

PROCEEDINGS OF THE ST. CLOUD ZONING BOARD OF APPEALS

A meeting of the St. Cloud Zoning Board of Appeals was held on May 21, 2013 at 7:00 p.m. in the St. Cloud City Hall Council Chambers. Members present were Barkalow, Bright, Fandel, Hultgren, Newman, Ugochukwu and Zenzen.

Approval of Minutes: Bright moved to approve the minutes of April 16, 2013. The motion was seconded by Barkalow and carried unanimously.

Multiple Variances / Cory Ehlert: Barkalow made a motion to address a matter that had been previously tabled. The motion was seconded by Zenzen and carried unanimously. Dave Broxmeyer, Senior Planner, explained the request for variances from Article 8, Section 8.3, Table 8-2, maximum lot coverage, minimum open space in the rear yard, and interior yard setbacks; Article 15, Section 15.6, Table 15-4, fire escapes not permitted in side yard setbacks; and Article 16, Section 16.7, C. off-street parking setbacks. The applicant, located at 611 8th Ave S, is proposing to allow a change in use from a single family home to an eight person lodging house/sorority house/fraternity house. In 2007 the St. Cloud Housing Coalition discontinued use of the property as a temporary shelter facility. The building remained empty for several years until it was purchased by the applicant in 2011. The property was approved to be converted into a duplex; however, after finding it was cost prohibitive, it was requested to be used as a lodging house. That request was denied in May 2011. In February 2013, there was a public service call for potential carbon monoxide poisoning on the property at which time the Fire Marshal determined there were nine people occupying the home. The applicant was notified that the property must either come into compliance with a maximum of four tenants or be approved as a lodging house with the required variances. The applicant held an open house and invited property owners to inspect the property.

Fandel asked if any occupants required medical attention for carbon monoxide poisoning. Broxmeyer stated the applicant was present to address that question. Fandel asked if the City was aware that the property was being used for nine occupants. Broxmeyer stated that the last inspection

was in May 2011 at which time the property was unoccupied. It was not until after the public service call that it was found to be over-occupied. Ugochukwu asked if the property is currently in violation. Broxmeyer stated that the property is currently in violation and an administrative citation will be issued, but the question tonight asks what to do with the property moving forward.

Fandel opened the public hearing and invited testimony. The following persons testified:

Cory Ehler
427 12th Ave SE

He is the property owner. He was before the Board in 2011 requesting the use of a lodging house. The first year he owned the property, there were four occupants. The second year, the property was turned over to a property management company which ran the property and handled the leasing. The management company signed a lease with a sorority to use the property as more than just a residence. They used the home for study groups, recruitment opportunities, meetings, etc. He stated at that point, there was a lack of oversight with the management company. He is no longer working with that management company on any of his rental properties.

Chairperson Fandel

He asked if he was aware that there were more than four persons living at the property.

Cory Ehler

He stated he knew the sorority was using the property for recruitment opportunities and a meeting space. He was there for maintenance issues but not on a day-to-day basis. In regards to the carbon monoxide poisoning, there were three tests completed the night of the public service call. The first test was completed by the fire department and resulted in a 'zero' reading. Xcel Energy was called to the site as standard procedure, and that test also resulted in a 'zero' reading. All detectors were in place and functioning. The fire department recalibrated their testing devices and tested a third time in which there was a reading showing signs of carbon monoxide. As standard protocol, the Fire Marshal recommended that the occupants receive medical attention. Several occupants were checked and released; however, there was one person in which carbon monoxide was detected, though not at elevated levels. That person was treated with oxygen and released shortly thereafter. He stated that the next morning he met with the Fire Marshal and inspector Debbie Gruszka and tested the detectors. Precise Heating & Air was present to inspect the heating and the hot water heaters, which are each gas fed. Precise Heating & Air tested for carbon monoxide, which resulted in a 'zero' reading. Xcel Energy tested again which also resulted in a 'zero' reading. As a preventative, both hot water heaters were replaced with new, high efficiency hot water heaters. There are ten usable bedrooms in the eleven room house. He stated he is asking for an eight room lodging house in good faith. He does not wish to fill the house up, and economically, eight works for the house. Three years ago, the house was boarded up and had been vacant for several years. The current

