

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, AUGUST 24, 2021**

Mayor Bukiewicz called the meeting to order at 6:02 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Sullivan, Commissioner Carrillo, Alderman Loreck, Mayor Bukiewicz, Commissioner Oldani, and Commissioner Siefert. Commissioner Chandler and Alderman Guzikowski were excused. Also present: Kari Papelbon, Planner; Laurie Miller, Zoning Administrator; and Mike Havey, Assistant Fire Chief.

Minutes of the August 10, 2021 meeting

Commissioner Siefert moved to approve the minutes of the August 10, 2021 meeting. Alderman Loreck seconded. On roll call: Commissioner Oldani abstained, all others voted aye. Motion carried.

**PUBLIC HEARING
SIGN APPEAL
MILWAUKEE AREA TECHNICAL COLLEGE
6665 S. HOWELL AVE.
TAX KEY NO. 718-9961-002**

Zoning Administrator Miller read the public notice into record.

Mayor Bukiewicz made the first, second and third calls for public comment.

Dan Roehrdanz, Inspec Inc., representing Milwaukee Area Technical College, 6049 S. New York Ave. Cudahy, WI 53110, stated he would be happy to answer any questions.

No other public comments were made. The hearing was closed.

**SIGN APPEAL
MILWAUKEE AREA TECHNICAL COLLEGE
6665 S. HOWELL AVE.
TAX KEY NO. 718-9961-002**

Alderman Loreck clarified the proposed signs height and width, and asked if the 22-foot measurement is from the ground to the top of the sign, not the sign itself.

Zoning Administrator Miller confirmed the measurement is from the ground to the top of the sign.

Commissioner Siefert and Mayor Bukiewicz added the design looked very nice.

Commissioner Siefert made a motion to have the Plan Commission approve the sign variance, allowing the installation of one ground sign (22' 3.6" x 36' 0") on the south side of the baseball field at 6665 S. Howell Avenue. Commissioner Hanna seconded.

On roll call: all voted aye. Motion carried.

**PLAN REVIEW
ALL STAR BUICK GMC
7020 & 7070 S. 27TH ST.
TAX KEY NOS. 737-9094-000 & 737-9984-001**

Planner Papelbon provided a review of the proposal of a vehicle display area and an addition to the existing parking lot. The signage and bus shelter from the previous submittal in June have been removed from the proposed plans, the benches and screen wall that are existing on the corner of the property will remain in the plans.

Planner Papelbon described the major changes to the proposed plans:

- The vehicle display area has been significantly reduced to five places.
- A new easement has been requested for Wisconsin Department of Transportation (WisDOT) equipment along 27th Street.
- The new landscape plans for the vehicle display area appear to go into the WisDOT easement., and further coordination with WisDOT needs to happen to ensure access.
- Landscaping berm along Rawson Ave will be extended.
- Parking area has been reduced by five places.
- Existing flag poles will remain in current location.

Planner Papelbon stated that the proposed landscape plan shows a decorative enhancement to the corner of the property. A proposed lighting plan has been submitted including the up-lighting and waterfall lighting for the the display area. The fixtures for the up-lighting must be shielded per Code. The two additional parking lot lights will match the existing lights for the dealership.

Planner Papelbon stated that signage is being re-worked for approval at a later date, and explained the Conditions of Approval listed in the proposed motion.

Mike Davis, Insite Landscape Design, 11525 W. North Ave., Wauwatosa, WI 53226, addressed a previous concern about water in the corner vehicle display area. Mr. Davis explained that all of the water will be stored underground, rendering the waterfall feature to be “pond less,” and therefore eliminating any safety concerns over the public’s access to a shallow pool of water at the base of the waterfall.

Mr. Davis further explained that the display light fixtures will be low-voltage and will have shrouds and/or frosted lenses. The lights will be directed into the site at the display vehicles, with plant material between the fixtures and the perimeter of the site, eliminating any glare for pedestrians and vehicles.

Commissioner Siepert asked for more details about the decorative stone that will be holding the five display vehicles.

