

MINUTES OF THE PLAN COMMISSION & ZONING BOARD OF APPEALS OF THE VILLAGE OF SOUTH BARRINGTON

Held Wednesday, May 24, 2017

CALL TO ORDER

The meeting was called to order at 7:30 p.m. by Chairman Mr. Michael McCombie. Roll call was taken.

PRESENT: Commissioners Kwasek, Murarka, Decker, Gillis, White, and Chairman McCombie.

ABSENT: Commissioner Fox.

A quorum was present. Also in attendance were Village Building Officer Michael Moreland, Village Engineer Natalie Karney, Village Administrator Robert Palmer, and Village Attorney Melissa A. Wolf of Storino, Ramello & Durkin

PUBLIC COMMENT: None.

APPROVAL OF MINUTES

Chairman McCombie asked the Board for a Motion to approve the Minutes of the meeting held April 19, 2017. Commissioner Decker made a Motion. Commissioner White seconded. By unanimous vote the Motion was passed.

AGENDA ITEMS

Chairman McCombie stated that the first item on the agenda was the Public Hearing for the Magnolia Pointe Guard House and Gate.

Chairman McCombie asked for a Motion from the Board to open the Public Hearing. Commissioner Gillis made a Motion. Commissioner Kwasek seconded. By unanimous vote the Motion was passed. The secretary received Notification of Surrounding Properties for the Public Hearing for the record.

Chairman McCombie asked for all those present who will be giving testimony this evening to please stand and be sworn in. Chairman McCombie asked if the testimony they were giving was the truth to the best of their knowledge. All those giving testimony answered yes.

Chairman McCombie asked who will be giving the presentation on behalf of the petitioner? Mr. Dean Snow stated that he was here on behalf of the Magnolia Pointe Homeowner's Association and is a general contractor in the area. Mr. Snow stated that he was present to address the Board's comments and any outstanding issues with their petition.

Chairman McCombie stated that the Board received the plans for the guard house but did not receive any information on how the guard house was going to be situated on the outlot. Mr. Snow stated that the drawings sent to the Board were conceptual drawings and they will be having Mr. Scott Siemons of Land Technology doing the engineering.

Mr. Amed Shamed asked to speak to the Board. Chairman McCombie asked if the testimony he was about to give was the truth to the best of his knowledge. Mr. Shamed answered yes. Chairman McCombie stated that the only thing that the Board currently has are two architectural drawings showing the guard house building. Mr. Snow stated that the engineering will be done and they can make notes on the Board's comments this evening and address those issues that were noted on the Village Engineer's report dated 5-22-17 and the Village staff report.

Mr. Shamed stated that in reference to Item 1 in the report, they will have complete engineering done. Mr. Shamed further stated that it is their intention to use the existing island that is there. Chairman McCombie asked if the proposed structure will fit? Mr. Shamed stated that their architect stated that the proposed structure will fit. Chairman McCombie stated that the Board currently has nothing to show how this will fit or how it works on the property. Commissioner Kwasek stated that they need a survey and something showing dimensions and without it, he could not vote yes. Commissioner Kwasek further stated that he does not oppose it but without a survey with dimensions he could not vote yes.

Chairman McCombie asked if they had any of the items mentioned in Item 1 of the Village Engineers report? Mr. Snow answered no. Chairman McCombie stated that there was a water line shown coming in and asked if they knew where the line is coming from? Mr. Snow stated that there is a well which will be on the engineering plan that is located right outside of the isle next to the light post. Mr. Snow stated that in Item 3 there is a cord outlet which will be verified and there will be some equipment placed in the building for the sprinkler system and light controls. Mr. Snow stated that in reference to Item 4, there will be lighting shown on the plan. Mr. Snow stated that he would refer Item 5 to Mr. Shamed. Mr. Snow asked if the Board or council could give some guidance on this issue. Mr. Snow stated that there has been some confusion on this issue. Mr. Snow stated that they would like to keep the roads public not private.

Chairman McCombie stated that he was aware that an agreement was being worked on between Magnolia Pointe and Goebberts to resolve some outstanding issues and thought that one of the issues was how to deal with this during the six weeks of the Fall Fest. Mr. Snow stated there is an agreement being worked on. Chairman McCombie stated that the right of way and the proposed parcel of land he assumed would become an outlot. Ms. Wolf stated that this is correct and what they have done in the past was to have a Plat of Resubdivision approved by the Board delineating the outlot along with a Plat of Vacation approved by the Board. Thereafter the site plan would be approved by the Village.

