



**Regular Planning Commission Meeting
7:00 PM, MONDAY, MARCH 9, 2015
City Council Chambers
23600 Liberty Street
Farmington, MI 48335**

REGULAR MEETING AGENDA

I. CALL TO ORDER

Roll Call

II. APPROVAL OF AGENDA

III. APPROVAL OF ITEMS ON THE CONSENT AGENDA

- 1. February 9, 2015 Minutes**
- 2. February 25, 2015 Special Meeting Minutes**

IV. SPECIAL LAND USE AND SITE PLAN REVIEW

- 1. Special Land Use and Site Plan Review - Dunkin Donuts, 20788 Farmington Road**

V. SITE PLAN REVIEW

- 1. Site Plan Review - Smokers Wonderland, 34785 Grand River Avenue**

VI. DISCUSSION

- 1. Discussion - Review of Single Family Residential Zoning Standards**

VII. PUBLIC COMMENT

VIII. PLANNING COMMISSION COMMENT

IX. ADJOURNMENT

**Farmington City Council
Staff Report**

Council Meeting Date:
March 9, 2015

**Reference
Number
(ID # 1800)**

Submitted by: Kevin Christiansen, Economic Community Development Director

Description: February 9, 2015 Minutes

Requested Action:

Background:

Agenda Review

Review:

Kevin Christiansen Pending

City Manager Pending

Planning Commission Pending 03/09/2015 7:00 PM

FARMINGTON PLANNING COMMISSION PROCEEDINGS
 City Council Chambers, 23600 Liberty Street
 Farmington, Michigan
 February 9, 2015

Chairperson Bowman called the Meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Bowman, Chiara, Crutcher, Gronbach

Absent: Babcock, Buyers, Majoros

A quorum of the Commission was present.

Christiansen stated that tonight's meeting is being live streamed on Cable Channel 15.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol, Attorney Saarela

Brad Strader, LSL Planning, Caitlyn Malloy-Marcon, LSL Planning

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Crutcher, to approve the agenda as submitted.
 Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – December 8, 2014

MOTION by Gronbach, seconded by Crutcher, to approve the Consent Agenda as presented.

Motion carried, all ayes.

FINAL SITE PLAN REVIEW – PUD PLANNED UNIT DEVELOPMENT: THE TILE SHOP

Chairperson Bowman stated that it was exciting to see three items on the agenda for final site plan review on three separate PUD projects in Farmington. She then turned the agenda item over to staff.

Christiansen indicated that this agenda item is the final site plan review for the redevelopment of The Tile Shop at the Grand River/Halstead Plaza. He detailed the history of the project through its various stages culminating in its presentation at tonight's meeting. He listed the different items in the presentation including an aerial photo of the site, building elevations, a review letter from LSL dated February 3, 2015,

and a review letter from OHM dated February 4, 2015. He also stated the Applicant was in attendance at the meeting for questions.

Brad Strader, LSL Planning, went over his review letter of February 3, 2015. He explained the PUD process as being a provision in the Zoning Ordinance that allows flexibility to the Applicants in order to provide enhancements to the City in the redevelopment of the site. He detailed the different areas of the Grand River/Halstead PUD stating that there are several key elements that tie it together, those being the overall landscape plan, the shared parking, the shared access to reduce the number of driveways, and the signs and lighting for the site.

He then went over the details for The Tile Shop site indicating they were modest changes, mostly paint on the exterior, improvements in the landscaping, and repair of the masonry wall on the exterior of the site. He also cited the conditions of approval they were recommending.

Chiara questioned the discrepancy in the number of cherry trees depicted and what what was proposed and Strader indicated that item would be better addressed by the Applicant.

Christiansen then indicated that the review letter from OHM dated February 4, 2015 is specific as to site comments they are proposing as to detailed engineering comments that need to be addressed or satisfied when construction drawings are prepared and presented to the City for permits.

Chairperson Bowman asked the Applicants to come forward.

Lonnie Zimmerman, from Siegel Toumaala Architects, 29200 Northwestern Highway, came forward stating he was the architect for the exterior changes to The Tile Shop as well as the office building on the adjacent parcel, but not involved in the Suburban parcel. He indicated he had nothing to add in addition to Mr. Strader's comments but that Tom Duke was present to address the tree issue.

