

CITY OF MEDINA PLANNING COMMISSION

Meeting Minutes

Tuesday, December 12, 2006

1. Call to Order: Chair Crosby called the meeting to order at 7:03 p.m.

Present: Planning Commissioners Tom Crosby, Mary Verbick, Jeff Pederson, Doug Dickerson, Marilyn Fortin, Sharon Johnson and Robin Reid.

Absent: None

Also Present: City Planner Rose Lorsung; City Planning Consultant Jennifer Haskamp; Planning & Public Works Assistant Dusty Finke

2. Public Comments: None

3. Update from City Council proceedings

Council Member Weir thanked Marilyn Fortin on behalf of the City Council for her commitment and balanced service during two terms on the Planning Commission. Weir also provided a brief report of Council actions since the previous Planning Commission meeting

4. City Planner's Report

Lorsung stated that three public hearings seemed likely to appear on the January agenda; the Bancor Comp Plan amendment, the Hasselquist accessory structure CUP, and an ordinance establishing wetlands management classes. Lorsung added that five other applications could appear as well.

The general consensus of the Commission was to move in the agenda to Item #6

6. Rising Sun Memorial Park – Conditional Use Permit and Site Plan – 3365 Highway 55

Lorsung delivered a brief staff report on the application. The site is 28.13 acres in RR, on the northwest corner of Peter Lake. She stated that cemeteries are a conditional use within the district. She pointed out the existing trees in the southwest corner. Lorsung noted that the pet cemetery has been moved out of the wetland buffer. She noted that the residential homes are now shown in the correct location and orientation. The landscaping Plan has been updated, increasing trees along south and west lot line to fill in locations where there are not existing trees. Lorsung reviewed the low level of discretion that the city has when considering Conditional Use Permits and Site Plans. Lorsung stated that the Fire Marshal is investigating if 24' roads are sufficient for parking and fire-truck clearance. Lorsung stated that staff also discussed with the applicant the possibility of locating structures farther east on the property along Highway 55, and the possibility of terracing gravestones to make them as structures less visible from neighboring properties. Lorsung concluded that staff

recommends moving the application forward to the City Council so that they can begin their review.

Crosby inquired if the applicant would like to discuss any of the issues in the staff report.

Richard Gay (Rising Sun Memorial Park) stated under normal circumstances funerals occur at a funeral home or church and only about 25% of people actually attend the internment at the cemetery. The existing road allows for up to 90 parking spaces which would mean that in excess of 300 people could go to the internment. The cemetery could set limits and inform people of them when they set up internments. He stated that the ordinance calls for a 20-foot road and they are already proposing 24'. Gay stated that they are investigating moving the structures farther to the east. He stated that only about 150-200 feet could be gained by that move and that improved landscaping and screening seems to be the more logical move.

Gay stated that the terracing issue does not seem to make a lot of sense. The ordinance already explains where certain size markers can be placed. The hilly terrain naturally terraces and screens the markers.

Gay stated that vaults in above-ground structure would be encased in granite. The majority of groundwater concerns have to do with vaults from 50-60 years ago. He stated that the cemetery would require that every burial vault be completely sealed so that nothing can get in or out. They have been tested on the bottom of lakes for 2 years and no water did soak in.

Lorsung stated that MnDOT has requested 50 feet of dedicated right-of-way. The applicant would need to complete a plat in order to dedicate this area. The 50' foot setback would then occur from this newly established property line.

Crosby inquired if some of the items would be placed in a development agreement.

Lorsung replied that a number of the issues would be, but leaving them as conditions adds more weight.

Gay stated that the application has been going since June and that they have granted numerous extensions. He stated that the submittal meets ordinance and also already approaches most of the conditions in the staff report.

Maret Olson (Morrison, Fenske & Sund) stated that she had been retained by the Litts and some of the other neighboring properties. She stated that they have submitted a number of documents to every Commissioner. She stated that the homes in the area are currently appraised at \$1 million. Higher-end buyers have flexibility and won't stand to buy next to a cemetery. This would lead to a 30% value reduction according to the appraiser. Olson stated that even with buffers and landscaping, the reduction could be \$250,000.

