

PLANNING ADVISORY COMMITTEE
MINUTES – April 28, 2015

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on Tuesday, April 28, 2015 at 7:00 p.m.

In attendance: Bob McLaughlin
 David Carlson
 Darin Lamont
 Darren Bishop
 Jean Place
 Marc Gosselin
 Mark Hatfield
 Pierre Rioux, Councillor
 S. Dwight Colbourne, P.Eng, Municipal Planning Officer
 Violet Brown, Secretary

Absent:

1. Call to Order

Bob MacLaughlin called the meeting to order at 7:00 p.m.

2. Approval of the Agenda

MOVED BY: Darin Lamont
SECONDED BY: David Carlson

That the agenda be approved with the addition of an information item reviewing the Council's updated schedule of public hearings for 15 Elliot Road and its zone change application.

CARRIED UNANIMOUSLY

3. Disclosure of Interest on Agenda Items

Bob MacLaughlin noted that he is on the Church Committee that is referenced in item 7.b)

4. Review of Previous Meeting Minutes

MOVED BY: Darren Bishop
SECONDED BY: Jean Place

That the Minutes of the April 14, 2015 PAC meeting be received and filed.

CARRIED UNANIMOUSLY

5. Business Arising from Minutes

<i>Notice of Decision</i>	<i>By-Law Section</i>	<i>Address</i>
Discretionary Use (Windshield Repairs)	By-law #038 Section 14(B)(1)(d)	28 Millennium Drive
Home Occupation (Tutoring)	By-law 038, Section 6.(K)	10 Matthews Drive

MOVED BY: Mark Hatfield

SECONDED BY: Marc Gosselin

That the Notices of Decision be received and filed.

CARRIED UNANIMOUSLY

6. Unfinished Business

None

7. New Business

#	<i>Variance Requested</i>	<i>By-Law Section</i>	<i>Address</i>
a)	Side Yard Setback (attached garage)	By-law 038, Section 8.(E)(1)(b)	4 Chrysler Crescent
b)	Tentative Subdivision Plan; Chris Saunders Elementary School alternate entrance	By-law 035	171-185 Pettingill Road
c)	Sign Variance (additional panel)	By-law 036, Section 13.A.(3)a	174 Millennium Drive
d)	Home Business (Dog Training)	By-law 038, Section 6.(K)	11 Valleyview Drive
e)	Home Business (Dog Grooming)	By-law 038, Section 6.(K)	21 Vincent Road
f)	Rezoning Review for Council (R1 to R2)	By-law 038, Section 4.(G)	351 Hampton Road
g)	Front Line Setback (Dwelling)	By-law 038, Section 8.(E)(1)(b)	175 Vincent Road

a) Side Yard Setback (attached garage) – 4 Chrysler Crescent, PID # 30087902

Mr. Don Currie attended seeking a Side Yard Setback variance for the construction of a seven decimal three (7.3) metre by seven decimal three (7.3) metre (24ft by 24ft) attached garage at 4 Chrysler Crescent – PID 30087902.

As the house is askew to the property line in question the requested variance is for the front corner of the proposed garage only. The setback distance along the remainder of the garage will increase toward the rear of the structure. The original request noted that the front corner of the main dwelling is approximately 8.3 metres (27ft.) from to the property line while the back corner is approximately 10.3 metres (34ft.) from the back corner to the property line. With the snow now gone, new measurements were taken this evening with a PAC member and the house, with the proposed 7.3 metre (24ft) attached garage, will be situated so that the front corner is approximately 2.1 metres (7ft.) from the property line – as such a 0.9 metre (3ft.) variance is required for that portion of the main dwelling instead of the original 2.0

metre. All other setbacks for the main dwelling as a result of the garage addition are within limits.

The existing shed is approximately 1.7 metres (5.5 ft.) from the proposed garage. The separation from house to an accessory building must be equal to the height of shed as per Section 8(G)2(b)(ii) so an additional variance will be required or the design of the attached garage must be altered to accommodate the requirement. Mr. Currie stated he would like to keep the shed at the current location and did not wish to decrease the size of the garage so he requested a 1.6 metre (5.3ft) variance as the shed is 3.3 metres (10' 10") in height.

