

**CHISAGO COUNTY
PLANNING COMMISSION
OFFICIAL PROCEEDINGS
September 7, 2023**

The Chisago County Planning Commission met in regular session at 7:00 p.m. on Thursday, September 7, 2023, at the Chisago County Government Center.

Staff Present: Beth Gervais, Land Services Coordinator; Kurt Schneider, Environmental Services Director; and Nikki Garner, Office Support Specialist.

Chair Yeager called the meeting to order and led the assembly in the Pledge of Allegiance. A roll call of Commission members was taken. Commission members present: John Sutcliffe, Dave Whitney, Chip Yeager, Eric Leivian, John Sutcliffe, Jolene Wille, Chris DuBose, and Jim McCarthy (via Teams). Also present: Ex Officio County Commissioner Rick Green. A quorum was established with all members present.

Approval of Agenda – Motion by Chris DuBose to approve the agenda as presented; second by John Sutcliffe. **Motion passed** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, Wille, and McCarthy. Nays: None.

Approval of Minutes – Motion by John Sutcliffe to approve the August 3, 2023 Regular Meeting minutes as presented; second by Eric Leivian. **Motion passed** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, Wille, and McCarthy. Nays: None. **Motion** by Jolene Wille to approve the August 17, 2023 Special Work Session minutes as presented; second by Chris DuBose. **Motion passed** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, Wille, and McCarthy. Nays: None.

Receive all Materials and Submittals into Record - Motion by Chris DuBose to accept all materials and submittals into the record; second by Jolene Wille. **Motion passed** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, Wille, and McCarthy. Nays: None. Materials distributed to the Planning Commission in advance of the meeting for their review included staff reports with attachments. Copies of all correspondence and meeting materials were made available for the public.

Public Hearings – New Applications

JDNH Properties, LLC and Nick Hammond – Coordinator Gervais provided a brief background on the CUP Amendment request, explaining that the property owners wished to expand operations at Flickabirds Resort on property located at 50091 Clover Trail in Nessel Township (PID 06.00520.22). Gervais provided a brief history of the CUP, sharing that the original CUP, granted on August 17, 2005, allowed the operation of a Recreational Campground with 30 permanent sites and an on-premise bar and restaurant. The first Amendment was granted on July 11, 2007 and allowed expansion the campground by adding 20 additional campsites. The second Amendment was granted on May 19, 2010 and allowed a camp store with bait sales. The third Amendment was granted on September 21, 2011 and allowed expansion of the campground by adding 15 additional campsites. The fourth Amendment, granted on September 20, 2017, allowed expansion of the campground by adding 12 additional campsites bringing the total number of allowable campsites to 77.

Gervais provided detail about the subject site and surrounding area and explained that the property owner had applied for a CUP Amendment in order to expand operations at Flickabirds Resort by constructing a 40' x 60' accessory structure with 12' x 60' lean-tos on either side for storage of resort fixtures and modifying the legal description to include recently acquired land. Gervais clarified that the request did not include any additional campsites.

The Technical Review Committee met on August 9, 2023 and did not identify any concerns. The Nessel Town Board considered the request on August 8, 2023 and recommended approval with the condition that the “property owner applied dust control as needed and specifically more than once per year when needed from CSAH 7 to Flickabirds driveway. Coordination and application shall be at the discretion of the township as Road Authority”. Gervais reminded the Planning Commission that the requested Amendment was specific to an accessory structure and legal description and dust control was not within the scope of consideration. The 60-day review period was scheduled to expire on October 2, 2023.

Gervais concluded by offering a recommendation of approval with two conditions in addition to the previously approved 27 conditions, and reviewed options available to the Planning Commission.

Chair Yeager invited the applicant to address the Planning Commission. The applicant was not present.

Chair Yeager opened the public hearing and sought comment.

Mark Ferris of 50065 Clover Trail, Nessel Township shared his concerns related to noise, traffic and dust control from Flickabirds Resort. Ferris added that the proposed structure itself may not increase the number of people on-site but it may make it possible to increase the number of people in attendance at events. Ferris believed that the issue of noise needed to be addressed by the County as well as any other rules that were not being followed.

