

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
JULY 2, 2024

CALL TO ORDER

Vice-Chair Niemiec called the meeting of the Planning and Zoning Commission to order on Tuesday, July 2, 2024 at 6:30 p.m.

MEMBERS PRESENT: Vice-Chair Niemiec, Member Bain, Member Grube, and Member Guerrero

MEMBERS ABSENT: Chair Krzyminski, Members Colby and Norton

ALSO PRESENT: Development Services Director Henschel, Planning Manager Kruse, Senior Planner McGruder, City Attorney Brandt, and Planning Coordinator Heard

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the June 4, 2024 minutes of the Planning and Zoning Commission meeting made by Commissioner Grube, seconded by Commissioner Guerrero. Motion passed 4-0 with Chair Krzyminski, Commissioners Colby and Norton absent.

REPORTS FROM THE COMMISSION

Commissioner Bain wished everyone a happy Independence Day and announced the date and time of the Red, White, and Boom! festivities at Waterfront Park.

Vice-Chair Niemiec also announced the upcoming Independence Day festivities.

(Heard out of Agenda Order)

Item 2 – Resolution No. 2024-021R US Highway 27 Self-Storage & Car Wash Conditional Use Permit (CUP)

Planning Manager Kruse announced this item has been requested to be tabled to the next Planning and Zoning Commission meeting scheduled for August 6, 2024.

MOTION TO TABLE Resolution No. 2024-021R US Highway 27 Self-Storage & Car Wash Conditional Use Permit (CUP) to the August 6, 2024 Planning and Zoning Commission meeting: Moved by Commissioner Grube; Seconded by Commissioner Bain. Motion passed 4-0 with Chair Krzyminski, Commissioners Colby and Norton absent.

Item 7 – Resolution No. 2024-013R The River Church Conditional Use Permit (CUP)

Planning Manager Kruse announced the applicant has withdrawn this item.

NEW BUSINESS

Item 1 – Resolution No. 2024-018R Clermont West South Phase 2 Conditional Use Permit

Planning Manager Kruse presented as follows:

The applicant, Clermont West Investors, LLC, is requesting to develop the southern portion of a C-2 General Commercial zoned parcel fronting on Hooks Street, located south of Portillo's, between Dick's Sporting Goods and Ford of Clermont. The property is approximately 10 +/- acres in size.

The applicant is proposing two (2) hotels in the interior portion of the property, up to five-stories in height, with a maximum square footage of 70,000 square feet each. The southernmost portion of the property will consist of a three-story, 115,000 square foot residential storage warehouse and a 12,500 square foot daycare facility. Access to the site will be from the existing driveway access point on Hooks Street, serving the Ford of Clermont and this development. In addition, the site will be accessed from the existing SR 50 entrance and the Sandy Grove access point to the east. The secondary access point on Hooks Street towards the stormwater pond has not been granted by Lake County.

Since three of the buildings will occupy more than 20,000 square feet of total floor space within the project, a conditional use permit (CUP) will be necessary under the C-2 General Commercial zoning district. In addition, the self-storage use requires a conditional use permit as well. Since the site is greater than 10 acres and shared parking has been requested, this also needs to be approved through the CUP.

The two hotels will include up to 250 rooms collectively with no documented amenities. The parking between the hotels will be shared. The required parking for the combined hotel sites is 260 spaces. The applicant has indicated 254 standard spaces and 10 handicap spaces have been designated for the hotel use. The proposed daycare is required to have 50 parking spaces. The applicant has indicated 42 spaces will be adjacent to the daycare building with shared parking available at the self-storage facility or hotel area. While the applicant has provided the minimum overall parking, staff is concerned with providing safe, accessible parking near each use and pedestrian movement between the uses.

The applicant has requested six special conditions to the Land Development Code as part of this project and to be included within the CUP. The applicant is requesting the following special conditions to be included: (1) to allow zero (0) foot internal landscape buffers between internal lot lines, (2) to allow a maximum grading within the perimeter landscape buffers up to 25% slope, (3) to allow a front yard setback of 10 feet for hotel parcels (facing SR 50), (4) to allow side yard setbacks of 10 feet for internal lot lines, (5) to allow maximum building height up to 65 feet, and (6) to allow more than 10 parking spaces, but no more than 12 spaces without a landscape island. The northern portion of the site that has already developed has received variances for 25% grade within the landscape buffer and 10 foot front yard setback from the FDOT pond at SR 50. The permission to allow more than 10 parking spaces, but no more than 12 spaces without a landscape island is something that can be considered in designing a site with several hundred parking spaces.