Olson stated that the binder includes photos showing trumpeter swans (a threatened species). She stated that even if this is migratory, it should be considered. Olson stated that an expert hydrologist hired by the neighbors reported that the evaluation submitted by the applicant

was inadequate. Two of 4 spots had water permeation at 2 feet and 9 feet. She stated that the tests were conducted in a dry fall and only monitored for 24 hours. In order to get accurate measurements, you have to test for seasons. The expert states that the aquifer is only 130 feet down and that there are wetlands in the area as well. Olson stated that the water quality must be protected. Olson stated that the binders include four studies showing other cemeteries with comparable water table levels that have shown micro-bacteria have leached into wells. Olson stated that although the city has limited discretion, they do have discretion when a certain site is inappropriate for a use. With the water levels and the wells in the area, the city should not allow this use unless they would be willing to supply water.

Crosby inquired if the Commission was looking to write a resolution rejecting the proposal, how Olson would write it. He inquired about the legal foundation.

Olson stated that she would have to have some time to work on that answer. However, the fact that the use requires conditional permitting at all gives the city the right to reject certain uses. She stated that this use, with this scope, in this area, does not leave the possibility for reasonable conditions to protect the neighboring properties. With a cemetery this size, and with the limited hydrology report, the city has a duty to deny the application.

Crosby stated that it would be helpful if the questions he had asked could be answered in the form of a brief.

Johnson inquired if the issue was because of the ground table height. Does this mean that the City has to be concerned with all of the other cemeteries in town?

Olson stated that there are areas with lower watertables, not connected to wetlands or lakes, with better aeration, where cemeteries could be appropriate.

Crosby suggested that a condition be added that the hydrology issue to be investigated the city engineer order to give learned advice.

Dickerson inquired about the lifespan of vaults if they are concrete.

Olson stated that under good conditions, primary decomposition of bodies occurs quite a bit within a year, and almost completely within 10 years.

Mary Sans (DPRA) stated that there has not been a lot of research in the U.S. on the practice of cemeteries. There is not much regulation. The studies submitted in the binders show examples of tests adjacent to cemeteries that have shown contamination.

Crosby stated that it would make sense for the information from DPRA to be sent to the city engineer as well as any information from the applicant in order to get some expert advice on these legitimate issues.

Public Hearing re-opened at 7:51 p.m.

Diane Brady (4700 Covey Trail) stated that she was never notified about the public hearing on this matter. She had requested information and not received anything.

Patrick Brady (4700 Covey Trail) stated that the cemetery is not a normal cemetery. Considering the water in the area, there is a major issue with drinking water. Other cemeteries in the City have very different elevations and groundwater characteristics.

Alan Litts (4660 Covey Trail) stated that a number of questions had been raised at the previous public hearing which had not been addressed. There were questions regarding the plans, and questions about the developer's experience.

Crosby stated that the Planning Commission deals exclusively with matters of land use. Matters regarding taxes, the permanent fund, and developer experience are within the purview of the City Council. While these considerations are appropriate, the Commission should stick to land use.

Lorsung and Crosby discussed the various means that residents can be made aware of subjects at upcoming meetings including: visiting the City's website, being placed on an agenda mailing list, and calling City Hall. They stated that it would seem likely that the cemetery would be discussed at the January 2, 2007 City Council meeting.

Olson stated that the City has police powers. The standard of review on zoning matters is if the city uses its review power to protect the public safety and welfare. The Commission should address specific health, safety, and welfare issues. She stated that they attempted to give the Commission specific facts to be used. First, there is evidence of a major reduction in property values. Second, the site conditions show a high water table and complex hydrological system that similar to those where studies have shown possible adverse impacts on the groundwater quality and the aquifer supplying neighboring wells. These two items can be used as factual basis for showing that this application is against both the public interest and the public health, safety and welfare. The city would not be acting arbitrary and capriciously. These findings are specific to conditions of the site and could meet the legal standard. Olson stated that the City has a duty to address the public welfare.

Jack Vilski (3595 Pioneer Trail) holds the mortgage on the property on Pioneer trail. As far as the public welfare, leakage could be a specific concern. He stated that 25 years ago, Cottage Grove residents fought a hazardous waste dump. As a realtor with over 2,000 sales, he has experience with what reduces property values. He stated that this would lead to serious devaluation of properties. He inquired if there was even a need for the cemetery and who is paying for the highway improvements. Vilski stated that other memorial parks in the area were developed before there were ordinances and regulations established. He stated that the neighbors were not aware of this when they spend significant amounts of money to move to Medina. Vilski also stated that he works with a lot of people from southeastern Asia and that their cultures do not allow them to live in close proximity to a cemetery.