With no other persons wishing to speak, ***motion*** by John Sutcliffe to close the public hearing; second by Dave Whitney. **Motion passed** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, Wille, and McCarthy. Nays: None.

Chair Yeager asked Planning Commission members for comments.

Motion by John Sutcliffe to adopt Resolution No. PC2023-0901, a resolution of the Planning Commission of Chisago County, Minnesota, recommending approval of an Amendment to a Conditional Use Permit allowing a Commercial Recreation Area use on property located at 50091 Clover Trail in Nessel Township, with Findings of Fact and conditions as presented; second by Eric Leivian. Jim McCarthy questioned if outdoor music was allowed as part of the existing CUP. Chris DuBose responded that outdoor music was allowed per the 2007 Amendment. Chris DuBose shared that he witnessed what appeared to be several park models during the Planning Commission’s September 6, 2023 site visit and expressed concern that this may be a violation of the existing CUP which specifically prohibited park models. Director Schneider suggested that the issue of compliance be dealt with separately from the requested CUP Amendment, adding that staff could investigate and enforce as deemed appropriate. DuBose mentioned that the Nessel Town Board raised the issue of dust control and acknowledged that the CUP already included a condition which addressed dust control. Director Schneider shared that dust control was an ongoing concern due to multiple commercial activities operating on Clover Trail and the County would continue to work with the township, the business owners, and the concerned neighbors. With no further discussion, ***motion passed*** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, Wille, and McCarthy. Nays: None.

Conditions:

1. This Conditional Use Permit (CUP) Amendment supersedes the original CUP granted by the Chisago County Board of Commissioners on August 17, 2005 (original CUP) which granted approval for the operation of a recreational campground and bar / restaurant (recorded as Document No. A-458888) and four subsequent Amendments granted on July 11, 2007, May 19, 2010, September 21, 2011, and September 20, 2017. With this approval, all previously approved conditions are still in effect and the following is allowed:

- a. Expansion of the existing operation through construction of an accessory structure intended for storage purposes; and,
 - b. Modification of the legal description to include recently acquired land.
2. The accessory structure shall be constructed in general conformance (including location, size and materials) with application materials kept on file with the Department of Environmental Services. Any significant deviation, as determined by Chisago County Department of Environmental Services staff, shall require further review by the Planning Commission and approval by the County Board.

Original CUP:

3. Wastewater Treatment System must meet County and State Rules.
4. Reserved wastewater treatment site must be fenced off to prevent disturbance of area by traffic and/or other campground activities.
5. Wells(s) must meet Minnesota Department of Health Standards.
6. Must obtain and maintain a valid recreational camping area, food and beverage license from Minnesota Department of Health.
7. Road construction into and throughout camping ground must meet approval of County and/or Township Engineer.
8. NPDES and SWPP permits must be obtained from Minnesota Pollution Control Agency with plans also submitted and reviewed by SWCD.
9. Impervious surface coverage in each tier must not exceed 25%.
10. Adequate parking spaces must be provided to accommodate all business at the site and must be maintained in a nuisance free manner.
11. The pond shown between the restaurant and the shoreline is actually in the shore impact zone, therefore, this pond must be redesigned so as to have minimal effect in the shore impact zone (i.e., narrower and longer in design) and adequate erosion control must be in place prior to any construction of the pond.
12. Dust control on township road leading up to entrance of campground must be done as needed as determined by the zoning administrator or appointed designee.
13. Bar and restaurant must be discontinued if the recreational camping area is discontinued unless zoning regulations have changed to allow a bar/restaurant as a stand-alone primary use.
14. Docks and boat ramps must meet Minnesota Department of Natural Resources standards.
15. Notification must be made to Chisago County Environmental Services if any changes to the proposed docking and/or boat ramp are made.
16. Any expansion to camping sites and/or bar and restaurant will require an amended Conditional Use Permit.
17. Site must be available for inspection by County staff during operating hours.
18. Campground rules must be posted on site.

Amendment (1) to expand with 20 additional campsites with two conditions:

19. Flickabirds may expand their campground by 20 more sites to a total of 50.
20. Flickabirds may hold outdoor events such as live music and fireworks provided that all required County approvals are obtained.