Building Officer Moreland asked if the gates and the structure associated with them would be on outlots as well? Ms. Wolf answered yes. Commissioner Kwasek asked if the outlot extends under the path of the gate so when the gate is closed it is sitting over the outlot. Building Officer Moreland stated he did not know. Commissioner Kwasek asked if this was a liability because the gate and structure would be in the right of way? Building Officer Moreland stated yes it would be for the Village. Building Officer Moreland asked if the gate will be a swinging or sliding gate? Mr. Snow stated that it will be a swinging gate. Chairman McCombie suggested that the petitioner sit down with the Village Attorney to explain what they would like to see and to take them through the process so the petitioner can get this completed.

Village Administrator Palmer stated that the discussion of having the gates closed for the six week period of the Fall Festival was done with the Village attorney and stated that it has been done in other communities. Administrator Palmer further stated that if the gates are on a public roadway and were closing for a 24 hour period, then there would need to be a guard on duty for that period of time. Chairman McCombie suggested that they work on this issue and have it resolved when they come back before the Board

Mr. Snow stated that Item 1 in the Staff Reports dealt with height issues of the guard house. Chairman McCombie stated that he felt it was a handsome building and if that is what the homeowner's desire, then he did not have a problem with it. Commissioner Kwasek stated that he had a question of how the process of the gates and guard house was going to work. When someone pulls up, is the guard going to open a window? Mr. Shamed stated that their intention is to have an electronic entry. Commissioner Kwasek asked if this is going to be an unoccupied guard house? Mr. Shamed stated yes and there would not be a bathroom in the building. Commissioner Gillis asked if they were planning on having a guard only six weeks out of the year during the Fall Festival? Mr. Shamed answered yes.

Mr. Snow stated that Item 3 has already been addressed. Mr. Snow stated that Item 4 is addressing the right of way/outlot issue which will be discussed with the Village Attorney. Mr. Snow stated that Item 5 will be clarified by Land Technology. Mr. Snow stated that in Item 6 there would be a 2/3 majority vote for approval. Mr. Snow further stated that Item 7 will be during the Fall Festival season.

Chairman McCombie stated that in general, the Board has not voiced a problem with the height or the quality of the proposed building, however because so many of the details are missing the Board can't make a decision without seeing the whole package. Mr. Shamed asked if the Board could give some initial acceptance this evening so they can continue their process. Chairman McCombie stated that there is just not enough information presented for the Board to make an initial acceptance. Mr. Shamed asked if the Village can give them guidance ahead of time so they can be prepared. Chairman McCombie stated that the Village will work with the petitioner. Commissioner Gillis asked if this is something that they want to have completed by this Fall? Mr. Shamed stated yes.

Chairman McCombie stated that the Board has several upcoming meetings and asked if the Public Hearing could be continued until June 15. Administrator Palmer stated yes they can schedule it for June 15. Commissioner Kwasek stated that the most important thing is that they come back with a complete submittal including lighting and a survey showing property lines, utilities and easements.

The petitioner asked how much time would they need to get submittals to the Board prior to the next meeting. Commissioner Kwasek stated that previously they would have the submittals the Friday before the scheduled meeting. Building Officer Moreland stated that they need to get the submittals to Village staff for review, then it would go to the Plan Commission and then it would go to the Village Board of Trustees who normally meet the second Thursday of each month. Building Officer Moreland stated that staff would like to have the submittals seven to eight days prior to the Plan Commission meeting. Village Engineer Karney stated that they may also make revisions after reviewing the plans that would then have to go back to their engineers which also can take a considerable amount of time. Mr. Shamed stated that if they set up meetings with the Village with everyone present, then the process should take less time. Mr. Shamed stated that they want to move this along and that everyone chip in as much as humanly possible and understand that this is a unique circumstance. Village Engineer Karney stated that they need to work with the Village Attorneys for the vacated issues so things are done simultaneously. Chairman McCombie stated that the Village Attorneys will be very helpful because they have gone through this process before.