Susanne Barkalow Board Member	use, whether there are four, eight, ten or twenty occupants, is an improvement. He stated he intends to continue managing the property. She asked what happened at the neighborhood meeting.
Cory Elhert	An open house was hosted, and three members of the neighborhood stopped by. Two of the visitors stayed for over an hour, and there was great conversation. It was productive because the neighbors were able to see the condition of the house and speak directly with some of the tenants.
Susanne Barkalow	She asked who manages the property today and if it is possible the property will be turned back over to a management company.
Cory Ehlert	He manages the property at this time and intends to for the next few years. He stated the property was not managed well in the past and he apologized for that.
Susanne Barkalow	She asked if the property is allowed to be used as a meeting space.
Dave Broxmeyer Senior Planner	Meetings taking place in a single family home are not prohibited.
Ronald Zenzen Board Member	He asked if the garage is usable.
Cory Ehlert	The garage is functional.
Ronald Zenzen	He asked what the requirement is for parking.
Dave Broxmeyer	The minimum requirement calls for six parking spaces. There are currently five spaces. The sixth space would need to be paved where there is currently green space.
Chairperson Fandel	When parking was discussed during previous requests, it was decided that the green space should not turn into parking. He asked about additional parking spaces across the alley that could be used for this property.
Dave Broxmeyer	The idea is to have as many vehicles for the occupancy of the building to park on the site. Nearby sites cannot be used for the parking on this site except for surplus parking.
Allen Bright Board Member	He asked if there are any problems with the ten recommendations.
Cory Ehlert	There is no issue. All recommendations can be completed.
Allen Bright	He asked about the timeline for the recommendations to be completed.
Dave Broxmeyer	Improvements should be made before the next school year begins.

Susanne Barkalow	She asked about the variance that was granted regarding parking in 2001.
Dave Broxmeyer	The previous variance was in regards to the number of spaces from six to five without paving the green space. The current request is asking to pave the green space to add the sixth space.
Susanne Barkalow	She asked about the parking surface and if a permeable surface is allowed.
Dave Broxmeyer	The surface would be permanent, and a permeable surface is allowed.
Susanne Barkalow	She asked how many people are living in the building currently and if the building will be occupied through the summer.
Cory Ehlert	There is currently eight occupants. The house will be occupied through the summer.
Drew Hultgren Board Member	He asked what specific circumstances have changed that would cause the Board to change its mind.
Cory Ehlert	The request is driven by the situation with the current residents. He stated he is asking for additional consideration. The property has been improved, and the request is for an acceptable use that will not have a negative impact. The property deems to be used for more than four people. Eight people have been living there with no issues proving the house can support more than four.
James Newman Board Member	He asked what can be done to keep the number of residents to eight when there are ten usable bedrooms.
Cory Ehlert	One room is used as a den and another is used as a dining room. Additional inspections are welcomed if need be.
Ronald Zenzen	He asked if the variance request is a result of wanting to change the property or as a result of the carbon monoxide issue.
Cory Ehlert	The request is a result of conversations with the Fire Marshal, Debbie Gruszka and Travis Bistodeau. It was determined that the issue deserved to be reconsidered.
Chairperson Fandel	He asked if the occupants have demonstrated a need for more than five parking spaces.
Cory Ehlert	No. Several scenarios have been discussed including limiting the number of residents with vehicles and obtaining a permitted parking spot on campus.
Susanne Barkalow	She asked what will happen if this variance is not approved.

