

**REGULAR MEETING
OAKDALE PLANNING COMMISSION
August 3, 2023**

The Oakdale Planning Commission held a meeting on Thursday, August 3, 2023 at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 7:00 PM with the Pledge of Allegiance.

CALL OF ROLL

On a call of roll, the following were present:

Chairperson: Dallas Pierson

Commissioners: Tom Willenbring
Christopher Campbell
Lee Stolarski
Michael McCauley
Yaya Diatta
Janet Hagen

Also Present: Luke McClanahan, City Planner
Max Lohse, Community Development Specialist
Jake Ingebrigtsen, City Council Liaison
Sara Noren, applicant, 6449 49th St N
Carla Munson, applicant, 7065 43rd St N
Justin Fincher, applicant, JB Vang
Steve Sauvageau, 6487 49th St N
Mark Maurer, 6478 49th St N
Janet Nordberg, 6460 Upper 48th St N
Jason Noren, 6449 49th St N
Chandra Kemety, address not provided
Marilyn Phipps, 4262 Hallmark Ave N

Not Present: None

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER STOLARSKI, SECONDED BY COMMISSIONER WILLENBRING, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JULY 6, 2023 AS PRESENTED.

VOTED IN FAVOR:

Chair Pierson	AYE
Commissioner Willenbring	AYE
Commissioner Campbell	AYE
Commissioner Stolarski	AYE

Commissioner McCauley AYE
Commissioner Diatta AYE
Commissioner Hagen AYE

7 Ayes. Motion approved.

PLANNING COMMISSION REVIEW

a. NEW BUSINESS

i. PUBLIC HEARING – SARA NOREN, 6449 49TH STREET NORTH – CONDITIONAL USE PERMIT FOR A HOME OCCUPATION (SALES OF HATCHING EGGS/CHICKS)

Luke McClanahan, City Planner, presented in detail the conditional use permit (CUP) request. The request is for hatching eggs and selling chicks. The property is zoned R-2 Low-Density Residential. The surrounding neighborhood is residential. The applicant is seeking approval to conduct egg hatching operations and sales for up to 100 chicks at a time. Currently the applicant is authorized by the Police Department to have up to 25 chickens on the property through a Keeping of Animals Permit, which is the most of any property within the City.

Mr. McClanahan provided an overview of the proposed operations. Incubation for eggs is approximately 21 days. After the chicks hatch, they are relocated into a brooder located in the attached garage. A “Sweater Heater”, infrared radiant heat panel, is used for the chicks, which the applicant reports is a safer alternative to standard heat lamps. Operations are seasonal, with most hatchings occurring during the spring and summer to allow the hens rest time. Hours of operation would be primarily in the evenings and weekends. The incubator and brooder are cleaned after the chicks leave those facilities. Cleaning will be done with a vinegar solution. Once the chicks are hatched, customers would have one day to one week to pick them up. It is anticipated that customer traffic would add an additional five to six vehicle trips per month.

There are very specific standards that the City must use when evaluating these requests. Each criteria is detailed in the staff report on file. Of the 13 review criteria, staff finds that four of the criteria are not met. This property is guided for Low Density Residential use per the City’s Comprehensive Plan, and the zoning is R-2 Low-Density Residential. Staff finds that the use is agriculture in nature and does not align with the Comp Plan guiding and R-2 zoning. The use must be compatible with the intended character of the zoning district in which it is located. The R-2 district is intended to “provide for low density single-family detached dwelling units and directly related complementary uses.” The use is agriculture and does not align with the character of the R-2 district. The use must have minimal adverse environmental effects. The City’s Development Review Committee raised concerns about the agriculture nature of the use and potential impacts from waste generation and attraction of rodents. Noticeable nuisances, including noise and odors, cannot be produced. Fertilization of eggs requires roosters. Although the City’s Ordinance does not prohibit roosters, staff has concerns about potential violations to the noise ordinance and odors that may occur.

City staff received five written public comments from nearby residents regarding this CUP. Four comments are in support of the CUP. And one comment is in opposition. Mr. McClanahan noted that there was a typo in the staff report and the correct address for the one comment in opposition is 6365 49th St N. Staff finds that the request does not meet the review criteria of the Ordinance and recommends denial of this CUP.