Mr. Hilton Bhandeu of 30 Star Lane stated that he had a question regarding the legal aspect of the guard house. Chairman McCombie stated that he was under the understanding that they needed a 2/3 vote from the homeowners to approve this project. Mr. Bhandeu stated that there are 15 owners that oppose this project out of 32 lots. Mr. Bhandeu further stated that he has contacted their attorney to see how this voting was done and presented the request to the Board with a list of the owners who oppose this project. Mr. Bhandeu stated that the Homeowner's Association has tried to collect money from the homeowners for this project and did not feel that many of them have paid the exorbitant dues that were being assessed which needed a 2/3 vote for anything over \$10,000.00. Mr. Bhandeu presented a copy of the covenants that covered this issue.

Mr. Shamed stated that they have reached out to the attorney for the 15 homeowners and he responded that he is no longer involved with the homeowners and only provided one contact and no list of the homeowners. Mr. Shamed further stated that there were two projects assessed at \$10,000 for the guard house last year and a \$5,000.00 this year for the gates and landscaping. Mr. Shamed stated that they have received 21 payments and had a homeowners meeting in July 2016 to get a vote of support for the project along with discussing a budget and selecting a design. Mr. Bhandeu stated that the current assessment is over \$15,000.00 this year and there is no mention of the break down in payments for this year or last year. Mr. Shamed stated that he will drop off to the Village tomorrow documents showing that there were two separate bills and showing that they have received 21 payments. Chairman McCombie stated the Village will need to see proof of payments. Mr. Bhandeu stated that the voting process from the beginning has not been followed and per their attorney's request nothing has been turned in as to what procedure was followed and before that is done he felt this project should not proceed. Chairman McCombie asked if their attorney was still in existence? Mr. Bhandeu stated that he was.

Mr. Shamed stated that he will bring in to the Village the paperwork showing the payments and the e-mail that he received from the opposing homeowner's attorney stating that he is no longer involved. Ms. Wolf asked Mr. Shamed if he understands the direction that the Village is going for submittals that they will need which includes a Plat of Vacation, Plat of Subdivision, and Site Plan. Mr. Shamed yes.

Commissioner Kwasek asked if the streets for the gated subdivisions in the Village have private roads or public roads? Building Officer Moreland stated that, with the exception of Falcon Lakes, they are private roads. Building Officer Moreland further stated that the way this is moving forward, Magnolia Pointe's streets will be public with the exception of the six week period during the Fall Festival when they would be private streets. Building Officer Moreland stated that the Village was approached

by Falcon Lakes this week to request that the roads in their subdivision become private. Mr. Bhandeu asked if the Board had a stand on if the roads will be private or public for Magnolia Pointe in the future? Building Officer Moreland stated that the decision will wait until the Plan Commission completes its process and then it would come before the Village Board of Trustees. Mayor McCombie stated that the roads were dedicated by the developer but have not been accepted by the Village at this point.

Being no further comments, Chairman McCombie stated that the Public Hearing will be continued to June 15, 2017.

Chairman McCombie stated that the next item on the agenda was the Public Hearing for The Arboretum - Planned Unit Development. Chairman McCombie asked for a Motion from the Board to open the Public Hearing. Commissioner Decker made a Motion. Commissioner Gillis seconded. By unanimous vote the Motion passed.

Chairman McCombie asked for anyone who will be giving testimony to stand and be sworn in. Chairman McCombie asked if the testimony they were about to give was the truth and whole truth. All parties answered yes.

Mr. Bob Poise, Vice President of Starwood Retail Partners stated that he would like to begin with an overview of the conceptual Site Plan. Mr. Poise stated that in the last few months there have been a couple of different views talking about specific operations of Rascal Flatts and Hampton Social. Tonight they would like to give the Board a sense of what type of operations these are and to discuss the site planning and the building phase.

Mr. Poise stated that he would like to turn the presentation over to Mr. Todd Shaffer of Haeger Engineering. Mr. Poise displayed the Site Plan for Parcel C to the Board. Mr. Shaffer stated that he is the Principle of Haeger Engineering in Schaumburg and he was also a part of the original land planning for The Arboretum. Mr. Shaffer further stated that when The Arboretum was approved, C Pad was approved for a larger square footage, just over 32,000 square feet and an L-shaped configuration. Since that time, Starwood has acquired 2 tenants that want to be in smaller spaces. Mr. Shaffer stated that they are breaking down one building in the C Pad to 2 smaller buildings of 10,000 square feet each.