Mr. Mark Atcheson of 2 Chrysler Crescent spoke about his concerns for potential water contamination from runoff and the fire safety concerns with the proximity of the buildings. It was noted that the garage is the same width as the driveway, so there is approximately 9 metres (30ft) between the buildings which leaves adequate spacing. There is also a significant swale between the two properties which would be sufficient for runoff. It was recognized that the building inspection department is responsible for ensuring proper drainage on all building sites. Mr. Atcheson noted that these concerns were related to potential future owners and with a change of use in the garage. It was stated that the garage is not to be used for business by any owner and any change would require a visit to PAC again.

Mr. Currie was asked if he planned on cutting down any trees in the area and he said no.

Public notification was sent to property owners within 50 metres; no other concerns were received and no persons were in attendance to speak for or against this application.

MOVED BY: Pierre Rioux

SECONDED BY: Jean Place

To grant approval, from Zoning By-law 038, Section 8.(E)(1)(b), for a 0.9 metre (3ft) side yard setback variance, and from Zoning By-law 038, Section 8.(G)(2)(b)(ii), for a 1.6 metre (5.3ft) distance from the main dwelling setback variance, for the construction of 7.3 metre x 7.3 metre (24ft by 24ft) attached garage at 4 Chrysler Crescent with the following conditions:

- 1) The construction must comply with the spatial separation requirements of the National Building Code, current adopted edition;*
- 2) The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition; and*
- 3) The building is not to be used for business purposes or for the keeping of livestock or as a dwelling.*

CARRIED UNANIMOUSLY

Bob McLaughlin stepped down from the PAC Committee at 7:12 p.m.

Mark Hatfield stepped up to the Chair Person role for this agenda item.

**b) Tentative Subdivision Plan – Chris Saunders Elementary School Alternate Entrance
187 Pettingill Road**

Mr. Stephen LeBlanc and Mr. Joey Allaby of the Transportation Infrastructure attended seeking approval on behalf of the Province of New Brunswick Department of Education for the Chris Saunders Memorial Elementary School and Tentative Subdivision Plan for a new

and second access; also known as the Grace Valley Church Inc. and Roman Catholic Bishop of Saint John Subdivision. The Province of New Brunswick is seeking to acquire 952 sq. m of land for this access to be constructed at 187 Pettingill Road adjacent to the Quispamsis Middle School. The 952 sq. m will be through the consolidation of two parcels; 807 sq. m from the Roman Catholic Bishop of Saint John and 145 sq. m from the Grace Valley Church Inc. property. These parcels will be consolidated with Province of New Brunswick (Dept. of Education) property and will be used for access purposes only. A review of the tentative plan was conducted in accordance with the applicable provisions of Zoning By-law 038 and Subdivision By-law 035. As the subdivision is within an Institutional Zone the provisions of Section 21 of Zoning By-law 038 are applicable.

The second access road is necessary to provide for more efficient traffic movement on the Pettingill Road, more efficient access and egress from the schools, as well as to improve the overall traffic flow on the school property. The existing driveways to the Grace Valley Church and St. Marks Catholic Church adjacent to the proposed new school access road will be eliminated and new driveway access will be provided through the school access. This is an overall benefit to vehicle movement and safety in the area.

The new access road will be private and owned by the Province of New Brunswick. As noted there is a new driveway access being provided to both churches to the new access road. The tentative plan does not provide any notes granting Grace Valley Church Inc. or the Roman Catholic Bishop of Saint John right-of-way over the new access road. A note will be required on the final subdivision plan stating right-of-way over the Province of New Brunswick property is granted to both of the churches. Mr. LeBlanc stated that as part of the process, land titles will be done on the properties and all documents will be registered with Service New Brunswick.

To stabilize the land between the new road and the Grace Valley Church, a retaining wall will be constructed. This is an engineered solution to address the reduction in that setback and the excavation of the land and potential impact of the church property. The proposed use of the retaining wall is an acceptable solution to mitigate any potential problems with erosion and protection of the church property.

Prior to Final Plan approvals a 3.0m side yard setback variance will be required for the Grace Valley Church as it will result in the side property line being less than the required 6.0m setback. The remnant parcels will exceed the minimum lot requirements as per Section 21(C) as such no further variances are required.

In addition to creating the new access road, the province is looking to introduce a designated and properly signed school zone. As such notification should be sent to the Kennebecasis Regional Police Force to ensure they are aware of the changes in the area and enforcement can be carried out. As there is a proposed signed school zone, a detail signage plan based on the Transportation Association of Canada (TAC) standards was developed by the consulting engineer and submitted to the Town.