Mr. Davis clarified the rocks, which were originally proposed to be built out of “shotcrete,” will now be natural stone from the Fond Du Lac area. The pieces at the bottom of the display will be 20 – 24 inches thick and five feet wide. As the display tapers up, the rocks will get thinner to appear as natural as possible. The whole display area grade will be backfilled with aggregate and paved at the very top with tire marks and stain to replicate a muddy terrain. Boulders will be set into the pavement as well, for the vehicles to appear “canted” and show the off-road abilities of the vehicles.

Commissioner Oldani and Alderman Loreck commented that the proposed plan took hard work to meet the previous concerns, and stated their appreciation for the effort made by applicant and staff.

Commissioner Hanna asked the applicant if they had ever considered that people waiting at the nearby bus stop may climb the stones, falling and possibly getting hurt. Mr. Davis stated the concern is always there, and the majority of the stones in the design will need large equipment to be moved.

Commissioner Hanna asked Planner Papelbon if there was a maintenance agreement with the applicant to ensure the aesthetic upkeep of the grounds. Planner Papelbon stated that there is no contract, but part of the Plan Commission approval includes requirement to maintain the landscaping plan as presented.

Mayor Bukiewicz reiterated an appreciation for the applicant working with staff to create a plan that follows the Commission's and City's requested direction.

Alderman Loreck moved to approve site and related plans submitted by Timothy Grayman, All Star Buick GMC, for the properties at 7020 and 7070 S. 27th St. with the following conditions:

1. That all relevant Code requirements and conditions of plans approved April 24, 2018 and March 26, 2019 remain in effect.
2. That a Certified Survey Map combining the property at 7070 S. 27th St. with the existing dealership property at 7020 S. 27th St. is recorded prior to the submission of permit applications.
3. That the Conditional Use Permit is amended to incorporate the property at 7070 S. 27th St. An application for Plan Commission review of the Conditional Use Permit Amendment shall be submitted prior to or concurrent with permit applications.
4. That all plans are revised to incorporate all required setbacks, dimensions, phasing schedules, and maintenance details.
5. That the plans are revised to include locations and screening for any new mechanical equipment, transformers, and utilities.
6. That all light sources are shielded, that ground-mounted lights are directed at the display vehicles or landscape features only, that pole-mounted lights are directed downward, that the lighting system shall be extinguished or reduced to 50% no later than 30 minutes after the close of business for the day, that all applicable portions of Section 17.0808 of the Municipal Code regarding lighting are in effect, and that all lighting plans are submitted for review and approval by the Electrical Inspector prior to submission of permit applications.
7. No signs are included in this approval. All detailed sign plans shall be submitted for review and approval by the Plan Commission prior to submission of sign permit applications.
8. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Commissioner Oldani seconded. On roll call: all voted aye. Motion carried.

**MINOR LAND DIVISION
ALL STAR BUICK GMC
7020 & 7070 S. 27TH ST.
TAX KEY NOS. 737-9094-000 & 737-9984-001**

Planner Papelbon provided an overview of the Minor Land Division (Certified Survey Map) request to combine the properties at 7020 & 7070 S. 27th Street. Planner Papelbon stated the CSM meets all the district requirements for the B-4, Highway Business District in terms in of size and dimensions following the consolidation. Some features were identified to show the property is a developed lot. Planner Papelbon recommended the applicant work closely with WisDOT to address their comments outside of Plan Commission review.

Commissioner Siefert asked if a street that appears on the Certified Survey Map (CSM) needs be included on the upcoming CSM of the combined properties. Planner Papelbon confirmed that the future street will need to remain in the map and it does not affect the current review.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Timothy Grayman, All Star Buick GMC, for the properties at 7020 & 7070 S. 27th St. be approved with the following Conditions:

1. That comments from the Wisconsin Department of Transportation are incorporated into the map prior to recording.
2. That the Certified Survey Map is recorded prior to the submission of permit applications.
3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

**PLAN COMMISSION CONSULTATION
MIXED-USE DEVELOPMENT
9102,9120, AND 9140 S. 27TH ST.
TAX KEY NOS. 878-9999-000, 878-9998-000, 878-9997-000**

Planner Papelbon stated that the application is requesting feedback from the Plan Commission on a concept plan for a mixed-use development consisting of a four-story building along 27th St. (commercial & parking on the first floor, 78 apartments on floors two through four) and 18 townhomes on the eastern portion of the properties at 9102, 9120, and 9140 S. 27th St.