Mr. McClanahan noted that if the Commission is inclined to recommend approval, there are suggested conditions of approval listed in the staff report to help guide the Commission.

Chair Pierson asked if, at any time, the chicks are located outside the garage. Mr. McClanahan said that his understanding is that the chicks do not go outside, but suggested that the applicant provide further clarification.

Commissioner Campbell asked if the ordinance limits the number of chickens allowed on a property. Mr. McClanahan said that there is no limit based on the ordinance, and the Police Department determines the number through their licensing process.

Commissioner Willenbring asked if the applicant is bringing in more chickens to produce the eggs. Mr. McClanahan said his understanding is that there is a rooster on the property already.

Commissioner Stolarski asked how the Police determine the number of animals allowed on the property. Mr. McClanahan said the decision is at the full discretion of the Police Department and they look at the size and condition of the property.

Commissioner Campbell asked for clarification about the written public comment in opposition to the request. Mr. McClanahan said the opposition is based on the commercial nature of the use.

Commissioner Diatta asked about the review criteria of the request and the specific findings that staff found are not met being backed by data. He also asked if the use is guided by the Comprehensive Plan and the zoning. Mr. McClanahan said that the staff review is based on professional opinion and some research, but there was no statistical analysis performed for this assessment. The zoning district provides guidance to the stated purpose and characteristics of the neighborhood.

Commissioner Willenbring asked if there have been any concerns about the waste disposal of the chickens to date. Mr. McClanahan said he is not aware of any complaints about the waste.

Chair Pierson stated that with 25 chickens on the property currently, the use already seems to be agriculture.

Commissioner Diatta asked how many other properties in the neighborhood already have chickens. Chair Pierson said that he personally knows of at least two other properties that are nearby with chickens.

Commissioner Stolarski stated that the backyard chickens are more for hobby, and this situation is becoming a business and agricultural. Mr. McClanahan stated that because the use will include sales and due to the overall nature of the use, those factors require a Conditional Use Permit.

Chair Pierson opened the public hearing.

Sara Noren, the applicant, 6449 49th St N, thanked the City for consideration of the request. Ms. Noren stated that taking care of chickens since February 2022 has helped her through various difficult circumstances. With permission, she would like to sell baby chicks to the local community. Ms. Noren said there is a rooster currently on the property and it has a “no-crow collar” to reduce noise.

Commissioner McCauley asked about the number of roosters. Ms. Noren said that there are three roosters currently, two of which are smaller. In total there are 25 chickens on the property.

Chair Pierson asked for clarification on the location of the incubator and brooder. Ms. Noren said that the incubator will be in a spare bedroom in the house and the brooder, once built, will be in the garage. If the request is approved, she will obtain a second incubator to be able to hatch up to 100 eggs. Hatchings will only be done when orders for chicks are made. Operations would not start until spring because the roosters that she has are not old enough at this time.

Commissioner Campbell asked what happens when someone buys chicks and some of them are male chicks, because most cities do not allow roosters, and if she culls the chicks. Ms. Noren said that is the responsibility of the person purchasing the chicks, as she does not have a way to control the sex of the chicks. Commissioner Campbell asked what would happen if there is a circumstance in which the applicant is stuck with additional roosters. Ms. Noren said that she would have to find a home for them or consider culling them.

Commissioner Willenbring asked how much additional waste would be generated by the additional chicks. Ms. Noren said the additional waste would be minimal. In the chicken run, there is mulch and grass clippings to help naturally compost manure. She also conducts daily and weekly chores to clean the nest boxes and coop.

Commissioner Willenbring asked if an additional permit will be needed from the Police Department for the additional chicks. Ms. Noren said the Police Department directed her to work with the City Planner to obtain approval for this use.

Commissioner Diatta asked for further clarification on the timeline of hatching eggs. Ms. Noren said it takes 21 days to hatch eggs. Afterwards, the chicks dry off in an incubator for four to six hours. They are then placed in a sweeter heater. The new chick is placed in a brooder where they are fed and given water until the customer is ready to pick up the chicks within one week.

Commissioner Campbell asked for clarification if the applicant is only doing pick up operations and will not be shipping the chicks. Ms. Noren stated that no shipping of the chicks will occur because that requires a special license.