Tom Duke, 37000 Grand River, indicated that the initial plans for the site and the trees did not mirror the spacing for the cherry trees across Grand River, and that they changed the plans to make the spacing exactly the same so it presents an elegant entrance into the City.

The floor was opened up for questions from the Commissioners.

Gronbach asked the Applicants about the exterior changes that had originally been presented for The Tile Shop and the current ones being proposed and the Applicants described corporate changes being responsible for the difference and the delay and further discussion was held.

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Gronbach then asked about color changes to the building and Zimmerman presented a color board depicting what is being proposed. He then inquired if the entire building would be repainted and Duke replied in the affirmative, indicating that it will be a huge improvement with new and improved signage.

Christiansen went over the history of the redevelopment of the Grand River/Halstead Plaza and stated that approval by the Planning Commission would lock in the site plan and any changes made thereafter would have to come back before the Planning Commission for their approval.

The changes from the preliminary draft and the proposed version were discussed and Zimmerman added that another improvement made was the rear lighting situation where the lights would be installed on the Tile Shop side of the 8-foot wall where the light source will not be seen but present for security purposes.

Strader summarized his findings in his report by saying that there are adequate changes to the building thus far, that he is suggesting tying in landscaping in the crosswalks and addressing the width of the crosswalks, and working with MDOT to tighten up driveway for safety, those would be the suggested conditions.

Christiansen stated that the conditions of OHM are summarized on page 5 of their review letter.

MOTION by Gronbach, supported by Chiara, to approve the site plan for the PUD Planned Unit Development: The Tile Shop, with the provision that the approval is for the existing building as proposed in the plans, with the understanding that the proponent is discussing possible modifications and if so would come back before the Planning Commission; that the landscape plan for the site is satisfactory and does meet City Code but that the modification of the tree plans adjacent along Grand River will mirror or match that across the street; and further, that the proponent coordinate with the other PUD plans for pedestrian access and crosswalks across the site and that the proponent review with administration and MDOT to modify and adjust the driveway discussed on the east end of the property and that the approval is also subject to the engineering comments of the OHM letter submitted.

Motion carried, all ayes.

Bowman thanked the proponents.

Christiansen thanked the Commission for their hard work, and thanked Mr. Duke and his consultants for breathing new life into an underutilized property and making it new again.

FINAL SITE PLAN REVIEW – PUD PLANNED UNIT DEVELOPMENT: POTLURI GROUP, LLC

Chairperson Bowman introduced this agenda item and turned it over to staff.

Christiansen stated this is the final site plan review for the construction of a three-story mixed use office building at the Grand River/Halstead Plaza. He went over the history of the agenda item starting with the land division into four different sites, with the Potluri Group obtaining this site, and its progress through the preapplication conference, Public Hearing, City Council approval and now back before the Planning Commission for final site plan review.

Brad Strader from LSL Planning went over his report of February 3, 2015. He detailed the changes he would suggest, addressing an additional waste receptacle that may be needed if a restaurant comes onto the site, making the crosswalks wider to assure they are free and clear, discussion of the sidewalk on Freedom Road, welcoming signage, and a possible access easement with gas station for the future.

Gronbach questioned the cross access with the former Shell station and the grade difference and how it could be achieved. He then addressed whether there was a need for a sidewalk on Freedom Road.

Christiansen stated that sidewalks were part of the overall connectivity plan but that a performance bond could be put in place if needed in the future and further discussion was held.

Chiara inquired about the former Shell Gas Station site. Koncsol responded that he has been in contact with the new owner who wants to repurpose the site, possibly as a gas station, and stated that there are deficiencies on the site that have to be addressed.

Christiansen indicated the final site plan review letter from OHM dated February 4, 2015 provides detailed engineering review and comments.

Bowman invited the Applicants to come forward.

Lonnie Zimmerman, from Siegel Toumaala, 29200 Northwestern, architect for the project, came forward with Danesh Potluri of the Potluri Group, owner of the parcel.