Amendment (2) to allow a camp store with bait sales with five conditions:

21. This CUP Amendment allows conversion of one half of the recently added storage space (14' x 28') to serve as a small camp-store offering basic groceries, sundries, and live bait for sale to the campers in residence.
22. This small retail expansion must be subordinate and accessory to the campground and will not be considered a principal conditional use in its own right.

23. If the campground ceases operation through voluntary withdrawal, revocation, or other legal means, the camp store must also cease to operate, as it is clearly incidental to the principal use of the campground and is otherwise not an allowed use in the Zoning District.
24. The camp store cannot be advertised to the general public as a retail store.
25. Other than within the campground itself, no advertising signage will be permitted for this retail use.

Amendment (3) to expand with 15 additional campsites (total of 65) with one condition and one suggestion:

26. The septic system must be evaluated for capacity and performance and found to be in compliance.

****It is suggested, but not required that the Mells offer a “goodwill gesture” on the matter of dust control.****

Amendment (4) to expand with 12 additional campsites (total of 77) with three conditions:

27. The permittee shall submit required annual monitoring reports on the main septic system in order to maintain the compliant status of the system and the RV park.
28. The permittee shall submit completed engineering on the recalculated retention pond prior to beginning construction on the new sites.
29. The permittee shall ensure that all RVs housed and stored in the park remain licensed as recreational vehicles and are transportable; park model cottages shall be prohibited.

Janine and Allen Schifsky – Coordinator Gervais provided a brief background for Janine & Allen Schifsky’s requested Conditional Use Permit (CUP) for Rural Retail Tourism on property located at 16559 373rd Street in Amador Township (PID 01.00153.55). Gervais provided detail about the subject site and surrounding area and shared that the property owners were proposing such Rural Retail Tourism activities as mentoring / tutoring sessions, coaching services, sale of locally produced goods and agricultural products, tours, and photo sessions, with activity taking place both within existing structures as well as outdoors. The business would be known as Wild Country Acres, LLC. The property owners intended to operate the facility year-round with an anticipated three to seven events scheduled each month. The event schedule would vary depending on demand and personal schedules. The facility was proposed to be open Monday – Friday 9:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm, and Sunday 12:00 – 3:00 pm. Events could be as short as one to two hours or as long as eight hours or longer, depending on subject matter and event type / focus. The Schifsky’s were anticipating 1-80 people in attendance for each event, with at least one of the business owners or staff members present during business hours. The written narrative explained that most visitors would be dropped off or arrive in groups being that events were family focused. There were approximately 16 - 9’ x 18’ parking spaces available on the driveway, with additional / overflow parking available in the front pasture. The property owners were proposing mandatory quiet hours from 9:00 pm to 7:00 am and suggested that they may utilize sound amplification on a rare basis for larger groups. The Events were proposed both indoors and outdoors. When indoors, events could take place within the living room, kitchen, dining room, or basement. When outdoors, events could take place on the front porch or in the backyard, pole barn, garden, front yard, woods, or pasture. Visitors would not be allowed to bring pets to the site. Gervais noted that the application materials mentioned that there may be staff members in addition to the business owners but there was no specific detail about the number of proposed staff members.

The Technical Review Committee met on August 9, 2023. The Building Official spoke about occupancy ratings for the existing pole building and the Sanitarian spoke about the proposed use of the existing septic system / bathrooms within the dwelling for Rural Retail Tourism activities, recommending that the existing septic system / bathrooms within the dwelling not be allowed for Rural Retail Tourism activities and that the property owners instead utilize porta potties. The Amador Town Board considered the request on August 15, 2023 and recommended approval with notations of “Parking, access for emergency vehicles, less number of occupants on

site". Staff interpreted this to mean that the CUP was recommended for approval with the conditions that sufficient on-site parking be provided for customers / visitors and sufficient access be provided for emergency vehicles. The 60-day review period was scheduled to expire on October 2, 2023.

Gervais concluded by offering a recommendation of approval with 17 conditions, and reviewed options available to the Planning Commission.