Commissioner Stolarski asked the applicant how salmonella is addressed. Ms. Noren said that she regularly cleans out the feeders as part of her daily chores and scraps down the coop weekly. Diatomaceous earth is used as a preventative measure to control mites and lice. Hand washing is also done regularly. To Chair Pierson's question about having any salmonella outbreaks, Ms. Noren said that an outbreak has never occurred on her property.

Commissioner Stolarski said that the proposed use is new for both the commission and for the applicant.

Chair Pierson said that if the Commission recommends approval, they would be conditions of approval to address the commercial aspects of the use.

In response to Commissioner Willenbring's question about average number of chicks per order, Ms. Noren said she would expect probably three to ten. Orders have not taken place yet because the operations have not started. The number of chicks would be limited to the orders placed by customers. Ms. Noren said that mass producing chickens is not the goal of the business.

Commissioner Willenbring asked the applicant if the Commission limited the number of chicks to 50 instead of 100, would that allow her to still accomplish her goals. Ms. Noren said that she would like to get another incubator and be able to hatch up to 100 chicks, which is less than most home incubators.

Steve Sauvageau, 6487 49th St N, a neighbor to the applicant, said that when Ms. Noren first approached him and his wife about keeping chickens on the property, Ms. Noren said there would only be a few chickens and no roosters. Mr. Sauvageau said he has been woken up at 5:00 AM by a rooster. He is opposed to the request and it is not fair to him as a home owner. He cannot have his windows open at night due to the noise.

Commissioner McCauley asked if there is a fence between the yards. Mr. Sauvageau said there is a temporary rope. There has been discussion between him and the Norens but no fence has been installed to date.

Mark Maurer, 6478 49th St N, a neighbor living across the street from the applicant, stated his concern about traffic that would be created by the use. Chair Pierson said traffic is expected to be limited to one week per month for pick up orders. Mr. Maurer said that he and his wife would not like the additional traffic.

Janet Nordberg, 6460 Upper 48th St N, a neighbor residing directly south of the applicant, said the chickens cause no problem whatsoever and are fun to watch. There is no smell or waste problems and the chickens are a benefit to society. Ms. Nordberg said the City should approve the request.

Jason Noren, 6449 49th St N, the applicant's husband, provided clarification on the fence situation. There is a temporary fence that is likely 10 to 15 feet from the property line. A permanent fence will be installed and the property corners have been marked in preparation. A fence permit will be submitted in the next week or so.

Chair Pierson closed the public hearing.

Chair Pierson asked Mr. McClanahan if the Commission recommended approval, what would be the requirements and what would cause the permit to be terminated.

Mr. McClanahan said it depends on the conditions of approval that the Commission select. Staff provided a series of conditions as guidance, but the Commission has the full discretion to pick and choose conditions. He also stated that if any of the conditions of approval are violated, then the permit would be brought to the City Council and considered for revocation.

Chair Pierson said that in the staff recommended conditions of approval, there is no mention about noise which could be a problem. Mr. McClanahan said that the City has a separate noise ordinance. Noise complaints would be handled by the Police Department. If the Commission wants to tie the permit to the Noise Ordinance, an associated condition of approval can be included.

Commissioner Diatta said that they should include conditions about noise violations and sales by appointment only. It is important to encourage small business owners while also respecting the residential characteristics of the neighborhood.

Commissioner Campbell said that it's unfortunate the neighbor is having some issues, but those issues are separate from this request. The ordinance does not limit the number of chickens and it does not limit chickens to hens only. The increase in additional traffic would be relatively insignificant. Commissioner Campbell agreed that there should be some connection to the noise ordinance to be able to enforce it.

Chair Pierson said that he looks at the request based on the current operations compared to the proposed. The hatching and brooder will be indoors and the chicks will likely not generate loud noise. To the point about the agricultural nature of use, that has already been breached with the presence of 25 chickens. Chair Pierson also suggested that the ordinance should be looked at regarding a cap on the number of chickens and potentially the keeping of roosters. Commissioner Campbell agreed with Chair Pierson's suggestion.

Commissioner Hagen said that as a neighbor, she loves the chickens. As a former teacher, it would be worthwhile to bring student there to see the chickens. The chickens have not woken her up at night, but her property is a different location than the neighbor who voiced concerns. She hopes that the noise situation with the other neighbor can be resolved. She is supportive of the request.