Zimmerman presented the materials that are being proposed for the building including the same dark grey glass that appears on the Lotus Building across Grand River, natural stone with terra cotta panels and granite panels, stainless steel, with a black cap across the top to serve as a screen for the mechanicals.

He indicated Mr. Potluri's company, Digital Terrain, will take the top floor of the building, there will be leased office space on the second floor, and retail on the ground level. He

went over the details of the building itself which includes an interior corridor to help facilitate loading and unloading conspicuously. Further discussion was held.

The floor was opened for questions from the Commissioners.

Chiara inquired as to connectivity to the gas station site and the possibility of an easement was discussed.

Gronbach asked if the administration had reviewed the building from a height perspective in terms of being within reach of fire safety equipment and Christiansen responded that the building was reviewed with the Fire Marshall as well as Building Officials to make sure there were no issues.

Danesh Potluri gave the Commissioners a brief history of his arrival in Michigan and his company.

MOTION by Chiara, supported by Crutcher, to approve the final site plan review for the three story retail office building in the Grand River/Halstead Plaza, to include the conditions outlined in the review letter of February 3, 2015 from LSL Planning as well as those stated in the review letter from OHM dated February 4, 2015.

Motion carried, all ayes.

Christiansen thanked everyone for working together on the project and the Potluri Group for their interest in the City of Farmington.

Bowman thanked the Applicants as well.

FINAL SITE PLAN REVIEW – PUD PLANNED UNIT DEVELOPMENT: RIVERWALK OF FARMINGTON

Chairperson Bowman introduced this agenda item and went over the history of the project culminating in the final site plan review.

Christiansen detailed the Riverwalk of Farmington project that will be put in at the former Flanders site. He stated that the City Council had approved it at their November 17, 2014 meeting and it was now before the Planning Commission for their review. He indicated the materials provided to the Commission including a review letter from LSL Planning, dated February 3, 2015, and a review letter from OHM dated February 4, 2015, outlining their recommendations.

Caitlyn Malloy-Marcon, from LSL Planning, went over the review letter for the Commission. She stated there will be 33 planned units as well as a park put on the site. She indicated the Applicants have complied with the request for sidewalks to be put in and the requested number of trees. She stated the City will own the park and be responsible for the maintenance of it.

Bowman invited the Applicant to come forward.

Stuart Michaelson, 31333 West Thirteen Mile, Farmington Hills, came to the podium to allow questions from the Commissioners.

Bowman clarified the name of the project being Riverwalk of Farmington and Michaelson responded in the affirmative.

Gronbach inquired if the original Riverwalk in Farmington Hills has sidewalks and he indicated it does.

Discussion was held about the review of elevations in the portfolio for the community as well as floor plans. Michaelson stated they have three reservations from people living in the area.

Chiara raised the question of sewage and Christiansen responded that storm water management is part of the review through engineering. Michaelson indicated they had worked closely with OHM on that aspect.

Chiara asked for a delineation of boundaries between Farmington and Farmington Hills on the plans and Michaelson stated that that would be done.

MOTION by Crutcher, supported by Gronbach, to approve the final site plan for Riverwalk of Farmington, with the inclusion of the conditions specified in the review letter from LSL Planning dated February 3, 2015, as well as the conditions set forth in the review letter from OHM dated February 4, 2015.

Motion carried, all ayes.

Christiansen thanked everyone for their participation and hard work, indicating the importance of a project like this in the City bringing 33 new homes with school aged children to the community and thanked the Windmill Group for their commitment and for the dedication of the neighborhood park.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Chiara indicated he was happy the clock had been reinstalled in Chambers.

Gronbach commented on the Exxon Gas Station at Power and Grand River and stated to the administration to make sure the items still pending on the certificate of occupancy get completed.

Christiansen assured that they are aware of them and know that the owner will complete them as weather permits. He invited the Commissioners to stop in to see the interior changes that had been done.

STAFF COMMENTS

Christiansen indicated that there is a need for a Special Meeting of the Planning Commission to move forward with a few projects and asked the Commissioners to check their availability of dates.