Crosby asked Olson to discuss whether the City can use property devaluation as justification for denial. He stated that financial hardship can not be used for approving a variance, but didn't know if it could be used in this case.

Olson stated that she was relying on a statement from Kennedy and Graven that says the City should consider how the use will impact adjacent property values and uses.

Lisa Hansen (4555 Pioneer Trail) stated that processions down Highway 55 will be a detriment for everyone who is coming and going. She stated that she was worried they will instead go down Pioneer Trail. Hansen stated she is against the proposal.

Catherine Pepin (speaking on behalf of Robert Pepin, 3312 Pioneer) stated that her family is one of the original homesteads on the lake. She stated that she is not aware of any cemeteries in the area that are adjacent to a lake. The city should approach problems before they happen. The City is responsible for protecting the health and welfare. The proposal could be a detriment to groundwater quality affecting adjacent wells and the lake water. She stated that Peter Lake is spring fed and connects by creek to other lakes in Medina. The lake is habitat for a lot of wildlife including Trumpeter Swans, cranes, geese, loons, beavers etc. She stated that her family has lived on the lake for 100 years, eating fresh fish. It sickens them to think of the pollution.

Mary Pepin (speaking on behalf of Robert Pepin) stated that she attempted to approach this issue from a land use and business perspective. She inquired if this is the best use of the land. The timing is wrong in relation to the Comprehensive Plan. She stated that this would be a loss of taxable income to the city and there are already 4 cemeteries and a huge county park. Everyone is entitled to quiet enjoyment of their property; they shouldn't have to hear gunshots. The applicant owes it to the fire departments to meet the requirements for road width. Pepin stated that it is a pleasure to watch pairs of trumpeter swans fly in to land on the lake. Historically, my grandmother always talked about how the water was on the bank. She stated that the city owes it the citizens to investigate the long-term water. Many years the beavers will block up drains and backs up water significantly. Pepin stated that the city should consider the protection of the water, the open space plan, the migratory wildlife. She stated that there is no comparison to the other cemeteries. She recommended that the city research the applicant and his history, although she does not want offer anything to back it up, she just wants to offer it as a comment. The Commission should make sure to take due diligence and hire the experts it needs to review this application.

Larry Campion (4585 Pioneer) stated that he is a real estate broker and would not recommend to anyone to buy next to a cemetery. He inquired if any of the Commissioners would like to live next to a cemetery. Campion stated that traffic on Highway 55 in the morning and afternoon would be impacted negatively.

Gay stated that they had just received the information given to the Commissioners tonight and it will take some time to review the materials and respond to the city. He also stated that Holy Name Cemetery is along a lake and actually sits on lower ground than they are proposing.

Patrick Brady (4700 Covey Trail) stated that there was an eagle on the lake last winter.

Mary Pepin stated that Holy Name Cemetery does not compare because it is separated from the lake by Holy Name Drive.

Tim Lambrecht (4605 Wichita Trail) stated that he often controls the depth of Lake Peter by monitoring the beavers and if culverts are dammed. He stated that the lake is a foot lower now than it is during the summer months.

Public Hearing closed 8:33 p.m.

Crosby suggested that the legal standard for saying yes or no to the project is unclear to him. He stated that as a result, the Commission needs clarification on the standards to apply. As a result, he suggested sending it to the Council without a recommendation, but with a list of specifics that if they chose to approve it, should be conditions upon the approval.

Weir stated that this does make the Council's job more difficult. She stated that, at the least, she wishes the Commission do its due diligence and move it forward.

Crosby stated that the City Attorney should provide clarification for subds. 1 and 6 of the criteria for granting CUPs.

Dickerson stated that subd. 9 of the criteria seems to be a concern as well. One of the concerns with funeral procession is that they get right-of-way except for emergency vehicles. With the stop lights in the area (especially at Arrowhead and CR116) being timed to trains, this would have a huge impact on traffic. Processions are not required to have escorts. There have been five fatalities on this stretch of road over the past ten years. One fatality, on July 3, was at almost this exact location and may have been due to sun blindness.

Reid inquired if it wasn't the charge for the Commission to make recommendation on if the land use is appropriate.