Cory Ehler	The lease will not be renewed under any condition other than four occupants.
Ronald Zenzen	He asked if there is a record of any complaints.
Dave Broxmeyer	There have been one or two complaints regarding garbage overflow which was cleaned up the following day.
Chuks Ugochukwu Board Member	He asked about the administrative citation.
Dave Broxmeyer	An administrative citation will be issued for past over-occupancy.
Chuks Ugochukwu	He asked if the citation decision is contingent upon the decision at this meeting.
Dave Broxmeyer	It was determined in February that a citation would be issued regardless of the decision at this meeting. The citation would be considered a strike against the property. The property owner would need more than one strike before revocation would be considered.
Chairperson Fandel	He asked why the citation was not administered when the violation occurred.
Dave Broxmeyer	An administrative citation has the potential of an appeal. If there is another means of resolution, the hearing officer may send the appeal back until the alternative means of resolution has been considered.
Marion Sirian 611 8 th Ave S	She is a tenant at the property and a member of the Delta Phi Epsilon sorority. She gave a presentation on the sorority background and spoke about the importance of the house to the sorority.
Susanne Barkalow	She asked how it is determined who lives in the house.
Marion Sirian	It is based on seniority.
Juliana Elchert 513 7 th Ave S	She attended the open house. She had submitted a letter stating her opposition to the request. She stated she does not want the house to become a lodging house. She believes that a lodging house and a Greek house are two separate uses within the Land Development Code (LDC). She asked that the applicant be required to keep the home as a sorority or fraternity. She stated she cannot justify the parking issue. One of the five parking spaces was grandfathered into use. If the applicant was allowed to have six people living in the house, the current parking would be more acceptable. The applicant should be required to come back if someone other than a sorority moves in.
Chuks Ugochukwu	He asked if a sorority/fraternity is treated the same a lodging house.
Dave Broxmeyer	Within the LDC, they are identified as permitted uses within a R3A District. The development standards for each of these three uses are

identical, including off-street parking. A lodging house is a larger umbrella that would also include sororities and fraternities.

- Chuks Ugochukwu He asked if the Board has the authority to restrict that use.
- Dave Broxmeyer The Board does have the authority to restrict the use to a sorority. However, it may cause an issue with enforcement.
- Chuks Ugochukwu He asked if the restriction will put a burden on the City to monitor the property.
- Dave Broxmeyer Yes. The City will be watching the property closely to assure that compliance is maintained.
- Allen Bright For 20 or more years, the property was used as transitional housing. Up to 20 people were living in an eleven bedroom house. He asked why there is an issue with eight students living in the house.
- Juliana Elchert The issue is parking. The transitional housing lodged many residents that did not have vehicles. There is a difference in use, and the previous zoning ordinance did have separate requirements for Greek houses and lodging houses. Mr. Ehlert should be more aware of what is required of the zoning ordinance as a real estate agent and having served on the St. Joseph City Council.
- Amanda Dopp
611 8th Ave S She was one of the first four sorority members to live in the house. She commented on the improvements that have been made to the house. There has been discussion of making the lease long term in the residence.
- Chairperson Fandel He asked if the Board can stipulate that the house be used only as a sorority.
- Dave Broxmeyer Yes.
- Chuks Ugochukwu He stated he appreciates the owner's willingness to obtain other parking. He asked if the Board can also stipulate other parking requirements or require a permeable surface.
- Dave Broxmeyer Yes, it could be a part of the rental license renewal to provide proof that additional parking is provided at the campus.
- Cory Ehlert He stated he can enforce the parking if the property is limited to five vehicles within the lease agreement.
- Dan Hollenhorst
513 7th Ave S He attended the open house. He supports staff's recommendation that any decision be contingent upon the fire system being fully functional and maintained. In reference to the Fire Marshal's report, the sprinkler system serves as the equivalent of three requirements involving emergency egress, separation of spaces and a third floor fire escape. He commented on several fires in the area, one of which had a fatality.

This property has a sprinkler system available, which the others did not. Any decision should include that the system is up and running to make sure it protects the residents of the house.

Mike Jude
616 9th Ave S

He is a neighbor to the property. There has never been an issue with noise. The sorority members are good students, and he would like for them to be able to stay.

Corissa Roley
3720 W St. Germain

She was one of the original sorority members to live in the house. She spoke about the improvements made to the house and the benefit the house provides the sorority. She also spoke to the parking issue and stated that the parking of vehicles is worked out between the sorority members.

Matt Helgemo
Peters Law Firm
Minneapolis, MN

He represents the applicant. He spoke in support of the variance requests and addressed some of the obstacles the applicant will face if the variances are not granted.

There being no one else wishing to speak, the public hearing was closed. Barkalow made a motion to approve the variances subject to staff recommendations and included two additional recommendations: 1) limit the parking spaces to five, and, 2) limit the use to a sorority. The motion was seconded by Hultgren. Ugochukwu suggested adding a permeable parking surface that is environmentally sensitive and would allow the organization some flexibility. Barkalow commented that there is little green space on the lot, and she would rather see the parking be restricted to five. Hultgren agreed that five spaces are acceptable. He commended the sorority for the rules they have adopted and their community service. Bright inquired if the amended motion was for a sorority only. Barkalow confirmed that the motion was for a sorority. If the applicant would like to make a conversion to a fraternity they would have to return to the Board. Barkalow commended the sorority and the property owner for the outreach to the community and stated that is one of the reasons she is willing to support the motion. Fandel questioned the number of occupants. Barkalow confirmed the motion for eight occupants. Fandel called for a vote and the motion carried unanimously.