ADJOURNMENT

MOTION by Gronbach, seconded by Crutcher, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Secretary

**Farmington City Council
Staff Report**

Council Meeting Date:
March 9, 2015

**Reference
Number
(ID # 1801)**

Submitted by: Kevin Christiansen, Economic Community Development Director

Description: February 25, 2015 Special Meeting Minutes

Requested Action:

Background:

Agenda Review

Review:

Kevin Christiansen Pending

City Manager Pending

Planning Commission Pending

03/09/2015 7:00 PM

FARMINGTON SPECIAL PLANNING COMMISSION PROCEEDINGS
 City Council Chambers, 23600 Liberty Street
 Farmington, Michigan
 February 25, 2015

Chairperson Bowman called the Meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Babcock, Bowman, Buyers, Chiara, Crutcher, Gronbach, Majoros
 Absent: None

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: City Manager Pastue, Building Inspector Koncsol, Attorney Schultz

Caitlyn Malloy-Marcon, LSL Planning

APPROVAL OF AGENDA

MOTION by Gronbach, seconded by Buyers, to approve the agenda as submitted.
 Motion carried, all ayes.

FINAL SITE PLAN REVIEW – PUD PLANNED UNIT DEVELOPMENT: DOWNTOWN FARMINGTON CENTER – FRESH THYME

Chairperson Bowman introduced this agenda item and turned it over to staff.

Pastue thanked the Commissioners for coming to the Special Planning Commission Meeting. He went over the history of the project culminating in the final site plan review indicating they had been working with Kimco on this project and had been through lengthy negotiations concerning bringing Fresh Thyme to the Downtown Farmington Center. He stated that Council had given their approval of the concept plan at the January 27th Special Meeting that was held. He then gave a power point presentation detailing the highlights of the project and the changes that had been implemented since the initial plan was presented. He stated that Director Christiansen and Annette Knowles had visited the Fresh Thyme in the Chicago area and determined that it was a good use that's fitting for our community.

Bowman thanked him for the presentation.

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Caitlyn Malloy-Marcon, LSL Planning, went over their report, stating they had not received the PUD agreement before their review and that some of the items in their review letter have been addressed and included in the PUD Agreement. The issues addressed were the pedestrian circulation, that they had asked Kimco to add amenities and they did so with decorative paver walkways in front as well as additional landscaping, and also narrowed the drive aisle down to control speed of cars coming through as shoppers cross and walk into the parking lot. They also added bollards for pedestrian safety as well.

She stated the request for a back entrance into the store has not been met but that additional amenities such as awnings have been added to the back of the building. Additional landscaping was requested and some was added to the walkways in the front of the building.

Signage was addressed with a decrease in size and tenant panels.

Building design and materials proposed were approved by City Council.

Transition to residential, expressly the rear lot lighting, should be downshielded and light directed to the parking lot itself and not the existing neighborhood. Rear walk should also be brought up to current lighting required by ordinance for patrons and employees.

With reference to the waste receptacles, service to same in their current location needs to be addressed as far as feasibility.

Chairperson Bowman thanked her for her review and opened the floor for questions from the Commissioners. Hearing none, she asked Pastue to speak on the engineering report from OHM.

Pastue confirmed that the OHM review and in talking to Matt Parks that the support pole at the corner of Grand River and Grove Street will be relocated and any concerns with same will be eliminated by relocation of sign. He stated that the templates for the right hand turn onto Orchard Street were confirmed and that the time of delivery was taken into consideration for same.

Bowman asked if the issue of waste receptacles is addressed in the PUD, and Pastue responded they will be enclosed and that the turn radius can be a condition of the approval.

Bowman then invited the Applicant to come to the podium.

Scott Tucker, Vice-President of Leasing with Kimco Realty, Rosemont, Illinois, came forward and Bowman invited him to speak on any issues concerning the project.

Tucker thanked everybody, indicating it had been a long process of give and take, and they had finally reached a point of comfort for the tenant in terms of trying to keep their motivation going for the project. He welcomed questions from the Commissioners.

Hearing none, Chairperson Bowman welcomed other questions from the Commission.

Chiara asked staff if the waste area is serviced by a Waste Management Truck and Pastue responded in the affirmative. He put the power point on screen and indicated in discussion with the City attorney that the motion to approve may include some latitude at staff level in order to address locations of dumpsters.