Chair Yeager invited the applicants to address the Planning Commission. Janine & Allen Schifsky stepped forward and addressed the Commission. J. Schifsky thanked the Commission for their consideration of the request and offered additional information about the proposed Rural Retail Tourism use. Wild Country Acres, LLC was an educational farm with a focus on providing mentoring / tutoring, information, and consulting services, that would be delivered with a multitude of methods including in-person and virtually. Wild Country Acres' ideal customers were families with children that desired to have a passion for education, general life skills, gardening, raising animals, growing and preserving food, or a desire to live simply. Three to 7 events would be held monthly, with 1-80 people in attendance per event. Wild Country Acres desired to fill a gap in the local community with resources, encouragement and accessibility to families and individuals who wished to be more involved with their children's home education or learn about valuable skills that involved family farm and homestead. J. Schifsky provided the Commission with sample event schedules.

Eric Leivian noted that the proposed mandatory quiet hours did not align with the proposed hours of operation and sought clarification. J. Schifsky responded that the quiet hours would supersede the hours of operation and further clarified that events would be structured and she had no interest in opening the site up as a wedding venue or other similar use. Leivian inquired about the use of sound amplification. J. Schifsky responded that it would only be used during events with large numbers of participants and she did not believe it would happen often.

Chair Yeager opened the public hearing and sought comment.

Julie and Lance Gebauer of 16334 373rd Street, Amador Township voiced concerns about sales, signage, and the impact of traffic on Highway 95, Quinlan Avenue and 373rd Street.

With no other persons wishing to speak, **motion** by John Sutcliffe to close the public hearing; second by Dave Whitney. **Motion passed** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, Wille, and McCarthy. Nays: None.

Chair Yeager asked Planning Commission members for comments.

Dave Whitney questioned the types of products being sold and if they were currently being sold. J. Schifsky responded that nothing was currently being sold and that items would be sold to people who were already onsite for events. J. Schifsky added that she had obtained a cottage food license through the State of Minnesota. Whitney also questioned how the butchering of livestock and wild game would be demonstrated. J. Schifsky explained that they would use their own facilities and materials and demonstrations would take place outside with instruction on how to provide meat for individuals and families. Chris DuBose noted that he was concerned about parking and acknowledged that the proposal included overflow parking in a pasture area. DuBose also acknowledged the Gebauer's concerns about traffic and noted, based on J. Schifsky's comments, that most visitors would ride-share.

J. Schifsky inquired about the recommended condition limiting the number of employees to two and asked if there could be some flexibility. In response, Jolene Wille inquired about the Schifsky's desired ratio of children

to staff / volunteers. J. Schifsky stated that she would like the ratio to be roughly one staff / volunteer to 10 children. Commission members and the applicants discussed this issue in greater detail, with the applicants offering that four staff members would meet their needs.

Motion by Chris DuBose to amend staff's recommended condition no. 7 to allow a maximum of four employees rather than two; second by Jolene Wille. **Motion passed** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, McCarthy and Wille. Nays: None.

Jim McCarthy expressed his concern over the proposed number of customers / visitors being 80 but shared that he felt more comfortable knowing that there would only be a maximum of seven events per month. The Commission members and applicants had a lengthy discussion about issues relating to number of customers / visitors and the use of bathroom facilities within the dwelling versus the use of porta potties.

Motion by Eric Leivian to amend staff's recommended condition no. 6 to allow no more than 60 customers / visitors at any given time rather than 80; second by Dave Whitney. **Motion passed** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, McCarthy and Wille. Nays: None.

Motion by Eric Leivian to amend staff's recommended condition no. 5 to require quiet hours from 8:00 pm to 7:00 am rather than 9:00 pm to 7:00 am; second by Dave Whitney. **Motion passed** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, McCarthy and Wille. Nays: None.

Motion by Chris DuBose to approve Resolution No. PC2023-0902, a resolution of the Planning Commission of Chisago County, Minnesota, recommending approval of a Conditional Use Permit allowing Rural Retail Tourism on property located at 16559 373rd Street in Amador Township, with Findings of Fact as presented and conditions as amended; second by Jolene Wille. **Motion passed** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, McCarthy and Wille. Nays: None.