With the massing and height of the hotel buildings and self-storage warehouse, staff is not in support of having any landscape buffers within the project between internal lot lines and allowing side yard setbacks of 10 feet from internal lot lines. The landscaping will break up the impervious area and large areas of pavement and provide some softening of the hardscape of the buildings. The requested maximum building height of 65 feet is also difficult to justify since the elevation for the hotel has been a 4-story elevation. A review of the buildings in the area indicate that the existing buildings are well under the 55 foot maximum allowed by the C-2 General Commercial zoning designation.

Staff has reviewed the CUP application in accordance to Sec. 101-212 of the Land Development Code. While the project doesn't appear to be in conflict with the Comprehensive Plan with the conceptual site plan, it does appear that the intensity and character of the development is not in conformance with the City's Land Development Code. The applicant is requesting six special conditions to be considered, in which majority of these conditions are based upon intensity related items in the development plan in order to request the proposal. Some of these items, such as the proposed shared parking causes concern for employees, customers and guests, especially with no internal sidewalks shown to allow the movement of pedestrian safety. A less intense development proposal would alleviate the necessity for some of the requested special conditions. In addition, with the second access point on Hooks Street not granted by Lake County, the entire layout of the site can potentially change. The submitted traffic study has indicated the developer will be required to install a westbound right turn lane off of Hooks Street at the current access point and lengthen the eastbound left turn lane. The proposal of the self-storage warehouse at this location with the other uses may not be the most compatible use within the development at this site. The City has other pending applications under review for self-storage warehouses that may be more conducive of the location and site planning. Staff recommends denial of Resolution 2024-018R.

Ryan Phelps, *Equinox Development, 12026 Windstone Street, Winter Garden*, introduced himself and Cory Sitler, and stated Cory has a presentation, and then they will follow up with any questions and/or concerns.

Cory Sitler, P.E., *Applicant, Kimley-Horn & Associates*, presented this proposed project and explained the current establishments being built on the northern portion, Phase 1. This proposed project, Phase 2, includes two hotels, a daycare, and an indoor self-storage facility. He explained this phase will maintain the existing access points and driveway connection with Phase 1; and further, stated they had a very positive meeting with Lake County today, and it seems they may be able to utilize the current access point off of Hooks Street. He stated they are proposing a four or five-story hotel to be situated on the northern portion of the site, and the self-storage and daycare to be on the southern portion of the site adjacent to Hooks Street.

Ryan Phelps summarized that the restaurants in Phase 1 are welcoming the hotels by stating they are a good thing for their businesses. He further detailed the positive meeting with Lake County where they have come into a verbal agreement of what the County is looking for and how to address the issues. He thanked the Board, and stated he is present to answer any questions.

The floor was opened for public comments. With no speakers present, the floor was closed.

Commissioner Bain asked for clarification from staff about whether the access point on Hooks Street was denied or if it was just not granted yet. **Planning Manager Kruse** explained he was on the call with Lake County, and the County believes the current access point is too close to the adjacent parcel to the east (Dick's Sporting Goods); however, the County will entertain a right in/right out turn lane only or an access point further to the west. **Commissioner Bain** asked the applicant what their rationale is for placing a daycare in this vicinity next to a car dealership, hotels, a storage facility and restaurants, because he feels the daycare does not belong. He further stated his concerns with regard to pedestrian walkways, and he suggested walkways be placed from the hotels to the restaurants. **Ryan Phelps** stated the daycare approached them, because their research demonstrated a current need for this use in this general area. He explained the self-storage is a low traffic generator that is proposed to go in front of the daycare where their proposed drop off/pick up is located. He further stated the hotels are proposed to be placed on the northern portion of the site specifically to be close to the restaurants for guests to walk from the hotels to the restaurants, and increasing pedestrian walkability is part of the overall plan.

Commissioner Grube said he has a bunch of issues with this concept. He stated his concerns with walkability, green space, marginal parking, and the height of the hotels. He said maybe they should consider attempting to meet the City's codes first instead of asking for six special conditions. He commented that he also believes the daycare does not fit well, and stated he will not be approving this project.