Pederson stated that he did some research and it seems like cemeteries have old grave markers, from the 1880s, and the houses in the area are newer. He stated that this lead him to conclude that the cemetery was there first, and houses built up around it over time. Property values, traffic concerns, and water pollution are all legitimate concerns. He stated that doesn't see where it merits not making a recommendation.

Crosby stated that it seems like the Commission would have three choices. First, they could recommend denying the application because it does not meet the regulations for granting a CUP, and also state the reasons. Second, the Commission could recommend approval subject to a number of conditions. He stated that he would suggest the third alternative, that the Commission not make a recommendation for or against, but set conditions if the Council would decide to approve it.

Reid stated that she does not think this type of cemetery was intended by the ordinance. The scale is large and it is for-profit and commercial. There is no way to screen it. She stated that residents were there first. Property values will be impacted, which the CUP does talk about. She stated that she cannot picture how a funeral procession could go down Hwy 55 without creating a problem. Reid stated that this is not a community cemetery; it is a regional commercial cemetery that is not appropriate in a rural residential area. She stated that she would recommend the Council deny it.

Pederson stated that he concurs with everything Reid stated. Traffic will be a problem and someone will get hurt. The city has a right to deny it for that reason. The size and location are wrong. The neighbors do not deserve to have this land use impacting their property values. He stated that these concerns and the environmental issues lead him to recommend the proposal not go through.

Fortin stated that she agrees, she would vote for denial. She stated that it certainly impacts the life of residents. The site is inappropriate, even if it would be good for other locations. Traffic and environmental concerns must be considered. The health and welfare of the citizens would be negatively impacted.

Verbick stated that she would recommend the City Council to deny on the following points: 1) water quality is an issue for this property; 2) public health safety and welfare must be protected; 3) environmental impact could be significant for wildlife. It definitely impacts the open space and rural nature. She stated that she is less concerned with the traffic; this would be more of a temporary inconvenience.

Johnson stated that she understands that this is an emotional issue. She stated that the City has the burden to prove because it is a conditional use within the district. She stated that the fact it does not seem rural is not a good enough reason. The water quality issue is a concern and needs to be addressed. She stated that she could see denying the application on those grounds. If the city didn't want cemeteries in the district, they should have approached it and changed the ordinance. Saying "we didn't think they meant that" is not good enough. Johnson stated that there may be a concern about the other cemeteries in town as well. It seems this could be opening a can of worms and really should be checked out. While wildlife concerns are valid, the fact that there are trumpeter swans on the lake is not enough. It would have to be shown that the swans would go away if the cemetery were to be built. She stated that the report received was obviously partial to the clients, she would like objective information. She stated that there is such a thing as a friendly appraisal within the business. There should be a more objective appraisal completed. The contamination is a huge issue and needs to be addressed. Johnson stated that she would table the application until the water contamination could be studied.

Dickerson stated that 825.39 says that when considering granting a conditional use permit, "the Medina City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety, morals, and general welfare of occupants or surrounding lands." He stated that the ordinance lists twelve things to consider, of which he will discuss three specifically.

Dickerson read Subd. 1.: “That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.”

Dickerson stated that there is a large amount of public testimony regarding the impact to property values and the salability of property. Whether or not it is real or perception, perception is the reality. There is documentation that it will impair values, and he is apt to believe it will.

Dickerson read Subd. 4.: “That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.”

He stated that he is concerned about parking. There cannot be off-street parking along Highway 55. In order to fill the cemetery of this size in approximately 15 years, there would have to be about 3 funerals a day. These could occur at the same time, and there would not be adequate parking. The city may be able to regulate hours of operations, but probably not the times of funerals.

Dickerson read Subd. 9.: “The use will not cause traffic hazard or congestion.”

He stated that any procession that travels up Highway 55 will cause congestion and safety concerns. Medina does not even have a funeral director in town. Most of these processions will come up Tamarack from Long Lake or up Highway 55 from Plymouth. Additionally, trucks will need to haul out about 3 cu. yd. of dirt per plot. This could be 2000 dump truck loads of dirt. Dickerson stated that he was curious where this dirt would go. Dickerson stated that 17,000 vehicles come through this area a day and MnDOT only recommends 11,500 for a safe amount. As Mayor Workman has stated, traffic is like water, it will take the path of least resistance. Processions will use rural streets to avoid the highway. Additionally, it will cause gawkers and increase the chance of accidents. Just as the Council is considering truck routes to help traffic on Willow, we will have to have to establish funeral procession routes.