In addition to the construction of the second access road, there will be widening of the Pettingill Road for about a distance of 200 metres in this area and a widening of the existing entrance into the Quispamsis Middle School. However, this widening was not part of the current application and will be reviewed further by the Town.

Notice was sent to residents within 100 metres of property; no concerns were received.

MOVED BY: Marc Gosselin
SECONDED BY: Darin Lamont

To grant the 3.0 metre side yard setback variance and approval to the Grace Valley Church Inc. and Roman Catholic Bishop of Saint John Subdivision tentative plan subject to the following conditions:

- 1. The Final Plan includes Form 14 – Register of Deed for both the Grace Valley Church Inc. property and the Roman Catholic Bishop of Saint John property for use of the Province of New Brunswick property for ingress and egress;*
- 2. Submission of the traffic signage plan to the Town for the School Zone as designed by the consulting engineer and in accordance with the TAC applicable standards;*
- 3. Notification to the Kennebecasis Regional Police Force to ensure they are aware of the changes in the area and enforcement can be carried out;*
- 4. A detailed professional engineered stamped and signed construction drawing of the retaining wall; and*
- 5. Plans to be properly signed by the necessary utilities and owners.*

CARRIED UNANIMOUSLY

Bob McLaughlin stepped back up to Chair Person at 7:21 p.m.

c) Sign Variance (additional panel) – 174 Millennium Drive, PID # 30301956

Ms. Dana Douthwright of Eastern Offroad and OK Tire attended requesting a 2.1m² increase in size of an existing freestanding ground sign for the installation of an additional panel below existing panels at 174 Millennium Drive.

Ms. Douthwright noted that the distance from the bottom of the proposed panel to the road would be seven feet which offers clear vision for vehicles.

The proposed sign would be 0.7m², or 14%, larger than permitted under the Development Scheme for Millennium Drive Bylaw.

It was noted that continued increases over the maximum size permitted under the bylaw could create the impressions to other businesses of a precedent for increases of sign sizes in the area. Notice was sent to residents within 100 metres of property; no concerns received. No one attended to speak for or against this application.

MOVED BY: Darin Lamont
SECONDED BY: David Carlson

To grant approval for a two decimal one square metre (2.1m²) increase in size of an existing freestanding ground sign for the installation of an additional panel below existing panels at 174 Millennium Drive subject to the following terms and conditions:

- 1) The minimum clearance of two (2) metres between grade and the underside of the first panel not be infringed by any construction or landscaping; and*
- 2) The approval is for the supplied drawings and specifications only and any variation shall required PAC approval.*

MOTION CARRIED with six yea, one nay

d) Home Business (Dog Training) – 11 Valleyview Drive, PID # 00057851

Ms. Lindsay Manning attended seeking approval for a Home Occupation – a Dog Training Services – Balanced Leader K9 Services at 11 Valleyview Drive.

The Balanced Leader K9 Services business briefing letter stated the training is both offsite and onsite at 11 Valleyview Drive offering the clients at-home training programs and support, with the goal of training the dog owner in how to train the dog both in obedience and behavior in various settings, while at the same time increasing the bond between dog and the owner. The letter stated that the training includes both on and off leash programs both at the clients home, as well as at 11 Valleyview Drive and an offered K9 Boot Camp program where the dogs are professionally trained by a trainer in her home. Boot Camps were noted as limited to two clients a month for unique situations and/or aggression rehabilitation where the owner is unable to do the actual training.

As Ms. Manning became aware, the offered Boot Camp created a concern for safety for children and other animals in the neighborhood due mostly to the fact that the subject property does not have any fenced in areas for the dogs attending the Boot Camp. With this in mind, Ms. Manning stated that she will no longer offer the Boot Camp program at 11 Valleyview Drive and she has already removed this program information from her website.

The notice was sent to property owners within 100 metres of the proposed business. Concerns were received for the behavioral problem dogs. In attendance were Mr. Brian Garnett of 13 Valleyview Drive and Mr. Colin Cassidy of 10 Valleyview Drive who both spoke about their concerns for the proposed Boot Camp and potential aggressive behavioral dogs in the area. Both gentlemen stated that their concerns were alleviated when Ms. Manning said she would no longer offer the Boot Camp program. It was asked if Ms. Manning decided she would fence the yard later, would she be able to reconsider the Boot Camp program at 11 Valleyview Drive and it was noted that she would have to return to the Planning Advisory Committee for further approval.