Conditions:

1. This Conditional Use Permit for Rural Retail Tourism allows for the operation of a gathering venue with events focused on homesteading and mentoring / tutoring sessions. Events and activities may include mentoring / tutoring sessions, coaching services, sale of locally produced goods and agricultural products, tours, photo sessions, and other types of events and activities specifically described in the application materials dated received July 31, 2023 and kept on file with the Department of Environmental Services and in accordance with the conditions contained herein. Any significant deviation or expansion, as determined by Chisago County Department of Environmental Services staff, shall require further review by the Planning Commission and approval by the County Board of Commissioners.
2. Activities may take place within existing structures, including the dwelling and pole building located immediately north of the dwelling, as well as outdoors. Use of the existing structures for Rural Retail Tourism purposes is conditioned on the structures being compliant with the State Building Code and subject to occupancy limits as established by the State Building Code.
3. The existing pole building located immediately north of the dwelling is rated for a maximum occupancy of 36 people being that it does not have a sprinkler system. The permit holder shall adhere to State Building Code occupancy limits and not allow more than 36 people within the structure at any given time.
4. This Conditional Use Permit allows use of the property for Rural Retail Tourism purposes seven days a week year-round and subject to the following hours of operation. Rural Retail Tourism activities may not occur earlier or later than the listed hours of operation.
 - Monday – Friday – 9:00 am to 7:00 pm
 - Saturday – 9:00 am to 5:00 pm
 - Sunday – 12:00 pm to 3:00 pm
5. The permit holder shall implement mandatory daily quiet hours of ~~8:00 pm~~ 9:00 pm to 7:00 am.

6. The maximum number of customers / visitors at any given time shall be no more than ~~80~~ 60.
7. The maximum number of employees – in addition to the permit holder – on-site at any given time is ~~two (2)~~ four (4). This condition is not intended to prohibit the permit holder from having more than ~~two (2)~~ four (4) employees but, rather, to limit the number of employees on-site.
8. The maximum number of organized events each month shall be seven (7).
9. Aside from service animals, pre-approved special guests, and pets / animals belonging to the permit holder, no additional pets / animals shall be allowed on the property.
10. Noise generated from the approved Rural Retail Tourism use shall be subject to the Chisago County noise standards. No undue or objectionable noise resulting from said uses shall be transmitted beyond the subject site's property boundaries.
11. There shall be no outdoor amplified music at any time.
12. The permit holder shall accommodate all customer / visitor parking on-site. No customer / visitor parking shall be allowed on 373rd Street or Quinlan Avenue.
13. The permit holder shall ensure adequate year-round access and parking for emergency vehicles on-site, including space to maneuver/turn vehicles. If emergency vehicles are damaged due to lack of maneuverable space and/or adequate driveway width/height, the permit holder will be held responsible for emergency vehicle repairs pursuant to the adopted policies and directions of Amador Township and/or the Almelund Fire Chief / Department.
14. Any signage shall be installed in accordance with the Chisago County Zoning Ordinance.
15. The permit holder shall provide porta potties for customer / visitor use. No Rural Retail Tourism activities shall utilize bathroom facilities within the dwelling unless specifically authorized by the Department of Environmental Services.
16. The property and uses thereon are subject to all applicable local and State codes, including Zoning, Building and Septic Codes.
17. Annual certification of the Conditional Use Permit is required. The permit holder shall notify the County annually that the activity permitted by the Conditional Use Permit is ongoing and the activities being conducted continue to adhere to the conditions of approval. Failure to maintain certification may be a basis to revoke the Conditional Use Permit. The property shall be made open and available for regular inspection at any time during reasonable hours by the Chisago County Department of Environmental Services and/or any duly authorized law enforcement agency.

Kelly Hokanson – Coordinator Gervais provided a brief background on Kelly Hokanson's request for the Preliminary Plat of Hokanson View, explaining that the subject site was located on 460th Street in Sunrise Township (PID 09.00523.10). Gervais provided detail about the subject site and surrounding area and explained that the proposed plat included the creation of one 8-acre parcel from the 198-acre tract of land. Gervais commented that the proposed parcel met and exceeded the County's minimum dimensional requirements for the AG District. Gervais noted that the plat drawing included a 66' wide "future ingress & egress easement" adjacent to the western property boundary which staff assumed was intended to accommodate future development of land to the north.

The Technical Review Committee met on August 9, 2023 and no concerns were identified. The Sunrise Town Board reviewed the request on August 17, 2023 and recommended approval with no conditions. The ordinance prescribed 120-day review period was scheduled to expire on December 2, 2023.