Dickerson stated that he believes the City should have been more careful in placing schools, churches and cemeteries within the districts. Dickerson stated that he did not think there is a need for the cemetery. There are currently 6291 plots available in Medina cemeteries, and the population of the City is not even 5,000. Holy Name Cemetery currently has a 50% cremation rate. Additionally, there is no funeral director in the city. He stated that the cemetery is not needed, there is a safety concern, that it diminishes property values, impacts lifestyles, and is insensitive to culture. He stated that he is overall opposed to it.

Motion by Fortin, seconded by Verbick to recommend denial of the Conditional Use Permit based on subds. 1, 4, 6, and 9 of City Code Section 825.39. **Motion passes unanimously.**

Johnson urged residents to look at the city’s ordinances to see if there were other uses they were opposed to because the seller may be looking for other things to do with their property.

7. Ryan Companies – PUD Amendment for construction of a multi-tenant commercial building at Lot 2, Block 2 of Medina Clydesdale Marketplace

Lorsung introduced Jennifer Haskamp, a new planner with Landform who will be working with the City a lot.

Haskamp delivered the staff report. She stated that the applicant has withdrawn the plat portion and only seeks an Amendment on the PUD having to do with the drive-thru. She stated that the new submittal has shifted the drive-thru lane from the north side of the lot to the west end of the property with stacking for 5 vehicles. A plaza was added to the north end of the lot in an attempt to tie with sidewalks and trails. She noted that there are three locations along the drive-thru where the lighting exceeds what is allowed. The fixtures would be consistent with the remainder of the development. Haskamp stated that it seems there could be more creative things done with landscaping and screening so that incoming vehicles could see more than just cars waiting for lattes. Fencing proposed will be consistent with that throughout the development. Haskamp stated that one major problem was that the trash area is not accessible for pick-up. Additionally, tenants could only access the enclosure from the outside, right through a plaza. She noted that signage seems to exceed that allowed under the PUD. The applicant seems open to reducing the signs to three sides. She noted that the elevations have changed since the previous submittal and they seem to meet the standards for materials. Haskamp stated that while the rear elevation has been improved, the middle two tenants still seem to have a “rear” feel. She stated that the applicant had looked at a number of alternatives, and this is really the only place where it could work for a drive-thru.

Haskamp stated that staff recommends denial of the PUD amendment based on the fact that the drive-thru is oriented towards the center of the development.

Crosby stated that he remembered that the intent of the PUD was for a town center feeling area, with buildings to face Clydesdale, not Highway 55. However, he does not want to penalize the applicant if there are not specifics within the PUD that this property should be oriented to the north.

Crosby inquired about specific language regarding drive-thrus.

Lorsung stated that there was specific language on this issue, that only the bank site would be allowed.

Peter McEnery – Ryan Companies – stated that this is a continuation of the overall vision of the development. He has been involved in the project for a long time. The proposal is very similar to what was laid out. Both plans had parking along the south side, which would mean that the entrances would be oriented to the parking lot side. This design actually includes additional plazas and links to the sidewalks and trails. A coffeeshop is a great use to connect with the urban feel of the development. He stated that there seem to be three issues. Haskamp touched well on two of them. The other concern was that if the coffeeshop left, a fast food restaurant would move in. He stated that the applicant could add language ensuring that the drive-thru would close if the coffee shop closed to the Development agreement or the

AOA. He stated that they are more than willing to shift the trash enclosure around to allow for better access. He stated that this is a tremendous fit not only for the development but for the community.

Dickerson inquired if the same designer worked on this proposal as worked on the Target.

McEnergy stated that the same designer worked on the in-line retail, but not Target.

Dickerson stated that the materials make it look like a three-ring circus and entirely too busy.

McEnergy stated that they had differentiated the building on a suggestion by Planning staff. It is unique but of the same character.

Haskamp stated that the applicant has been asked to give a breakdown of materials which could help answer this question.

Johnson inquired what the applicant would do if the city said no to the drive-thru.

McEnergy stated that they would most likely not build the building at this time.