Mr. Shaffer stated that when the original PUD was approved there was a maximum square footage that was approved, a parking ratio that was approved and the overall land plan. Mr. Shaffer stated that the changes that they are requesting from the original PUD are the reduction of the square footage by just over 12,000 square feet, an increase in

the parking ratio from 4.2 to 4.25 per 1,000 square feet, and they are doing 2 buildings instead of one building on Parcel C. Chairman McCombie stated that originally there was a point where they were estimating the amount of shops versus restaurants for the site. Mr. Shaffer stated that the main decision with regard to the amount of restaurants at the time was based on water allocations. Mr. Shaffer further stated that the restaurant users and water uses, are not using as much water as earlier anticipated. Chairman McCombie stated that the parking spaces per restaurant was based on a specific formula which is how they came to the final parking requirements. Chairman McCombie further stated that the original approval for parking was based on a much lower density of the number of restaurants. Chairman McCombie stated that the parking is the problem. Mr. Shaffer stated that they are not at 3.9 but they are not below a perimeter that would require a deviation from the PUD.

Mr. Shaffer stated that the other changes they are proposing is to open an access drive in a south direction and there will also be another curb cut on the west side southwest of C-1. Mr. Shaffer further stated that the cross walks are consistent with the other cross walks throughout the shopping center. Mr. Shaffer stated that they will be submitting a proposed lighting plan that will also be consistent with the shopping center. Mr. Shaffer further stated that as part of the submittal package, there is a statement that the landscaping will also be consistent with existing shopping center. Mr. Shaffer added that the building perimeters do not have foundation landscaping. Mr. Shaffer stated that what they are proposing this evening is an overall land site plan that is consistent with what was previously proposed.

Mr. Shaffer stated that from an engineering aspect, the existing infrastructure is present. Mr. Shaffer further stated that the storm water detention for the site has already been 100% accounted for but they do need to work with the Village concerning the Village Ordinances that were enacted years ago. Mr. Shaffer stated that they are going to be doing a combination of permeable pavers to help meet some of the goals and they are also going to use some of the existing portions of the shopping center to do some modifications. Mr. Shaffer displayed the Site Plan showing a depressed area to the west of Area E where the parking lot sheet flows into and stated one plan would be to modify that area to conform with industry standards to provide volume to that area. Mr. Shaffer stated that engineering is not an issue with regards to grading for everything to work.

Commissioner Gillis asked is if the sanitary sewer is going to be able to handle the capacity of the additional proposed restaurants? Mr. Shaffer stated that the actual use of the overall shopping center was under previous estimates as a whole. Chairman McCombie asked if there was an issue with the 12 inch sewer line? Village Engineer Karney stated that she is asking Mr. Shaffer to prove that it is large enough or if there will need to be improvements made. Mr. Shaffer stated

there are no sewer capacity issues on the site.

Chairman McCombie asked about the comment being made about the relocation of the triple basin that is in the parking lot. Mr. Shaffer stated that this is the first time he is hearing about this comment and they are putting the basin in on the north side. Mr. Shaffer stated that the north side was always the back of house for the trash enclosures and transformers to be located. Mr. Shaffer further stated that they cannot have it located in the permeable paved areas in between the buildings and they did not want it on the north south road coming into the shopping center. Mr. Shaffer stated that by having it located under a couple of parking stalls on the west side of the building, it will have the least amount of traffic. Mr. Shaffer stated that the other grease traps on the site are located into the driveways for the restaurant cluster by Cooper's Hawk and Pinstripes is located behind the building. Mr. Shaffer felt that currently this was the best location.

Commissioner White asked where they will be stock piling the snow plowing in the winter. Ms. Cory Born, General Manager of The Arboretum stated that they did not use that area to stock pile snow last year, but they did have to relocate snow to the north of Pinstripes.

Chairman McCombie asked if there will only be one stall for the trash enclosure? Mr. Shaffer stated that the size of the trash enclosure is the same size as the one for the movie theatre. Mr. Shaffer stated that The Arboretum will adjust the trash pick up schedule according to use.

Mr. Steve Brooks, Architect of Pierce & Theodore, Ltd. displayed visual designs for each building to the Board. Mr. Brooks stated that they looked at the context of the building and how it fits on the site. Mr. Brooks further stated that material pallet that they will be using will be a custom brick to maintain its identity as a Rascal Flatts building. They will also be using distressed wood slats in the arches along with landscaping trellises that will actually have vines growing on to the building. Lastly, they will have handcrafted signage on the building along with an outdoor patio space.