Conditional Use Permit / Airmaxx Trampoline Park, LLC on behalf of Herbert & Associates, Inc: Dave Broxmeyer, Senior Planner, explained a request for the approval of a conditional use permit to expand an existing trampoline exercise and recreational business. The

applicant, located at 3900 Roosevelt Rd, is proposing to expand the existing 15,000 sq. ft. trampoline facility by an additional 3,000 sq. ft. Staff is recommending approval.

Fandel opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Ugochukwu made a motion to approve subject to staff recommendations. The motion was seconded by Barkalow and carried unanimously.

Accessory Structure Height Variance / John Pfeffer: Dave Broxmeyer, Senior Planner, explained a request for a variance from Article 15, Section 15.5, A., 6., which limits the maximum building height to 17' for detached accessory structures. The applicant, located at 2109 Pleasant Ave, is proposing to construct a 32' x 40' detached accessory structure that would be 19.5' tall. Structure heights are measured to the midpoint on a sloped roof. The ridgeline would be nearly 23.5' with the eave around 16' tall. Staff is recommending denial.

Barkalow asked what the height is of most buildings nearby. Broxmeyer stated they are close to 21'-22' in height, making this likely the tallest structure. Hultgren asked if the applicant has considered an alternative roofline to accommodate the 14' garage door with a shorter building height. Broxmeyer stated that the applicant could reduce the width of one of the headers required which would reduce the height by ½'. The accessory structure should be similar in style to the principal structure, which is gable style. Although the roof must be similar in style, it does not necessarily require the same pitch. Zenzen asked if there is a specific use for this structure. Broxmeyer stated the applicant would like to use the structure to store a fifth wheel camper where the height of the camper requires a 14' door. Barkalow stated that several large recreational vehicles (RVs) are parked in the area and asked if that was permitted. Broxmeyer stated that RVs are permitted to be parked in any front, side or rear yard; RVs parked in the side or rear yard may be on a landscaped surface. Bright commented on two similar garages in the area and asked how they compared to the proposal. Broxmeyer stated the two similar garages measure around 16' and are able to meet the 17' requirement. The applicant's proposed structure will be 2 ½' - 3' taller.

Fandel opened the public hearing and invited testimony. The following persons testified:

John Pfeffer 2109 Pleasant Ave	He is the property owner. He has lived on this property since 1999 and has made dramatic improvements over the years. He recently had an easement vacated to accommodate this structure. A 14' door is needed for storage of a camper. Currently, the camper is parked on a paved space, but in the winter it is difficult to find storage. A camper is a large investment that he would like to protect. Also, as the family grows additional storage is needed. The siding, shingles and other features will match the home. The neighbors have been supportive of this request. A comment in the staff memo stated that he could propose an addition to the principal structure and meet the height requirements. He stated he is not looking to expand the living space but expand the storage space. He stated he is willing to compromise on the plans.
Susanne Barkalow Board Member	She asked if there will be a driveway to the structure and if there will be electricity to the building.
John Pfeffer	A driveway is a possibility in the future in which case it will be an extension of the home's driveway. There will be electricity.
Susanne Barkalow	She commented on the tree in front of the proposed garage and asked how the door on that side of the garage will be accessed.
John Pfeffer	The second overhead door will be used mainly for easy access to smaller stored items such as a lawn mower.
Drew Hultgren Board Member	He asked what the highest point on the current camper is.
John Pfeffer	The current camper is 12' tall. He is looking to get a larger camper. A bigger camper would sit taller.
Drew Hultgren	He asked how tall the door is in the example picture of 1940 Pleasant Ave and if their camper fits in the garage.
John Pfeffer	The door is 12' tall and fits only if the air conditioner is removed.

There being no one else wishing to speak, the public hearing was closed. Zenzen commented that he understands the applicant's concern with the size of the overhead door. He stated he does not feel that a 2.5' variance is an overburden, and he is in favor of the request.