Commissioner Guerrero stated this project is good, but it is lacking some things. He explained some of his concerns with the walkability, access, traffic flow and the daycare. He likes the hotels and self-storage, but stated he feels it does not overall look safe. He advised they address the City's concerns.

Jonathan Martin, Kimley-Horn & Associates, asked if he could address the board. He explained they currently have a pedestrian corridor with a goal of having the pedestrians travel west then north towards the restaurants. He clarified to the west of the daycare the car dealership has a tall retaining wall, which gives the daycare a peaceful, shaded and private backdrop for the children to play outside. He stated he was also on the call with the County and is confident the access issue will be worked out prior to the city council meeting. He thanked the board for their feedback so they can refine the site.

Cory Sitler addressed the elevation differences on the site and explained how this site was once a sand mining quarry. He explained the differences in elevation reduces the ability to develop on this site, which impacts their abilities to expand the footprints of the hotels to meet the four-story requirement. The reasoning behind the condition requesting the five-story hotels is to make it marketable to different users.

Vice-Chair Niemiec asked staff how many hotels within the city limits are over 55 feet. **Planning Manager Kruse** stated he does not believe there are any over 55 feet. **Vice-Chair Niemiec** asked the applicant whether they are willing to compromise on the height of the hotels. **Cory Sitler** explained that would depend on what parking requirements the other users on site need, because the parking is taking up the footprint.

Commissioner Bain asked staff for clarification on the parking spaces and the daycare within the resolution. He further stated he is not comfortable approving this project.

MOTION TO RECOMMEND DENIAL of Resolution No. 2024-018R Clermont West South Phase 2 Conditional Use Permit (CUP); Moved by Commissioner Bain. Seconded by Commissioner Grube. Motion passed 4-0 with Chair Krzyminski and Commissioners Colby and Norton absent.

Item 3 – Resolution No. 2024-022R Potter’s Academy Conditional Use Permit (CUP)

Senior Planner McGruder presented as follows:

The applicant is requesting a Conditional Use Permit to allow for a private school in the R-2 Medium Density Residential zoning district. The Land Development Code, Section 125-193, the private school will be located at the Brookside Church facility which is allowed with a Conditional Use Permit. The subject property is located at 100 Minnehaha Avenue. The school operation will be located in the existing ground floor classrooms of the church building. The Potter’s Academy is a brand new micro-school for high school students with disabilities. The Brookside Church facility, which operates under Conditional Use Permit Resolution 242, was approved on October 22, 1974. The private school maximum enrollment shall not exceed 15 students for the facility. The age range will be from 8th through 12th grade. The school is specifically for students with intellectual and developmental disabilities. The applicant indicates the mission of the academy is to tailor the learning process unique to each student’s abilities through self-learning and career preparatory experiences.

The applicant has indicated that the school will be operated similar to the traditional public school calendar and hours of operation, closed on the weekends and observed holidays and breaks. The students will be transported by their parents and utilize the existing church driveway that wraps around the building and is long enough to accommodate the anticipated vehicle stacking during drop-off and pickup times at the end of the day. The school hours of operation will be from 8:15 am to 3:15 pm. The academy will operate on a calendar which is consistent with the Lake County Public Schools. Future, after school options will be available until 6 pm. The applicant will be required to obtain all local, state, and federal permits relating to the private school.

Staff has reviewed the application and finds that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit to allow for a private school facility in the R-2 Medium Density Residential zoning district with the conditions contained in Resolution No. 2024-022R.

Ashley Plate, *Applicant, 10401 Reagan’s Run Drive*, thanked the commission and shared the heart and mission of the micro school to provide academic and life skills for children with disabilities.

The floor was opened for public comments.

Sharon Price, *1520 Druid Isle Road, Maitland*, stated she owns a property directly behind the church on Sunny Side Drive. She stated her concerns regarding a steep incline between her

property and the church, and she is worried about parked cars falling on the steep incline and running into her house as one had done in the past.

With no further speakers present, the floor was closed.

Commissioner Guerrero asked staff about the safety of the driveway, and stated there is a big need for this type of school and hopes there are more to come. **Planning Manager Kruse** stated the church has been functioning since 2004 with the same driveway.

Commissioner Grube stated he loves the project, and it is very much needed.