Ms. Stephanie French, one of the owners of the subject property, spoke on behalf of Ms. Manning to confirm that she was aware of the business at her home and reiterated the program of having dogs come to the home would no longer be offered.

The business has a home office located in the home at 11 Valleyview Drive which measures 10.8ft x 8.3ft, which complies with the Zoning By-law requirements as it does not exceed the lesser of twenty five (25) percent of the floor area of the dwelling unit or thirty two (32) square meters.

Ms. Manning stated that she will not have any signage at the property other than the wrap-around sign currently on her vehicle.

MOVED BY: Darin Lamont

SECONDED BY: Mark Hatfield

That the Planning Advisory Committee approve the home occupation for the dog-training services of Balanced Leader K9 Services at 11 Valleyview Drive, PID 00057851, subject to the following conditions:

- 1. The program of the dog training services called the Boot Camp program is eliminated and no dogs will be boarded at the subject property;*
- 2. The Animal Control Officer inspects the facility occasionally for Animal Control By-law compliance;*

3. *Any renovations to the inside must be directed to the Building Inspectors before a permit can be issued;*
4. *And the regular home occupation conditions as follows:*
 - a) *The business shall be secondary to the main residential use of the dwelling;*
 - b) *Not more than one person is engaged therein in addition to any permanent resident of the dwelling unit in which it is located;*
 - c) *It is confined to the dwelling unit and no part of it is located in an accessory building or structure;*
 - d) *The floor area of the dwelling unit, which is devoted to it, does not exceed the lesser of twenty-five (25) percent of the floor area of the dwelling unit or thirty-two square meters;*
 - e) *No change, except for a sign, pursuant to the Town's Sign By-law is made in the outside appearance of the building which would indicate that a home occupation is being conducted therein;*
 - f) *No goods or services other than those directly pertaining to the home occupation are supplied or sold therein or therefrom;*
 - g) *No equipment or material used therein is stored other than in dwelling unit; and*
 - h) *Not more than one (1) commercial vehicle used in connection therewith, or not more than one (1) vehicle of any kind bearing a sign in connection therewith is parked on the lot.*

CARRIED UNANIMOUSLY

e) Home Business (Dog Grooming) – 21 Vincent Road, PID # 00244236

Ms. Yvonne Steeves attended seeking approval for a Home Occupation, a Dog Grooming Services operation at 21 Vincent Road, PID # 00244236. Ms. Steeves was the owner of Puddy 'N Pooch Palace (Day Spaw and Pet Resort) and submitted an application to the PAC in 2014 but the application was subsequently withdrawn because of opposition from residential property owners in the area. Ms. Steeves has revised the application and is now seeking approval for a part-time dog grooming business only.

The hours are proposed between 4:30pm and 7:00pm Monday to Friday; Saturdays 10:00am to 4:00pm and those same hours on Sundays and Holidays when her work schedule permits as she now has a full time job outside of the Puddy 'N Pooch.

The dwelling has an in-law suite already on site and minor changes would be required to accommodate the business – that of removing the present kitchen sink to install a raised bathtub and a customer service counter. The applicant has indicated that area for the proposed grooming salon is a total of 19' x 10' = 190 sq ft. The overall square footage of the home is 2755 sq ft. The maximum floor space permitted in accordance with Section 6K(2)(d) is the lesser of 32 sq. m. (344ft) or 25% of floor area of the dwelling unit.

Clients usually drop off their pets an hour apart which would only be one vehicle coming or going at any one given time.

Due to the residential concerns for the previous application which included a full time business with dog boarding, the applicant has offered further information to alleviate these concerns:

- Harsh chemicals such as flea shampoo or pesticides are not used
- Customers' dogs will only be outside during drop off, pick up and potty breaks
- The secondary use of the home for an in-law suite will no longer be used
- The applicant will be residing at this home so it is no longer considered 'non-resident' use of the dwelling; Service New Brunswick has yet to update the mailing address and the applicants' married name as shown on the Rothesay property owned by her. This is being updated.
- There will be no other staff members hired to work at the dog grooming business
- Grooming and pet waste will be composted and containers recycled

Notice was sent to residents within 100 metres of property; the only concern received that was not referenced above was for the Sunday hours of business. The Committee asked Ms. Steeves if she was willing to give up the Sunday hours but she stated that due to her work schedule, she works one evening a week and every other Saturday plus she has a busy schedule with her family and therefore only has a limited number of hours to offer her clients. She also stated that she does not intend to work every Sunday but would like to offer this day as an option to customers.