Commissioner McCauley said he is not supportive of it because the use does not follow the City's Comprehensive Plan. There are criteria that are not met and there are unknowns.

Commissioner Stolarski said that she also does not support the request because of the zoning. The property is in a neighborhood. It is not agricultural and it's not a farm. There are good intentions behind it but it could cause problems in the neighborhood.

Commissioner Campbell said he disagrees with Commissioner Stolarski's point because the number of chickens will be capped. Commissioner Stolarski said that a violation could be problematic to enforce. Commissioner Hagen said that the chicks are by order and the applicant does not plan to exceed those numbers. Chair Pierson said that because the applicant is limited to 25 grown chicken, she would have to cull any chicks that remain on the property for too long. Commissioner Campbell said if there is a complaint about the use, the City would look into the situation.

Commissioner Campbell suggested that they include a condition of approval that the number of chicks be limited by order. Commissioner McCauley said that condition of approval would not change his stance because this a residential area.

Commissioner Diatta said that the decision by the Commission must be based on the content that has been presented, not on hypothetical situations, and will be controlled based on conditions of approval.

Chair Pierson said that the proposed conditions of approval have been discussed at length and the Commission is an advisory body only. The City Council will make the final decision. Chair Pierson said there should be a condition about noise. For the condition of approval, Mr. McClanahan suggested that the use comply with the City's noise ordinance.

COMMISSIONER CAMPBELL MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, RECOMMENDING APPROVAL OF THE CONDITIONAL USE PERMIT FOR A HOME OCCUPATION AT 6449 49TH STREET NORTH, SUBJECT TO THE FOLLOWING CONDITIONS.

- Customer visits shall be by appointment only.
- The applicant shall be limited to no more than 100 egg hatchings at a given time, by order.
- The applicant obtain any necessary approvals from the Minnesota Department of Agriculture and follow all applicable state regulations for handling, labeling, and storing chicken eggs.
- The applicant obtain any necessary building permits for the use.
- The applicant provide the City with a copy of their waste disposal plan for the use.
- The use shall comply with the City's noise ordinance.

VOTED IN FAVOR:

Chair Pierson	AYE
Commissioner Willenbring	AYE
Commissioner Campbell	AYE
Commissioner Stolarski	NAY
Commissioner McCauley	NAY
Commissioner Diatta	AYE
Commissioner Hagen	AYE

5 Ayes, 2 Nays. Motion approved.

ii. PUBLIC HEARING – CARLA MUNSON, 7065 43RD STREET NORTH – CONDITIONAL USE PERMIT FOR AN ADDITIONAL ACCESSORY STRUCTURE (SHED)

Max Lohse, Community Development Specialist, presented in detail the Conditional Use Permit request. The request is to allow an additional accessory structure on the property. The property is zoned R-4. This request originated in 2021 from a code enforcement action in which the applicant received a letter from the City regarding a shed constructed without appropriate permits. Additional accessory structures are allowed by conditional use permit assuming that conditions are met. The applicant seeks to bring the property into compliance by obtaining the permit for the second shed. The applicant has stated that the two sheds are needed to separate child safe storage which includes toys from potentially harmful equipment for gardening and lawn care.

Commissioner Campbell asked for clarification that the building is already built. Mr. Lohse said that he believes it is a prefab building, but defers to the applicant for confirmation. Commissioner Campbell asked if the applicant would be charged a double permit fee. Mr. McClanahan said no.

Commissioner McCauley asked why has there been such a delay in the code enforcement process. Mr. Lohse said sometimes the code enforcement process can encounter delays whether there's communication errors or a back and forth between the code enforcement officer, but the applicant is working with the City towards compliance.

Commissioner Diatta asked if the City exempts structures less than 200 square feet from obtaining a building permit. Mr. McClanahan said that the City does not charge a fee for a building permit for structures under 200 square feet, but encourages building permits be pulled so there is some type of record on file.

Chair Pierson opened the public hearing.

Carla Munson, 7065 43rd St N, the applicant, said there are two sheds on the property. One is for gardening equipment and the other is for storage of kids toys. Before her dad built the shed, they called 811 to verify utilities.

Chandra Kemety, a friend of the applicant, said she the second shed helps contain toys.