Anil Yepuri, 420 Woodland Chase Ln., Vernon Hills, IL 60061, briefly summarized his development plan.

Mayor Bukiewicz asked if the proposed mixed-use building fits the [NO, Mixed-Use Neighborhood] Overlay Zoning District as it is located on the plan. Planner Papelbon clarified that consideration for the number of apartments and square footage of entire area would have to be made, parking would need to be reoriented toward the back and side of the mixed-use building, and further coordination with WisDOT in regards to access plans would have to be made to conform to Code. Mayor Bukiewicz asked Assistant Fire Chief Mike Havey if the long access road to the townhomes would fit into the City's fire plans.

Assistant Fire Chief Havey stated there are accessibility concerns for the number of units that are being proposed. He confirmed emergency water supply systems or secondary access to the townhome unit would not be needed.

Commissioner Hanna asked the applicant if there will be a conflict in traffic or parking between the residents of the upstairs apartments and the patrons of the first-floor shops.

Mr. Yepuri stated that his plans for entrance locations for the residents be toward the center or back of the building, with underground parking for residents, while parking for the patrons of the shops would be in the [surface] lots shown. Mr. Yepuri also offered to reconfigure the buildings to have shops at one end of the building and residential units at the other.

Commissioner Hanna asked what shops will be going in at the location. Mr. Yepuri answered that no drive-throughs, saloons, or large companies will be permitted - just smaller restaurants, bakeries, and shops.

Commissioner Hanna asked the applicant to consider how Drexel Town Square is enclosed and secluded in future designs. Commissioner Siepert voiced his concern for the amount of parking on the east side of the property for the number of apartments being requested.

Mark Eberle, Nielson Madsen & Barber Engineers, 1458 Horizon Blvd., Racine, WI 53406, explained how the number of parking spaces were calculated, reiterated the desire for underground parking for the residents, and stated that there should be ample parking. Mr. Eberle addressed access concerns, explaining the extensive work with staff over the years to build around the existing wetlands. He acknowledged the comments made by WisDOT about the access road to the townhomes being too close to Hilltop Drive to the north and should be moved to the south side of the property.

Mayor Bukiewicz agreed the access road should be shifted to the south, and asked Commissioner Sullivan to speak to the two stormwater basins on the proposed plans. Commissioner Sullivan stated that the basins on the plan are placed where they may be most useful, and asked the applicant to remember to get consent from the private property owners whose land those basins may drain into.

Burton Gross, 2127 W. Hilltop Ln., Oak Creek, WI 53154:

“My question first is: can somebody show us all that in that area there, (inaudible)...that corner and that corner, this corner – both on the west and east side.”

Commissioner Hanna clarified the cul-de-sac as being what was being pointed to.

Mr. Gross, 2127 W. Hilltop Ln.:

“Yeah, right, what’s all that around that?”

Mayor Bukiewicz explained the structures would be two- to five-unit townhomes with garages.

Mr. Gross, 2127 W. Hilltop Ln.:

“My lot is all the way at the end of that one, that’s across the three (inaudible)...they butt up to my land.”

Mayor Bukiewicz explained if any plans were to be approved, they [the applicant] would have to follow standard setbacks.

Mr. Gross, 2127 W. Hilltop Ln.:

“Is a cul-de-sac supposed to be an in-and out? (Inaudible)”

Mayor Bukiewicz explained the cul-de-sac is shown to be a single access road.

Mr. Gross, 2127 W. Hilltop Ln.:

“And also, I know all the neighbors here, their backyards are only at about 12 feet from the line (inaudible)... 12 feet. They will have all that traffic and all that back there?”

Mayor Bukiewicz explained the presented plan is conceptual, and the access road may be moved to the south of the properties. Many City departments and WisDOT would have to approve any proposed plans in the future.

Mr. Gross, 2127 W. Hilltop Ln.:

“And the ponds - there’s what, three of them back there?”

Mayor Bukiewicz explained there are two ponds being proposed, the remaining images are the wetlands.

Mr. Gross, 2127 W. Hilltop Ln.:

“It’s all a wetland, the whole back area. I mean, I lived out here all my life, so I know.”