Mr. Peter Theodore of Pierce and Theodore, Ltd. stated that the concept of Rascal Flatts coming to the area is rather unique. Mr. Theodore stated that they broke down the building into tiers with defining the base with a very finely crafted brick. They then broke up the middle of the building with distressed wood and then they capped the building with the same distressed wood. They also integrated slats into the architecture along with an integrated trellis system that incorporates a patio plaza as an added feature to the building. Mr. Theodore stated that they will have vines growing on

the distressed wood onto the building. Mr. Theodore stated that the signage on the building will be a handcrafted laser cut sign. The lighting on the building will be subdued including the lighting on the patio area. Mr. Theodore stated that they are excited to be here and felt they have fantastic project.

Chairman McCombie asked if the height of the letters on the sign in conformance with the requirements for The Arboretum? Ms. Born did not know but will check before they come before the Architectural Review Board. Mr. Theodore stated that the sign is 56 square feet and the letters themselves are 4 feet tall by 14 feet long. Mr. Theodore stated that he did take the graphic below the lettering out of the signage. Mr. Theodore stated that if they extend the box around that, they may be over the requirements. Mr. Theodore stated that the sign will be back lit and not internally illuminated.

Commissioner White asked about the parking in front of the patio. Mr. Theodore stated that there will be a barrier and landscaping in front of the patio.

Commissioner Kwasek asked at what point does the usage become a night club and is that usage allowed on this parcel? Ms. Wolf stated that they would have to look at the PUD for what is allowed for this facility. Ms. Born stated that they had previous meetings with representatives for Rascal Flatts discussing hours of operation and when will they be having live music. Ms. Born stated that they will be having live music, but not every night, and the hours would be until 1 or 2 in the morning. Commissioner Kwasek asked if the music will be provided to the patio area? Ms. Born answered yes by speakers. Commissioner Kwasek asked how the volume level will be controlled? Ms. Born stated that the intent is that the music will not be heard by any residents.

Commissioner Decker asked what was the total seating capacity? Building Officer Moreland stated that Rascal Flatts will have 470 seats and Hampton Social will have 510 seats.

Mr. Steve Hornstrom displayed a graphic design of Hampton Social for the Board. Mr. Hornstrom stated that they did not have as detailed design as Rascal Flatts but felt it was important to show their concept on the pad to show the Board how the pad will function as a whole. Chairman McCombie stated that the Village Architectural Control Committee will be reviewing the exterior of the buildings.

Ms. Sarah Hoffman of Kimley Horn stated that their company was hired by Starwood Realty Partners to do a shared parking study for The Arboretum. Ms. Hoffman explained that shared parking is based on the expectations that different types of land

uses are expected to experience a different parking demand at certain times of day. Ms. Hoffman stated that because there are restaurants proposed they focused on what days and times they would be their busiest which would normally be Fridays and Saturdays from 4 p.m. to 10 p.m.

Ms. Hoffman displayed graphics from the parking study that was conducted for the Board. Ms. Hoffman stated that because The Arboretum was so large, they divided it into smaller areas. In the study they looked at five different types of parking spaces which are regular spaces - generally used by customers, employee spaces, drop off spaces, valet spaces, and handicap spaces.

Ms. Hoffman stated that they did the study on the entire area for each of these parking space types on an hourly basis on Friday and Saturday evening. They generally look to see an 85% to 95% occupancy as what they term functional capacity.

Ms. Hoffman displayed a graphic of the parking occupancy study to the Board. Ms. Hoffman stated that the overall capacity was 59% on Friday and 62% on Saturday.

Ms. Hoffman stated that there are enough parking spaces if you are looking at it as a whole, but it is not necessarily being used as efficiently as it could to serve what people are looking to get out of parking. Ms. Hoffman stated that this was their objective to find out what they could do to make more efficient use of where parking is available. Chairman McCombie stated that part of the problem with the study is that Area 1 and Area 3 somehow have any relationship. Chairman McCombie further stated that if he had to park in Area 3 and walk a mile, he would not do it. Chairman McCombie further stated that there was going to be a problem with the parking because these restaurants are all concentrated in one areas. Ms. Hoffman stated that she agreed with the issue of Area 1 and Area 3 nor would they recommend planning on people parking and walking that far.

Ms. Hoffman stated that they looked at parking from two different perspectives. One being they needed to evaluate how much parking is needed to accommodate these two new buildings. Secondly they had to identify ways to help make as many parking spaces as possible available in Area 4 for customers. Right now Cooper's Hawk uses approximately 21 to 23 parking spaces for valet service which are not available to customers. Starwood does have influence over the valet and could have the parking area for valet moved to another area which would open up the parking spaces for customers. Ms. Hoffman stated that they can also relocate the parking spaces for employee parking to another area. Mr. Poise stated that per their lease agreements, they can enforce employee parking areas.