Commissioner Bain asked the applicant what the total number of students and staff are projected to be and whether they are expecting students with physical disabilities; and if so, how do they anticipate accommodating that. **Ashley Plate** stated they project the total number not to exceed 20 people, which is a one to five teacher/student ratio. She further explained the existing building is ADA compliant, and the drop off/pick-up area is wheelchair accessible.

Vice-Chair Niemiec stated he loves the project, but is concerned about the safety factor and asked staff about the current elevations. Staff explained and displayed the current site elevations.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-022R Potter's Academy Conditional Use Permit (CUP): Moved by Commissioner Grube. Seconded by Commissioner Guerrero. Motion passed 4-0 with Chair Krzyminski and Commissioners Colby and Norton absent.

Item 4 – Resolution No. 2024-023R 300 E. Highway 50 Food Trucks Conditional Use Permit

Planning Manager Kruse presented as follows:

This request is being presented due to the fact the City does not currently have any rules or regulations that allow the placement and operation of food trucks within the City of Clermont outside the issuance of a special event permit. The last food truck proposal was before City Council on February 13, 2024 through the consideration of a Conditional Use Permit application. The case was presented and City Council denied the request. During public comment, Mr. Harvey Rosenberg, spoke at the meeting in support of the food truck CUP. At that time, Mr. Rosenberg had several food trucks operating within his property at 300 E. Highway 50 without a Conditional Use Permit in place. Code Enforcement cited Mr. Rosenberg for operating food trucks without an approved CUP. Mr. Rosenberg has since applied for a Conditional Use Permit to keep the three food trucks in operation at 300 E. Highway 50.

The applicant, Harvey Rosenberg, is requesting a Conditional Use Permit for up to three food trucks to be placed as a permanent use within an existing fenced area on the west end of the property at 300 E. Highway 50. The property currently has a future land use of Office along with split zoning of R-2 Medium Density Residential and C-2 General Commercial zoning. The applicant has provided a conceptual site sketch showing the area of the food trucks, picnic tables, and gathering area, and has provided a description of use that outlines the intended practices of the food truck area.

In reviewing an application for a Conditional Use Permit Section 101-212 (c) of the Land Development Code is consulted. This section of the code specifically looks at four items for review: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

A review of the application and supporting material indicates that staff is unable to support the applicant's request. First and foremost, the property has a future land use designation of Office. Under the Comprehensive Plan, the Office Land Use Category is described in Objective 1.8: Office Land Use Category. "The office category is established to provide for office uses in areas that transition to residential neighborhoods. Uses allowed in addition to offices are supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations." The proposed food truck use is considered retail and not office. Granting the Conditional Use Permit would be in conflict with the City's Comprehensive Plan. Even though the applicant's property is zoned C-2 General Commercial, the underlying land use does not allow this type of use.

Harvey Rosenberg, Applicant, 300 E. Highway 50, stated various reasons why he disagrees with the City. He made some corrections stating the building is 2,800 square feet with two bathrooms. He explained nine food trucks have come and gone over the past eight months since the food trucks have been utilizing the property with the majority of their business coming from third-party providers such as Grubhub, Uber Eats, and DoorDash. He emphasized the food trucks receive very minimal walk-up customers. He listed three food trucks currently operating in the city, which he stated sets a precedence. He concluded with stating that he has already demonstrated that food trucks on this parcel are not a problem, that he is flexible, and that as the owner of the property he has rights; and further, he said the City should not restrict his permit just because they do not know what to do with food trucks.

The floor was opened for public comments. With no speakers present, the floor was closed.

Commissioner Guerrero stated this started with storing of trailers to selling from trailers. **Harvey Rosenberg** explained the business of a food truck, and asked for the City to work with him to work out any issues. **Commissioner Guerrero** stated he is supportive of food trucks and would like to see them here, but they need to meet city code.

Commissioner Grube stated he does not know where he stands. He explained he does not have a problem with the storage of trucks or even the third-party vendors picking up food; however, he stated patrons visiting the site may be another issue. He asked staff to name a few similarly-situated CUPs. **Planning Manager Kruse** named a few similarly-situated CUPs.