MOVED BY: Darin Bishop
SECONDED BY: Mark Hatfield

That the Planning Advisory Committee approve the part-time home-based business of dog-grooming at 21 Vincent Road, PID # 00244236 subject to the following conditions:

- 1. A building permit is issued for the renovations to the inside of the home to accommodate the proposed home occupation, and subsequent follow-up inspections are conducted accordingly;*
- 2. Confirmation by the Building Inspection Department the Secondary Use as an in-law suite is no longer occurring;*
- 3. Confirmation that 21 Vincent Road is the primary residence of the applicant;*
- 4. It shall be secondary to the main residential use of the dwelling;*
- 5. Not more than one person is engaged therein in addition to any permanent resident of the dwelling unit in which it is located;*
- 6. It is confined to the dwelling unit and no part of it is located in an accessory building or structure;*
- 7. The floor area of the dwelling unit, which is devoted to it, does not exceed the lesser of twenty five (25) percent of the floor area of the dwelling unit, or thirty two (32) square meters;*
- 8. No change, except for a sign, pursuant to the Town's Sign By-law is made in the outside appearance of the building which would indicate that a home occupation is being conducted therein;*
- 9. No goods or services other than those directly pertaining to the home occupation are supplied or sold therein or therefrom;*
- 10. No equipment or material used therein is stored other than in dwelling unit; and*
- 11. Not more than one (1) commercial vehicle used in connection therewith, or not more than one (1) vehicle of any kind bearing a sign in connection therewith is parked on the lot.*

CARRIED UNANIMOUSLY

**f) Rezoning Review – Single or Two Family Dwelling (R1) to Multiple Residential (R2)
351 Hampton Road, PID # 00253641**

Mr. Gerry Roberts of Kierstead, Quigley and Roberts attended with Mr. Dino Cipolla of 606366 N.B. Ltd., seeking approval on a revised application for the rezoning of approximately five (5) acres of vacant property at 351 Hampton Road, across from the Quispamsis Memorial Arena. The application is requesting a rezoning from Single and Two Family Dwellings (R1) to Multiple Residential (R2) to permit a thirty-six (36) unit Condominium development utilizing multi-storey townhouse and terrace style building styles.

The reduction to thirty-six (36) units from forty-nine (49) will be distributed across the site as a series of smaller scale multi-storey townhouse and terrace style buildings across the parcel with Three (3) – Two (2) Unit Building; Two (2) – Three (3) Unit Buildings; and Six (6) – Four (4) Unit Buildings. This development will be done in phases with the first phase nearer to the Hampton Road.

Mr. Roberts stated that the condominiums are intended for first-time buyers, single families and seniors that wish to stay in the Quispamsis area. The buildings are designed for the sloped site and will be maintained by Mr. Cipolla or his management. With the new acts in place by the government, monies will be set aside for continued and future maintenance.

The concerns from residents in the area for the previous application were all considered in this revised application. Such concerns included the nine unit building on Old Coach Road, the number of buildings, the units per building, the buffer zones and setbacks.

The project proposes small sections of street grades in the order of 10% with the bulk of the street being at an 8% grade. While the street will be private in terms of ownership the project still requires review with respect to our development standards – that being the Subdivision Specifications and Guidelines. Part III Div. A Section 1.2.3(B)(i) states that no street in a subdivision may have a gradient in excess of eight percent (8%), except that the Planning Advisory Committee may in exceptional cases made necessary by the topography of the land in the subdivision, increase the maximum gradient allowable to ten percent (10%). In this case there is short segment of street that proposes a street grade of 10%, as such a variance is required. Furthermore, the Specifications and Guidelines require the installation of a storm sewer system where street grades are greater than six percent (6%), unless otherwise demonstrated by a professional engineer that other measures based on engineering best practices can be employed to mitigate stormwater issues

The property at 351 Hampton Road is encumbered by a 9.1m (30ft) right-of-way along the north side of the property in favour of 90 Old Coach Road. Mr. Roberts reviewed the description of this right-of-way, as stated in the original deed as being “a thirty (30) foot wide lane extending from the Quispamsis Station Road to the rear of lot fifty-four (54)”. Furthermore, the Land Titles Act documented for PID 72462 on 2002-07-31, described the parcel as “Together with: A right of way over a 30' wide lane extending from the Quispamsis Station Road to the rear of Lot 54 as shown on a Deed dated December 15, 1945, registered on February 5, 1946 as Number 99281 in Book 45 at Page 157.” The impacts of this right-of-way and the exact positioning would be directly related to providing proper buffering as well as possible shifting of the buildings by 1.5 metres if it was found to be situated along the entire north side of PID 00253641.