Commissioner Decker asked what kind of assumption did they use relative to the occupancy percentage during these peak hours? Ms. Hoffman stated that they

analyzed the buildings based on December conditions according to the Target National Park and Natural Resources which is the peak time of year. Commissioner Kwasek asked how that factored with the number of seats? Ms. Hoffman stated that these are national typical values at 85% of the information that the publishers studied and is based on square footage. Commissioner Kwasek asked how many parking stalls would be needed for 500 seats? Ms. Hoffman stated that these are a best estimate. Chairman McCombie stated that according to their study they were estimating that the venue would be at 100% at 9 p.m. weekends which would require 175 parking spaces. Ms. Hoffman stated yes. Chairman McCombie stated that when you looked at the one item above in the study for a weekday it listed capacity at 100% and 153 parking spaces needed. Chairman McCombie asked why the numbers were different? Ms. Hoffman stated that they are basing the figures on square footage not number of seats. Mr. Poise stated that they are also going to be offering free valet service.

Commissioner Gills stated that what would really help him is if they could say what exists today, what they are going to need and here is how we get them and here is where they are going to be. Ms. Hoffman stated that Area 1 will be customer parking only and employee spaces be relocated to Area 2. Ms. Hoffman further stated that valet will be relocated to Area 6. Commissioner Gillis asked what was the number that was going to be needed at peak hours for the three restaurants? Ms. Hoffman stated it is 503 parking spaces. Chairman McCombie stated that they are only adding 176.

Chairman McCombie asked if they had looked at the Village Ordinances as it relates to restaurant parking requirements? Ms. Hoffman stated that they were operating based on the assumption that these recommendations are above and beyond the PUD requirements. Chairman McCombie asked what they are recommending? Mr. Hoffman stated that they are recommending 4.9 parking spaces per 1,000 square feet but she did not look at the South Barrington parking code.

Building Officer Moreland stated that the Village requires two things to look at which is the square footage number which is 1.6 parking spaces per 100 square feet or 1 parking space per 2.5 seats. Building Officer Moreland further stated that based on the number of seats in both restaurants and employees, the number of parking spaces that would be needed would be 434 parking spaces. Building Officer Moreland stated that they are adding 73 - 76 more spaces but part of the number is on Lot Parcel B and his concern is that they are basically using up to 62 to 100 % of the spaces that were allocated to Parcel B and there is currently no building on that parcel. Building Officer Moreland stated that in a short term solution they can park on Parcel B but it is his fear that in the future there will not be enough parking on Parcel B for anything. Building Officer Moreland suggested that he would like to see

before their next meeting if they can take a look at Area A and B for the number of parking spaces that are left and what the development of 41,000 square feet will look like because his fear is that they will be 150 parking spaces short and nowhere to put them. Chairman McCombie asked if they were considering building out more parking on Area B? Mr. Poise stated no because they do not know what type of building will be on Area B.

Chairman McCombie stated that his concern was the concentration of four restaurants that are busy at the same time will not have enough parking. Mr. Poise stated that he felt this is where valet parking will help.

Mr. Poise stated that they will get the modified shared parking plan to Village staff. Chairman McCombie asked if they had gotten the other report from the Village Engineer? Mr. Poise stated that he had not seen it yet. Village Engineer Karney stated that with the changes tonight they will need an update on SP68 showing the additional parking lot and what will be left.

Chairman McCombie asked how long it will take the petitioner to get the requested information back to Village staff? Ms. Hoffman stated that possibly a month. Chairman McCombie stated that the Public Hearing will be continued by agreement for a future date.

OLD BUSINESS

Public Hearing for the Petition for Goebbert's Farm Inc. and Related Entities ("Goebbert's) for Amendment to 1994 Rezoning Ordinance (No. 0-94-039) will be continued by agreement to a future date.

NEW BUSINESS - None

ADJOURNMENT

Chairman McCombie asked for a Motion to adjourn the meeting. Commissioner Decker made a Motion. Commissioner Gillis seconded. By unanimous vote the meeting was adjourned at 10:15 p.m.

Respectfully Submitted,

Christine Latoria, Secretary

These Minutes were approved this ____ day of _____, 2017