Marilyn Phipps, 4262 Hallmark Ave N, said that the shed is one of the first things you would see if you are on 43rd Street and it looks like it is in her yard. There are toys on the yard, they are not in the shed. It does not seem that the sheds are being used for storage.

Chair Pierson closed the public hearing.

Commissioner Diatta said the discussion is about the number of accessory buildings the applicant can have. It sounds like there may be a behavioral issue, but the focus should be on

the request. Commissioner McCauley agreed and said that based on past practices and precedent, the request should be approved.

Chair Pierson said the shed in question is probably one of the least visible items on the property.

Commissioner Campbell noted the difficulty in these situations where a structure is already built and approvals are sought afterwards. Two years in the code compliance process for this instance seems excessive.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER WILLENBRING, RECOMMENDING APPROVAL OF THE CONDITIONAL USE PERMIT FOR AN ADDITIONAL ACCESSORY STRUCTURE AT 7065 43RD STREET NORTH, SUBJECT TO CONDITIONS.

VOTED IN FAVOR:

Chair Pierson	AYE
Commissioner Willenbring	AYE
Commissioner Campbell	AYE
Commissioner Stolarski	AYE
Commissioner McCauley	AYE
Commissioner Diatta	AYE
Commissioner Hagen	AYE

7 Ayes. Motion approved.

ii. PLANNED UNIT DEVELOPMENT AMENDMENT, PRELIMINARY PLAT, FINAL PLAT, AND SITE PLAN APPROVAL – JB VANG, HUDSON BOULEVARD APARTMENTS

Mr. McClanahan, presented in detail the development request. The developer is seeking approval to construct a 130 unit apartment building known as Hudson Boulevard Apartments. The property is on the north side of Hudson Boulevard, immediately east of Peaceful Living. The site is 2.3 acres in size and was previously used for storage of equipment and materials. 25% of the units would be reserved for individuals receiving Integrated Community Services, a voucher program typically reserved for individuals who have disabilities or older people. To accommodate the unit mix, the applicant is requesting an amendment to the Planned Unit Development (PUD). The restriction is 50 dwelling units, and the proposed density is 58 dwelling units.

The property is zoned Greenway Station Planned Unit Development where multi-family use is allowed. A comp plan amendment to facilitate the Greenway Station PUD was approved by the City Council in fall 2021. To follow through with this request, staff has to formally submit a Comp Plan Amendment request to the MetCouncil for final approval. So all land use approvals are contingent upon MetCouncil approval of the amendment.

Mr. McClanahan presented the plat details. The existing access off Hudson Boulevard will be decommission and a new access is being proposed to the east. There is a 30-foot wide sewer

and water easement along the frontage, which required the location of the apartment building to be shifted slightly north to prevent any encroachments. As required by the subdivision regulations, the developer will need to include 10-foot wide drainage and utility easements on the plat along the property lines. Staff recommends that the developer provide an access easement over the new drive, approximately 100 feet extending north from Hudson Blvd, to serve as a future shared connection to the 6740 Hudson Blvd N property. Staff also recommends that the developer work with the property owner of 6740 Hudson Blvd N to build the access stub concurrently with the installation of the new drive, if feasible.

The developer made a number of revisions to their plans, based on feedback from the City Council at a workshop this past spring and from city staff. Parking requirements have been met. The site will also be within 480 feet of the future Greenway Station for the Gold Line Bus Rapid Transit route. The Greenway Station PUD limits density for multifamily development to 20-50 dwelling units per acre. The applicant is requesting to exceed this requirement to allow 58 dwelling unit per acre for their development. The developer reports that this deviation is being requested to help ensure there is a marketable unit mix. The development will also be near the future Gold Line Station. This is a preferred location where high density development should occur. Staff is supportive of this amendment.

The other amendment is to reduce the rear yard setback. Staff is not supportive of this request as the building height, which is the required setback, should be maintained. There are a couple ways to address this, either through shortening the depth of the building or essentially removing the top two units on the north side so it would not appear as tall of a building in the rear of the property.

Chair Pierson asked how much gradation step exists between the existing chain link fence and the neighboring houses to the north. Commissioner Willenbring said there is about 26 feet and there are 30 to 40 foot tall trees that are fairly thick in the rear yards of the residences.