Planner Papelbon stated the expected setbacks for the proposed building, landscape, and buffering plans to be included in the final plan.

Mr. Gross, 2127 W. Hilltop Ln.:

“Thank you.”

Alfred Placek, 2401 W. Hilltop Ln., Oak Creek, WI 53154:

“I would like the Planning Commission’s input. We all endure 800 apartment units within a quarter of a mile to the south of us. Our Hilltop Lane, when they opened up 20th Street to connect to Tanglewood, now is a race track. We have people flying up and down Hilltop. The split road - they are racing on up and down, and the cops have come and they’ve tried to deal with it. When is there a concentration of apartment units in a specific area enough?”

Mayor Bukiewicz explained why developers build large apartment complexes, why the City considers these complexes.

Mr. Placek, 2401 W. Hilltop Ln.:

“Is there a concentration that is over?”

Mayor Bukiewicz explained how the number of apartments coming into the City is within the boundary of the City’s Comprehensive Plan, and how many conceptual plans do not happen for various reasons.

Mr. Placek, 2401 W. Hilltop Ln.:

“Another issue, and you’ve addressed it, but the positioning of that road on that picture right there - that’s right in my back yard. I have a racetrack in the front, now I’m gonna have a racetrack in my backyard. All those people racing back to those townhouses – I just can’t.”

Mayor Bukiewicz reminded the speaker the presented plan is conceptual, and the applicant will work with staff to try to move the access road to the south side of the property.

Mr. Placek, 2401 W. Hilltop Ln.:

“Now, one of those, the biggest retention pond – if you walk back in that woods, there is a giant pipe that comes from south to Oak Shores, they use it as a retention pond.”

Mayor Bukiewicz stated the ponds were likely designed that way.

Mr. Placek, 2401 W. Hilltop Ln.:

“I believe that they designed it that way. So now, you can’t fill it up.”

Mayor Bukiewicz explained the storm water basins will be enlarged to meet requirements.

Mr. Placek, 2401 W. Hilltop Ln.:

“Just because - these are all my neighbors on Hilltop and many of us don’t really understand all these Zoning Codes – this property, what do all those Zoning Codes mean? I would appreciate it, if you just could explain...”

Planner Papelbon explained what B-4, Overlay District, Rs-3, and Rs-2 Zoning Districts are, and that the applicant will have to request a rezone, formally combine the properties, and several possible reviews.

Mr. Placek, 2401 W. Hilltop Ln.:

“And excuse me, if I could ask, the B-4 zoning: how far from 27th Street does that go back, approximately, do you think? I’m not looking for exact, just an idea.”

Planner Papelbon explained the B-4 District goes back approximately 300-400 feet.

Mr. Placek, 2401 W. Hilltop Ln.:

“Three to four hundred feet? The single-family zoning for the rest of it – so that would have to be changed to build these apartments or the townhouses towards the back?”

Mayor Bukiewicz and Planner Papelbon both answered in the affirmative. Mayor Bukiewicz commented on the complexity of the property, and the effort made by the applicant to work with staff to see what is possible for the area. Mayor Bukiewicz mentioned the numerous versions of plans that staff deny before being presented to the Commission.

Mr. Placek, 2401 W. Hilltop Ln.:

“Are we gonna get notice of anything that’s gonna happen in regards to this?”

Mayor Bukiewicz explained that, per Ordinance, all properties within 300 feet of all property lines would be given notice, with the local Alderman expanding that distance upon request. Mayor Bukiewicz stated that traffic, emergency access, and wetlands are the major concerns.

Mr. Placek, 2401 W. Hilltop Ln.:

“Thank you.”

Michelle Joerres, 2501 W. Hilltop Ln., Oak Creek, WI 53154:

“My question is for the apartment building: how many stories do they...”

Planner Papelbon explained the plan reflects three stories of residential living above the first floor of commercial, for a total of 78 apartment units and 18 townhomes, subject to change.

Mrs. Joerres, 2501 W. Hilltop Ln.:

“Four stories. And then my second question is: currently, all of us have all those woods behind us. It’s attractive to have that privacy and that’s part of the reason we built our house there...”