Further discussion was held as to the logistics of the truck servicing the receptacle.

Gronbach inquired if the existing dumpster enclosures to the east will be removed and Pastue responded in the affirmative indicating them as being temporary.

Babcock questioned if there had been any movement or action from the City's perspective to apply to MDOT with Grand River being a trunk line to widen the road.

Pastue responded that there is language in the PUD agreement to address that issue over time and if an alternative is determined that a change may occur.

Buyers inquired as to the approval process of the dumpster removal as well as screening walls or who the authorizing entity would be for this purpose and Schultz responded that it is a City right of way and as such the reference of dumpsters may be included in that license agreement.

Buyers then asked if there was a requirement stated in the PUD agreement that employees are to park in the rear and Schultz responded in the negative and Pastue stated that that area will likely be an area utilized by employees as well as patrons.

Scott responded that in general tenants direct their employees where to park on the property.

Majoros inquired if there was an employee entrance in the back and Scott responded that there will be a rear door but was uncertain if it would be utilized by employees at this time.

Chiara asked if employees of Tuesday Morning would be parking back there as well as other tenants and Scott responded that he has seen employees as well as customers of Fitness 19 park in the rear.

Chiara clarified that he was asking more of the employees than the patrons of the establishments and Scott responded that most managers impart that knowledge on their employees to keep clear spaces for their customers.

Gronbach asked if the front driveway change from angle to straight on parking resulted in a gain in parking spaces and Scott responded the intent was not for an increase in space but for accessibility in being able to get to the space from either direction.

Gronbach then inquired if the thruway was adequate for cars to get through and Malloy-Marcon responded the drive aisles are wide enough.

Crutcher asked about the possibility of placing the trash dumpster along the back wall like the other dumpsters and Pastue responded that the truck well and cardboard bailer as well took up a good chunk of that back wall and may create a conflict.

Crutcher then expressed concern about the location of the dumpsters citing that the parking lot would have to be empty to accommodate front end loading.

Pastue responded that they are usually early morning pick-ups.

Crutcher then asked about the feasibility of same during Founder's Festival and Pastue indicated that those are addressed in the PUD agreement and further discussion was held as to the timing of same so as to not disturb the residents.

Babcock addressed the handicapped parking spaces indicating they were not adequate and questioned why there wasn't any in the rear.

Pastue stated that the shopping center as a whole has to have the proper allotment of handicapped spots and that the final engineering drawings will address that to make sure it is compliant.

Gronbach then asked if Administration had worked with the DDA in coordinating details of downtown planters, lights and fixtures and does the PUD agreement provide for the DDA to review those in more detail and thinks the DDA will want to know what is being added to make sure they're compliant with standards and if that should be included in motion and Pastue responded that could be included in same.

Schultz stated that can be added to the motion that some of the details of the amenities will be discussed with the DDA and they can provide input.

Gronbach indicated that he is the liaison to the Design Committee and that they have not reviewed the details of the amenities and that it needs to be coordinated and reviewed with the DDA and further discussion was held.

Buyers questioned the size of the proposed sign and that of the existing one.

MOTION by Buyers, supported by Crutcher, to move to approve the final site plan for Fresh Thyme for the Downtown Farmington Center subject to the following: 1. Finalizing the final PUD concept plan and executing the PUD agreement in accordance with the motion of City Council on January 27, 2015; 2. Satisfaction of the outstanding

issues in the OHM review letter dated February 20, 2015, including but not limited to the requirement for engineering plan approvals; 3. The submission and approval of the lighting plan; 4. All of the required approvals under the City Code of Ordinances; 5. That the Applicant work with staff with respect to the final location of the dumpsters so as to assure ingress and egress of the trucks is going to be feasible and taking into consideration the time of pick-up as well as whether or not there are cars obstructing; and finally, that any lighting or bollards or stylistic issues be consistent with existing styles which are already in place in harmony with that which is already in place in the City and which has already received approval by the DDA and that the Applicant work with the DDA with respect to those relatively minor stylistic issues.

Motion carried, all ayes.