Mr. McClanahan said that as part of the recommendations in the resolution, staff is trying to encourage future connectivity between the properties when redevelopment of the United Rentals property occurs. This would also eliminate two accesses off Hudson being close to each other.

Chair Pierson asked if the Fire Department reviewed the site plan for turn radius. Mr. McClanahan said both the Fire Department and Engineering Department reviewed the site plan and are comfortable with this updated plan.

Commissioner Willenbring asked for further clarification on the rear yard setback requirement. Chair Pierson said the important part is the visual angle.

Commissioner McCauley asked if neighbors have been informed about this request. Mr. McClanahan said if there are any neighbors in attendance, it's the commission's discretion if they want to hear any comments, but the public hearing for this request is expected to be heard by the City Council on August 22.

To Commissioner Campbell's questions, Mr. McClanahan confirmed that there are utilities located within the frontage easement along Hudson Boulevard and that park dedication fees are due at time of final plat approval. Commissioner Campbell said he is not supportive of the access easement without requiring compensation, and it should not be a condition of approval.

Commissioner Diatta commended the developer for giving opportunity to lower income people. Commissioner Hagen concurred.

Mr. McClanahan said that landscaping requirements have been met. The developer will have to resubmit a photometric plan that complies with the Ordinance standards. The developer must also have to provide updated plans showing that all proposed rooftop and ground mechanical equipment are appropriately screened from view. Stormwater provisions will be handled through an underground system. As required by the Greenway Station PUD, a primary entrance will be located on the south side of the building, facing the public right-of-way. However, the ground level wall along the south side of the building lacks design elements to break up its appearance. Additional design elements should be incorporated along the ground level wall fronting Hudson Boulevard in a manner that increases the active edge of this site.

Mr. McClanahan said that staff recommends approval of the development, subject to conditions in the draft ordinance and resolutions (please see the report on file for details).

Chair Pierson invited the developer to speak at the podium.

Commissioner Campbell asked if the Integrated Community Services (ICS) runs with the land for a number of years. Justin Fincher, JB Vang, the developer, said that it is not a covenant that runs with the land. It is a contract that the owner will have with ICS. Servicing those individuals is purely a decision by the property owner. Commissioner McCauley noted his concern with the ICS program is that it does not run with the land, yet the request is to increase the allowed density from 50 to 58 dwelling units per acre.

Mr. Fincher said the project is better overall based on feedback from the City and they are excited about this opportunity.

COMMISSIONER STOLARSKI MADE A MOTION, SECONDED BY COMMISSIONER DIATTA, RECOMMENDING APPROVAL OF THE PLANNED UNIT DEVELOPMENT AMENDMENT, PRELIMINARY PLAT, FINAL PLAT, AND SITE PLAN FOR HUDSON BOULEVARD APARTMENTS, SUBJECT TO CONDITIONS.

VOTED IN FAVOR:

Chair Pierson	AYE
Commissioner Willenbring	AYE
Commissioner Campbell	AYE
Commissioner Stolarski	AYE
Commissioner McCauley	AYE
Commissioner Diatta	AYE
Commissioner Hagen	AYE

7 Ayes. Motion approved.

Commissioner Willenbring left the meeting.

OTHER BUSINESS

a. Planning and Development Update

Mr. McClanahan anticipated that there will be a September commission meeting. There will likely be one Conditional Use Permit and the draft Glenbrook Small Area Plan should be ready for review.

b. City Council Update

Council Member Ingebrigtsen did not have any updates but asked if there were any questions. Commissioner Campbell said that the condition about a shared access for Hudson Boulevard Apartments should be removed. Council Member Ingebrigtsen said that staff will look into it before the Council meeting.

ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER CAMPBELL, SECONDED BY COMMISSIONER STOLARSKI, TO ADJOURN THE AUGUST 3, 2023 MEETING OF THE OAKDALE PLANNING COMMISSION AT 8:51 PM.

VOTED IN FAVOR:

Chair Pierson	AYE
Commissioner Campbell	AYE
Commissioner Stolarski	AYE
Commissioner McCauley	AYE
Commissioner Diatta	AYE
Commissioner Hagen	AYE

6 Ayes. Motion approved.

Respectfully submitted,

Luke McClanahan
City Planner