Ugochukwu made a motion to approve subject to staff recommendations and was seconded by Barkalow. Barkalow noted her concern that there is not an exterior sketch and asked to add a recommendation to ensure the same siding, roof materials, etc. as the principal structure. Fandel asked the applicant if he would be agreeable to that recommendation. Pfeffer agreed to the recommendation.

Hultgren commented that he does not believe this is a case that should be considered for a variance. The LDC is clear that 17' is the maximum height for an accessory structure, and he believes this case is a self-created hardship based on a personal preference. He is opposed to granting the variance. Newman stated he agrees that there is not a physical feature or unique circumstance that warrants a variance. Although he believes it would be a good asset to the neighborhood, he does not want to set a precedent. Zenzen stated that he believed the purpose of the Board was to take into consideration requests such as this. He stated he does not believe a variance should not be granted when there is a good plan and explanation given. Hultgren commented that the idea of a hardship is clearly stated as some physical feature to the site that would create a practical difficulty. He stated he has not seen any unique feature to the site that creates a hardship, and the only thing that creates a hardship is the applicant's desire to have a bigger camper.

Fandel called for a vote and the motion failed by a vote of 2-5 (Barkalow, Bright, Fandel, Hultgren and Newman against).

Conditional Use Permit / Reach Up, Inc. on behalf of Johnson Street Investments: Dave Broxmeyer, Senior Planner, explained a request for the approval of a conditional use permit. The applicant, located at 1250 Johnson Rd, is proposing to operate a daycare facility in a C5, Highway Commercial District. Staff is recommending approval.

Barkalow asked about the shape of the property. Broxmeyer stated that the building is located on Tract C, and the green space will be located on Tract D. Any conditional use permit will be recorded against each property. Barkalow asked if they are under the same ownership. Broxmeyer stated the applicant is present to address that question.

Fandel opened the public hearing and invited testimony. The following persons testified:

Linda Maron
Executive Director
Reach Up, Inc

Reach Up is an agency that has provided early head start and head start services for over 40 years. They are currently in need of classroom space. The site has been used for office space only, but there is an opportunity to convert this space into classroom space. The agency serves children and families at 100% of the poverty line and below.

Susanne Barkalow

She asked if Tract C and D are under the same ownership.

Board Member

Duane Schultz Johnson Street Investments He is a managing partner of Johnson Street Investments. Tracts B, C and D are owned by the same company.

Susanne Barkalow She asked if it would be an issue requiring Tract D as part of the conditional use permit.

Duane Schultz There would be no issue.

There being no one else wishing to speak, the public hearing was closed. Ugochukwu made a motion to approve subject to staff recommendations. The motion was seconded by Hultgren and carried unanimously.

Conditional Use Permit / Robert and Christine Inkster: Dave Broxmeyer, Senior Planner, explained a request for the approval of a conditional use permit. The applicant, located at 605 Franklin Ave NE, is proposing to operate a daycare facility in a C5, Highway Commercial District. Staff is recommending approval.

Fandel opened the public hearing and invited testimony. The following persons testified:

Mahamoud Mahamed St. Cloud Area Somali Salvation Organization He is speaking on behalf of the group organizing the daycare center for immigrant children. Many of the parents that have a need for this type of service work morning or night shifts and are single parents. The daycare will serve children with language barriers and parents with cultures that mainstream daycares cannot provide for. He asked for the Board's consideration for the extra special need as the number for this need is growing very quickly, and there are very few agencies that are interested in serving that need.

Susanne Barkalow Board Member She asked what age group will be served in this facility.

Mahamoud Mahamed Six weeks to twelve years.

Tohow Siyad 3700 W St. Germain St He spoke in support of the daycare facility opportunity coming to the St. Cloud area. He is a member of the St. Cloud Economic Development Authority. This will be an opportunity in job creation for the St. Cloud area as there will be 16 employees hired for the daycare to provide this service.

1820 3rd Ave N The facility is important for parents who work and need their kids to have a safe environment that is culturally competent. The importance of daycare for these children is their need to learn social skills and to develop their language skills with a licensed provider. The group that

will be running the daycare is trusted and will be a very good candidate for the kids.

Ismail Ali
423 20th Ave N

He is the Community Coordinator for the District 742 Welcome Center and is on the Somali Elders Council. There are at least four new families that he is introducing to area each week. The Somali students need to learn English. If they do not, they will not pass tests and will not be able to continue their education at the university or technical college level.