Verbick stated that she is vehemently opposed to having a drive-thru at this location. There was already a decision during the original PUD. The drive-thru will impact traffic, especially during rush hour, which could increase accidents. She stated that the drive-thru traffic goes directly through the sidewalks, and by the plaza area. A drive-thru doesn't build community. Verbick stated that precedent has been established and the city rejected a drive-thru right to the northeast.

Crosby stated that he is less concerned with the drive-thru if it can be limited to a coffeeshop.

The orientation is a bigger concern, because it doesn't have a downtown feel. Caribou opened in Long Lake and has proven to be a community amenity.

Fortin stated that she believes the building should be turned around.

McEnergy stated that retail entrances will always be where the parking is located. However, this design shows four sided architecture because there are also entrances for the end-caps along Clydesdale as well.

Pederson stated that the City Council and Ryan Companies worked very hard to get the development that they wanted and he questioned why they want to amend it now.

Lorsung stated that the real issue is if the Planning Commission wants to support a PUD amendment for a drive-thru. The other issues could be worked out.

Reid stated that the building should be oriented in a way that is aimed for people, not cars.

Crosby stated that he would suggest denying the proposal because it does not meet the building orientation contemplated by the original PUD. He believes a coffeeshop is an amenity and concedes that a drive-thru may be necessary to get a coffeeshop.

Dickerson stated that he believes a precedent has been set to deny drive-thrus in this area, and he believes they should stick with.

Motion by Dickerson, seconded by Verbick to recommend denial of the PUD amendment because of building orientation and the addition of a drive-thru. **Motion passes unanimously.**

8. Ebert Construction, Harry Schleeter – Conditional Use Permit for the construction of an accessory structure in the Rural Residential district – 1585 Medina Road

Haskamp delivered the staff report. The property is 20.4 acres in size. An existing barn would be demolished and replaced by the new structure. The total footprint, including an external, covered deck is 9,044 sq. ft. Haskamp stated that the structure meets setbacks and that building height seems to be met although more information is being requested. Materials match the principal structure. Haskamp noted that the plans will need to be updated to show all wetlands and floodplains. She stated that the proposal does seem to meet the requirements of conditional uses in the district and is consistent with surrounding uses. Haskamp concluded that staff recommends approval of the CUP with the conditions expressed in the staff report and an additional condition requesting more information to verify building heights.

Dickerson inquired how the additional loafing sheds would be handled, if they would be allowed to remain under this CUP.

Lorsung stated that those sheds would be allowed and covered by this CUP.

Greg Ebert (representing the Schleeters) stated that owner has a lot of toys and also a want to build an area for horses for their 10 month old son as he grows up. The owners currently have cattle, but no horses. Ebert stated that the horses may not be purchased for a while, and that the owner will not bring horses to the property without the building. He stated that an existing tar road gives access to the building. The structure may seem over-porched, but it is important to the owners to have this continuation. Ebert stated that the main purpose is storage, not riding. Ebert stated that the peak of this building will be about 20 feet lower than the principal structure because of the topography.

Crosby stated that the applicant should be informed about best management practices regarding manure management in relation to the wetlands. He suggested this be added as a condition.

Lorsung also stated that landscaping is often a condition.

Public Hearing opened and closed at 10:24 p.m.

Verbick inquired about complaints people have about horses grazing in wetlands.

Lorsung stated that there currently is nothing in the ordinance to regulate this grazing or about maximum allowed numbers.

Motion by Fortin, seconded by Johnson to recommend approval of the Conditional Use Permit along with the conditions outlined in the staff report, an added condition that the applicant provide information necessary to verify heights, and an added condition that the applicant shall follow manure management best practices. **Motion passes unanimously.**

9. RJ Ryan/Peter Hasselquist – Conditional Use Permit for construction of an accessory structure in the Rural Residential district – 2705 Willow Drive

Lorsung stated that the applicant has requested that this item be postponed until the January Planning Commission meeting.

5. Approval of October 10, 2006 Planning Commission minutes

Motion by Reid, seconded by Verbick to approve the October 10, 2006 minutes with noted changes. **Motion passes unanimously.**

Crosby thanked Marilyn for her service to the Planning Commission. He also stated that this would be his last Planning Commission meeting and that he had enjoyed his time.

10. Adjourn:

Motion by Fortin, seconded by Johnson to adjourn at 10:32 p.m. **Motion passes unanimously.**