you at our January meeting.

Comm. Atwell: I would like to see you bring this to each one of our zoning boards, too. I think this would be helpful, us seeing what the other boards are doing and how they are proceeding. Might shed some light on what they're doing, and I think that would help our boards, too.

Mr. Leipzig: I'd be happy to.

Comm. Meier: I also think this will be very helpful for the zoning boards. Is this available on line? Are all these applications -? Can we just click on it and it will open up all the applications?

Mr. Leipzig: Yes. That's correct.

Comm. Meier: Okay. Maybe have a link that we could look at. I don't know. I'm just throwing out ideas. If I look at one and I'm interested in it, I have to try and find it on the website. If there was something on this that showed how to get to it. To me, it would be helpful to see on a county map where these are located. I don't know if that's easy to do or not, but just a legend or a key that shows where all these different applications are at throughout the county.

Mr. Leipzig: I think both of those suggestions will be fairly easy to do. The next item - and this is really, I apologize. I wanted to put this on the agenda so you would have an idea that this is a long-range topic that we might want to look at, is our accessory dwelling unit requirements and our subdivision regulations. We have a case currently, it's a 3,100 square foot accessory dwelling unit and a 9,000 square foot primary dwelling unit on 40 acres, which is, in terms of proportion - the size of the dwelling unit versus the size of the structure - that's very good. It's what the intent of that resolution was, or what the ordinance was. It gets problematic when you have - We've noticed in the past year that some of the accessory dwelling units are getting larger compared to the primary structure. So, something to kind of throw out there to the Planning Commission, that staff will do some additional research on, if it's a problem, if it's something we might want to revise. It's a little unique for Johnson County, I think. If you look nationwide, accessory dwelling units are just that. It's an accessory to a dwelling unit. The size of the accessory dwelling units seem to be getting bigger. That's when it becomes problematic. But, we do have regulations for that, and I just wanted to point that out to you as something long term that we will be looking into. We've got quite a list of topics that we need to do some additional research on as well, but I wanted to put that out there, that that's something we'd like to talk with you more about in the future.

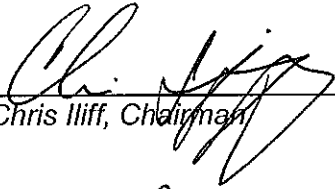
Chair Iliff: I'm not sure which application this is, but this appears to be the servants' quarters that are being approved here. If it's the 40 acres I think it is, at least from a distance, I think it would probably look just fine.

Mr. Leipzig: That's all I have.

G. UPDATES/OTHER BUSINESS [None.]

ADJOURNMENT

The next regularly scheduled Planning Commission meeting will be Tuesday, June 26, 2018, at 5:45 p.m. This meeting adjourned at approximately 7:00 p.m.



Chris Iliff, Chairman

ATTEST:



Secretary to the Board