Robert Inkster
716 10th Ave S

He is the owner of the property. He stated that he and his wife are honored at the opportunity to be a part of the growth and progress of St. Cloud as a welcoming and diverse community.

There being no one else wishing to speak, the public hearing was closed. Barkalow made a motion to approve subject to staff recommendations. The motion was seconded by Hultgren and carried unanimously.

Conditional Use Permit / Abounding Joy Lutheran Church: Dave Broxmeyer, Senior Planner, explained a request for the approval of a conditional use permit. The applicant, located at 6006 County Rd 120, is proposing to construct a new place of worship. This intent of this property has always been to be developed into some type of place of worship. Typically more information is available as to the site plan; however, the proposed site plan is very vague. Staff is recommending that if the Board is comfortable with a place of worship moving forward, to table the request until there is an improved site plan.

Bright stated it is his understanding that the purchase of the property is contingent upon the approval of the conditional use permit, and he asked if the Board could approve the use at this time. Broxmeyer stated that the first condition of staff's recommendations states that all provisions of the Land Development Code (LDC) must be adhered to. To table the request would indicate to the applicant that the Board is in favor of the request but would like to see additional details. Hultgren commented that the property appears to be a site that will meet the requirements of the LDC. He asked if the Planning Department is confident that they will be able to work with the applicant in the site design. Broxmeyer stated the site is very large, and he does not foresee any design related

issues. He asked that if the Board decides to approve the use, to strike the third recommendation so the applicant is not tied to a specific site plan.

Fandel opened the public hearing and invited testimony. The following persons testified:

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| John Kremer
5912 Prairie Rose Cir | He stated he is in support of the request. He asked about the type of structure being built. |
| Dave Broxmeyer
Senior Planner | There are design standards within the LDC which allow for a wide variety of building materials. |
| John Kremer | He asked if the structure could be built as a steel shed. |
| Dave Broxmeyer | It could be a metal building, but they would be required to use pre-finished architectural panels. |
| John Kremer | He stated that was his only concern. The property was originally his parent's, and this was the purpose that it was sold for. He thinks it would be a great addition as long as the building looks nice. |
| Paul Peterson
Abounding Joy Lutheran
Church | He is the Congregational President. He stated that the building has not yet been designed; however, it will be first class. Abounding Joy is looking forward to building this site. A letter was sent to the neighbors letting them know what is planned, and they have heard several good comments. |

There being no one else wishing to speak, the public hearing was closed. Hultgren made a motion to approve subject to staff recommendations, striking the third recommendation. The motion was seconded by Barkalow and carried unanimously.

Maximum Lot Coverage Variance / Brenda Nitz: Dave Broxmeyer, Senior Planner, explained a request for a variance from Article 8, Section 8.3, Table 8-2, maximum lot coverage. The applicant, located at 3408 3rd St N, is proposing to remove the existing 17' x 23' detached garage from the site and move a nearby 26' x 30' detached garage onto the site. The Land Development Code (LDC) limits the maximum lot coverage to 35% of the lot area in an R1 district. The potential garage would increase the applicant's lot coverage to 37%, requiring a 2% variance. Staff is recommending approval.

Fandel opened the public hearing and invited testimony. The following persons testified:

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| Brenda Nitz
3408 3 rd St N | She is the property owner. The garage taking the place of the old one will be a huge improvement. |
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Susanne Barkalow Board Member	She asked what will be done to improve the exterior of the new garage.
Brenda Nitz	It will be power washed and either painted or stained.
Susanne Barkalow	She commended Ms. Nitz for recycling.
Linda Nitz 3404 3 rd St N	She is the applicants neighbor and mother. There is a single garage on the property now, and the new one is a double garage. It will be a great improvement and is much needed.

There being no one else wishing to speak, the public hearing was closed. Ugochukwu made a motion for approval subject to staff recommendations. The motion was seconded by Bright and carried unanimously.

Other Business: Dave Broxmeyer, Senior Planner, asked the Board members to stay after the meeting to take a picture for the website. He noted that he is working with Matt Glaesman, Planning Director, on coordinating a joint meeting with the Planning Commission and City Council.

Adjournment: There being no further business, the meeting was adjourned at 9:37 p.m.

Chuks Ugochukwu, Secretary