Bowman thanked everyone for their efforts in bringing in this wonderful new tenant to the Center.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Buyers apologized for not being in attendance at the last meeting and asked for an update on the agenda items as to the timing of same occurring with the break of weather and Pastue responded that The Tile Shop was slated to begin work in Spring, that the office building may require a longer timeframe and that the Flanders School site will likely start construction this summer but that models for the homes may be constructed on Flanders Street and Schultz confirmed those statements saying once the PUD agreement is sign that construction can begin for the model homes on Flanders Street.

Crutcher commented that he did notice the old K-Mart building coming down.

ADJOURNMENT

MOTION by Crutcher, seconded by Chiara, to adjourn the meeting.
 Motion carried, all ayes.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Secretary

**Farmington City Council
Staff Report**
Council Meeting Date:
March 9, 2015

**Reference
Number
(ID # 1802)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Special Land Use and Site Plan Review - Dunkin Donuts, 20788 Farmington Road

Requested Action:

 Public Hearing
Site Plan Review

Background:

This item is the consideration of a Special Land Use Application and Site Plan Review for the redevelopment of the former Big Boy Restaurant located at 20788 Farmington Road. The applicant/petitioner has submitted plans for a proposed Dunkin Donuts with a drive-through to be located in the former existing vacant restaurant building. The existing restaurant site is zoned C-3, General Commercial. Restaurants with a drive-through are a special land use in the C-3 District in accordance with the requirements of Sections 35-102 and 35-152 of the Zoning Ordinance (see attached), and require a public hearing and site plan review.

The applicant, Vijay Patel on behalf of Dunkin Donuts, has submitted site plan for the redevelopment of the former Big Boy Restaurant site. The site plan includes a final site plan, a proposed floor plan, proposed exterior building elevations, and colored renderings/building elevations. Also attached is an aerial photo of the site. The following additional information is attached:

- A site plan review letter from LSL Planning dated 3/6/15.
- A site plan review letter/memorandum from City engineering consultant OHM dated 3/5/15.

The applicant will be at the March 9, 2015 meeting to present the site plan to the Commission. The requested action of the Planning Commission is to hold the required public hearing and to review the submitted special land use application and site plan for Dunkin Donuts.

Attachments

Agenda Review
Review:
Kevin Christiansen Pending
City Manager Pending
Planning Commission Pending 03/09/2015 7:00 PM

**Farmington City Council
Staff Report**
Council Meeting Date:
March 9, 2015

**Reference
Number
(ID # 1803)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Site Plan Review - Smokers Wonderland, 34785 Grand River Avenue

Requested Action:
Background:

This item is a site plan review for the continued use of interior window lighting at Smokers Wonderland located at 34785 Grand River Avenue (World Wide Center). The applicant/petitioner has submitted a Site Plan Application and support materials in order to maintain existing interior window lighting at Smokers Wonderland. The existing commercial site is zoned C-2, Community Commercial. Interior window lighting for non-residential uses is subject to the review and approval of the Planning Commission in accordance with the requirements of Sections 35-48 of the Zoning Ordinance (see attached).

The applicant, Bill Mehanna on behalf of Smokers Wonderland, will be at the March 9, 2015 meeting to present his request to the Commission.

Attachments

Agenda Review
Review:
Kevin Christiansen Pending
City Manager Pending
Planning Commission Pending 03/09/2015 7:00 PM

**Farmington City Council
Staff Report**
Council Meeting Date:
March 9, 2015

**Reference
Number
(ID # 1804)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Discussion - Review of Single Family Residential Zoning Standards

Requested Action:
Background:

This discussion item is a review of existing single family residential zoning standards as they pertain to building setbacks, building height and lot coverage. The City Council and Planning Commission initially discussed this item at a joint meeting held on 8/18/14 (see attached copy of City Council staff report and meeting minutes). This is a continuation of that discussion and review.

The following additional information is attached:

- A memorandum from LSL Planning dated 3/6/15.

Brad Strader with LSL will be at the March 9, 2015 meeting to review this item with the Planning Commission.

Attachments

Agenda Review
Review:
Kevin Christiansen Pending
City Manager Pending
Planning Commission Pending 03/09/2015 7:00 PM