Gervais concluded by offering a recommendation of approval with three conditions, and reviewed options available to the Planning Commission.

Chair Yeager invited the applicant to address the Planning Commission. Property owner Kelly Hokanson and Land Surveyor Kelly Jordan were present and addressed the Planning Commission. Jordan commented that he was made aware immediately prior to the start of the meeting that, in order for the proposed parcel to qualify

for Green Acres status / agricultural tax classification, the parcel would need to be increased from eight acres to 11 acres. Jordan inquired if it would be possible to amend the request and, if so, if the request would need to be tabled to allow time to revise the Preliminary Plat drawing. Commission members and Jordan briefly discussed how the property boundaries would be amended to increase the size of the proposed parcel.

Chair Yeager opened the public hearing and sought comment.

Maureen Puziewicz of 9955 468th Street, Sunrise Township inquired about and expressed concern with possible future development of the balance of Hokanson's land. Hokanson responded to the Commission explaining that the proposed 66' easement was intended to provide him access to the balance of his land.

With no other persons wishing to speak, ***motion*** by Chris DuBose to close the public hearing; second by John Sutcliffe. **Motion passed** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, McCarthy and Wille. Nays: None.

Acknowledging Puziewicz' concern about future development, Chris DuBose offered that any future platting would require a public hearing and concerns could be addressed at that time. DuBose inquired if staff had any concerns with the proposed amendment to increase the size of the proposed parcel. Gervais responded that staff did not have any concerns so long as it was added as a condition of approval, adding that she did not believe the request would need to be tabled.

Motion by Chris DuBose to amend staff's recommended conditions of approval to include a condition allowing the proposed parcel to increase in size in order to make it eligible for Green Acres status / agricultural tax classification per staff approval; second by Jolene Wille. **Motion passed** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, McCarthy and Wille. Nays: None.

Motion by John Sutcliffe to approve Resolution No. PC2023-0903, a resolution of the Planning Commission of Chisago County, Minnesota, recommending approval of the Preliminary Plat of Hokanson View, with conditions as amended; second by Dave Whitney. **Motion passed** 7-0. Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, McCarthy and Wille. Nays: None.

Conditions:

1. The Preliminary Plat of Hokanson View is approved per plat drawing dated signed July 31, 2023 and amended on August 3, 2023. Any significant deviation from the approved plat drawing, except as noted herein and as determined by the Department of Environmental Services, shall require further review by the Planning Commission and approval by the County Board.
2. Based on the applicant's desire to increase the size of the proposed parcel in a manner which would allow for the proposed parcel to be eligible for an agricultural tax classification, the Planning Commission authorizes expansion of the parcel accordingly and upon staff review and approval.
3. The applicant shall obtain all necessary and applicable permits from Federal, State, and County jurisdictions for any wetland impacts prior to commencement of development.
4. The applicant shall submit request for Final Plat within one year following approval of the Preliminary Plat unless an extension of time is requested by the applicant and granted by the County Board upon recommendation of the Planning Commission.

Public Hearings – Continued Hearings – None

Old Business – None

New Business – None

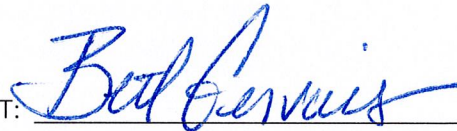
Communications and Reports – County Board Liaison Greene commented that the County’s preliminary 2024 budget was down to a 3.34% increase over 2023, with budget efforts continuing. Greene shared that he received an email from a Franconia Township resident who was approached about leasing their land for solar battery storage, with Greene suggesting that the use be discussed at an upcoming work session. Greene also suggested that the Commission discuss the planting of trees on or adjacent to property boundaries at an upcoming work session, suggesting that there should be a setback for trees.

Miscellaneous – None

Adjourn Meeting – Motion by Jolene Wille to adjourn the meeting; second by Eric Leivian. **Motion passed 7-0.** Ayes: DuBose, Whitney, Yeager, Leivian, Sutcliffe, McCarthy and Wille. Nays: None. The meeting was adjourned at 8:10 p.m.



Chip Yeager
Chair



ATTEST: _____

Beth Gervais
Land Services Coordinator