Mayor Bukiewicz commented that keeping natural buffers - berms, shrubs, or trees - is what the City would want to do. Mayor Bukiewicz reminded the speaker the presented plan is a concept, and asked for consideration of the amount of challenges to overcome to develop the property.

Mrs. Joerres, 2501 W. Hilltop Ln.:

“We just want to make sure our property values aren’t gonna go down either, it’s a concern.”

Mayor Bukiewicz stated depreciating property values is not the City’s goal.

Mrs. Joerres, 2501 W. Hilltop Ln.:

“Alright, thank you.”

Robert Wienzetel, 2217 W. Hilltop Ln., Oak Creek, WI 53154:

“The townhouses that are gonna be in the back - those are going to be two stories?”

Mayor Bukiewicz and Mr. Yupir answered that the townhomes would be 2 stories.

Mr. Wienzetel, 2217 W. Hilltop Ln.:

“Have any of the members, eight members, walked that property at all? Have they walked? I will invite all of you over to my house, because my house is set back further than anyone else’s. I have a U-shaped driveway, my house is on the back of the property. If anybody

would like to pull up an aerial view of that you will see that my property is the only one, and I have been living there since 2007. Probably spent over two grand in lawn fertilizer back there, clearing that area, making it decent grass. I've worked two or three jobs to find this house, and it will ruin that whole area."

Mayor Bukiewicz encouraged the speaker to remember the plan is a concept, that the City does not want to destroy anything, and this development cannot come onto any other properties.

Mr. Wienzetel, 2217 W. Hilltop Ln.:

"Even with those apartments that are there now, I have people coming in the backyard. I mean, they are kids, and you know, they're just exploring the woods, but they come in the backyard, into my place pretty often. As he [previous speaker] was saying, it is a racetrack there. We probably have, and they are people just cruising, but I bet you 50 – 100 people jog up and down Hilltop on the daily because we have those 800 apartments there. As my neighbor said, if it's coming through the back too, I feel like I'm in Minocqua, Wisconsin when I'm in my backyard. It's beautiful, and if that circular thing is right there, those 17 places are going to be in my, literally, in my backyard."

Mayor Bukiewicz explained that townhomes have the right to abut lot lines, just like a regular single-family home.

Mr. Wienzetel, 2217 W. Hilltop Ln.:

"I would ask that you guys at least look at that aerial view, and you guys are more than welcome to come over and walk that land. I don't see how it can be done, I really don't. Not with that road going there, even if they come in from the south."

Mayor Bukiewicz stated the presented plan is a concept, and is very early in its development.

Mr. Wienzetel, 2217 W. Hilltop Ln.:

"Now I understand why I couldn't sleep once I got the letter. 'Cause I stopped down here and I tried to talk to somebody and nobody knew. I go over to pay my taxes and they are like "we have nothing being built there." I'm like, "I'm getting letters saying something's being built." They gave me Tony's number, and I tried to reach some guy named Tony that's supposed to be in commercial."

Mayor Bukiewicz and Planner Papelbon addressed the possible confusion around who at the City would, or wouldn't, know what is building developed.

Mr. Wienzetel, 2217 W. Hilltop Ln.:

"Alright, thank you."

Mr. Gross, 2127 W. Hilltop Ln.:

"All those apartment buildings behind my house now, both of them..."

Mayor Bukiewicz clarified the apartment buildings are Oak Shores and Tanglewood.

Mr. Gross, 2127 W. Hilltop Ln.:

“(inaudible) We are gonna make it nice so (inaudible) I’ll finish up my (inaudible) all the way across to 27th Street. I have water problems, I don’t know if my neighbors see it, but I already had to replumb almost my backyard because water doesn’t run downhill. Because I was told that by one of your engineers. I had asked for them to make – since the berm’s been up there’s a lot of water coming in there with all the rains that we do have this year. No rain: okay! But I mean, it’s a flood. I lived out here all my life. I lived all the way from 20th and (inaudible) 69 years old and I have been putting up with the City, I try to keep my yard decent, and all that stuff and they put that back there. The poor people have to pay for all the (inaudible) wherever the water mess is. I contacted Chris Guzikowski already. These people are talking about traffic on that road, too. They are going to be putting more people back there... last night - I don’t know if there was just a special thing going on, on Ryan Road - my wife and I were walking down the street. There were over a hundred cars coming down the same time, down little Hilltop Lane. They don’t come to the stop signs and stop either. Most of the people from the apartment buildings don’t stop. All these people, they walk their dogs and that stuff, and we’re the ones who have to really watch out. We had the stop signs looked at, too, and I guess we’re not qualified for some little lights around the stop sign so it’s more attractive (inaudible) neighbors to stop and that.”