No other persons attended to speak for or against this application.

MOVED BY: Darin Bishop
SECONDED BY: Mark Hatfield

That the Planning Advisory Committee support the revised application for the rezoning of approximately five (5) acres of vacant property at 351 Hampton Road from Single and Two Family Dwellings (R1) to Multiple Residential (R2) to permit a thirty-six (36) unit Condominium development utilizing multi-storey townhouse and terrace style building styles and approve the variance of two (2) percent for the short segment of street that proposes a street grade of ten (10) percent subject to the following condition:

- 1. The 9.1m (30ft) right-of-way along the north side of the property of 90 Old Coach Road is researched and reviewed by the Town's legal department to ensure access of such Right-of-way stops at the rear of the said property plus ensure ingress and egress was not granted to any other property along PID 253641.*

CARRIED UNANIMOUSLY

g) Front Line Setback (Dwelling) – 175 Vincent Road, PID # 30097083

Mr. Murray Thompson attended seeking approval for a 5.856m (20 ft) front yard setback variance for the construction of a Single Family Dwelling at 175 Vincent Road, PID # 30097083. This is a pre-existing undersized lot; minimum lot area requirements for sewer only are 1140 sq.m. An adjoining property, 177 Vincent Road, has the main dwelling located at 11.75m (38.5ft) from the property line; therefore the proposed building location would not be significantly past the buildings in the area.

Given that this portion of the Vincent Road has undergone significant upgrades which include widening of the road and installation of sidewalks, the likelihood of further developments that would require widening of the street right-of-way would be very unlikely

All other setback requirements for the building are within limits.

Notice sent to property owners within 50 metres of property; no concerns received and no persons attended to speak for or against this proposal.

MOVED BY: David Carlson
SECONDED BY: Darin Lamont

That the Planning Advisory Committee approve the 5.856 metre (20 ft) front yard setback variance for the construction of a Single Family Dwelling at 175 Vincent Road, PID # 30097083 subject to the following condition:

- 1. No other encroachments to be allowed within the front yard, ie: porch, deck, etc.*

CARRIED UNANIMOUSLY

8. Information Items

Council Denial of the Proposed Rezoning for 15 Pettingill Road.

Council's Rescheduling of the Proposed Rezoning for 15 Elliot Road.

Mark Hatfield stepped down from the Committee at 8:10 p.m.

Mr. Dwight Colbourne reviewed the application for rezoning of 15 Elliot Road, specifically to make mention of an advertisement that published the dates for Public Hearing and the 1st &

2nd reading of Council that reflected an addition of 900 square feet to the existing building whereas it should have read 2000 square feet. It was noted that the PAC reviewed and supported this rezoning without the notice of the size of the expansion. The PAC approved the rezoning of the lot with one of the conditions stating: "Any setbacks or variances required for the proposed buildings be reviewed independently." The PAC was asked if they wanted a second review of the application or if they were satisfied with the initial review and subsequent approval.

MOVED BY: David Carlson
SECONDED BY: Darin Lamont

That the Planning Advisory Committee accept the previous approval made on March 24, 2015 by the PAC and the Notice of Decision that was received and filed on April 14, 2015 while recognizing that there will be a 2000 square foot extension to be added to the existing building.

CARRIED UNANIMOUSLY

Mark Hatfield stepped back up to the Committee at 8:15 p.m.

9. Adjournment

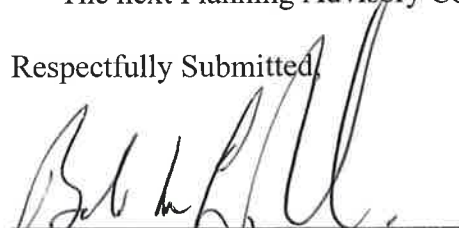
MOVED BY: David Carlson

That the meeting be adjourned.

The Planning Advisory Committee meeting was adjourned at 8:16 p.m.

The next Planning Advisory Committee meeting is scheduled for May 12, 2015.

Respectfully Submitted,


CHAIRMAN
SECRETARY