Mayor Bukiewicz confirmed the Traffic and Safety Commission would look at cases like the one described by the speaker.

Mr. Gross, 2127 W. Hilltop Ln.:

“That’s what they did - they looked at it.”

Mayor Bukiewicz stated his support for the decision made by the Traffic and Safety Commission.

Mr. Gross, 2127 W. Hilltop Ln.:

“(Inaudible) when an accident happens, I just hope it ain’t nothing serious.”

Mayor Bukiewicz reminded the speaker the presented plan is conceptual

Mr. Gross, 2127 W. Hilltop Ln.:

“No more berms either. They’re gonna have a berm on the west side of my lot – they got the flag right now, the flag is right at the corner, 12 feet away from my house (inaudible) if they put a berm in there...”

Mayor Bukiewicz explained engineers review the storm water management plans.

Mr. Gross, 2127 W. Hilltop Ln.:

“I just want to make notice that, don’t (inaudible).”

Mayor Bukiewicz explained the presented plan is strictly conceptual.

Mr. Gross, 2127 W. Hilltop Ln.:

"Thank you."

Mr. Eberle summarized WisDOT's suggestion that there would be no access to the proposed development from 27th Street, but a north-to-south roadway connecting Hilltop Lane to the apartments to the south of the properties under discussion. However, the applicant is looking for staff support for a single-access road on the property.

Commissioner Oldani suggested moving the access road to the south of the property. Alderman Loreck suggested working with the local Alderman and neighborhood on this project. Commissioner Carrillo suggested leaving as many trees as possible on the north side of the property. Mr. Yepuri agreed to work with staff and the community, ensured as many trees as possible will be kept, and any property will be landscaped appropriately, out of respect for the residents of Hilltop Lane.

Commissioner Hanna disagreed with filling any of the wetlands for this project. Mr. Yepuri explained that only 30% of the total land would be developed. Mayor Bukiewicz agreed that keeping as much of the wetlands as possible is very valuable comment.

Mr. Placek, 2401 W. Hilltop Ln.:

"My clarification is: when we get to the cul-de-sac on the east side of this, are these rental townhomes or is this going to be some type of condo situation where there is ownership?"

Mr. Yepuri stated the townhomes would be owned by residents.

Mr. Placek, 2401 W. Hilltop Ln.:

(Inaudible) so this is condos."

Mayor Bukiewicz confirmed what the applicant stated.

Mr. Placek, 2401 W. Hilltop Ln.:

"But right now, this is zoned, as you mentioned, that you can, you know, butt up – what about just single-family homes similar to what's there?"

Mayor Bukiewicz explained that the property owner has a right to choose what is being built on the property.

Mr. Placek, 2401 W. Hilltop Ln.:

"But we are jamming a whole bunch of people in a really small space."

Mayor Bukiewicz asked the speaker to be mindful of the viewpoint of the applicant.

Mr. Placek, 2401 W. Hilltop Ln.:

"But the zoning would have to be changed in order to do this?"

Mayor Bukiewicz answered in the affirmative.

Mr. Placek, 2401 W. Hilltop Ln.:

"Thank you."

Mr. Gross, 2127 W. Hilltop Ln.:

"On this map, (inaudible) well on the very inside, like I said, that borderlines my whole property and I have woods there. And what do kids like? It's woods. When you have 80 some families over there, where are they gonna go? What's gonna make them stop from going in there? Which, I had privacy all my life, (inaudible) 400 families living behind us."

Mayor Bukiewicz ended the discussion by stating the presented plans are conceptual, and may not be realized. Planner Papelbon explained the next steps for any further plans on the property, including WisDOT involvement and approval, in addition to neighborhood notification.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:24 pm.

ATTEST:



Kari Papelbon, Plan Commission Secretary

9-14-21

Date