Commissioner Bain asked if the restrooms are operable at the time the food trucks are in operation and encouraged him to add ADA parking if this is approved. **Harvey Rosenberg** explained there is a keypad with code and key that the owners of the food trucks have; and further, he stated he

has offered to add the ADA parking. **Commissioner Bain** commented that he believes the City Council erred in not approving the previous food truck application, and he believes this site is a good option for food trucks compared to other uses. He concluded with stating that he hopes the City Council will direct staff to bring food truck regulations forward, because of the many benefits food trucks provide such as exposure to cultural foods, diversity, education, economic impacts, entrepreneurship, and an overall positive impact on the community.

Vice-Chair Niemiec asked what the hours of operation would be and what the night lighting is like. **Harvey Rosenberg** explained the food trucks are closed on Monday, Tuesday & Wednesday. They open around 9am and close by 10pm. He stated they want to hang Edison bulbs from the trees, but no flashing lights. They want to make it look classy, and there will be no sound systems. **Vice-Chair Niemiec** asked staff questions surrounding Food Truck Friday.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-023R 300 E. Highway 50 Food Trucks Conditional Use Permit (CUP): Moved by Commissioner Bain. Seconded by Commissioner Grube. Motion passed 4-0 with Chair Krzyminski and Commissioners Colby and Norton absent.

Item 5 – Ordinance No. 2024-028 Bongard Estates Small Scale Comprehensive Plan Amendment (SSCPA)

Item 6 – Ordinance No. 2024-029 Bongard Estates Rezoning to Clermont R-2 Medium Density Residential

Senior Planner McGruder presented as follows:

The applicant, Sloan Engineering Group, Inc., is requesting a small scale comprehensive plan amendment for approximately 19.68 +/- acres for a vacant parcel located on Hartwood Marsh Road, east of Hancock Road. The parcel is adjacent to the Regency Hills Subdivision.

The current Lake County future land use designation is Urban Low Density, which allows up to four (4) units per acre. The applicant is requesting a future land use map change upon annexation to Clermont Low Density Residential designation, which allows up to three (3) dwelling units per acre. The proposed map amendment would allow for the construction of 51 single family dwelling units. The Low Density Residential future land use is consistent with the surrounding designated land uses and current development patterns in the area. The applicant has provided a Traffic Impact Analysis prepared by Traffic Planning and Design, Inc., conducted in accordance with the Lake-Sumter MPO's Traffic Impact Methodology and Guidelines. The study concluded: "Access to the site is proposed via one full access driveway on Hartwood Marsh Road. This site access driveway is projected to operate satisfactorily in the projected conditions. The Traffic Impact Study (TIS) recommends that a 210-foot westbound left turn lane be constructed at the site access driveway. All other intersections currently operate within the adopted Level of Service (LOS) standards and will continue to do so upon the addition of background and projected trips. The development proposal for this parcel does not conflict with the Low Density Residential future land goals, objectives and policies for the City's Comprehensive Plan. The Lake County School Board has determined that 51 single family units would generate approximately sixteen (16) student seats, which would be considered de-minimus impact on the school district. Therefore, school concurrency review is not required for the project.

The request is also requesting to change the current zoning from Lake County Agriculture to Clermont R-2 Medium Density Residential to allow for the development of a 51 single family unit subdivision on the property. The R-2 zoning land development regulations require a minimum lot size of 7,500 square feet with a 75-foot lot width. The project must also comply with all other standards and city codes. This request is being heard concurrently with annexation and a small scale future land use map amendment from Lake County Low Density to City Low Density Residential.

The 51 lot development is proposing one full access point off Hartwood Marsh Road and must comply with any traffic mitigation requirements as determined by the Traffic Impact Study (TIS) conducted and submitted with the application. The proposed parcel is adjacent to public utilities, and the City has sufficient capacity to service the project. The density is consistent with the existing and surrounding lot sizes and meets the JPA requirements. The project as designed can meet the R-2 land development regulations and has no conflicts with the Comprehensive Plan goals, objectives and policies for residential development. Staff recommends approval of Ordinance 2024-029.

Steve Sloan, *Applicant, 150 S. Woodlawn Avenue, Bartow*, stated their intentions are to annex into the city utilizing the infrastructure that exists directly in front of the site. He explained their project is not designed yet, but they feel they have a good site plan that is consistent with the surrounding area. He thanked the Board and requested their approval of the project.

The floor was opened for public comments.

Tim Bettencourt, *2832 Majestic Isle Drive*, asked why they are proposing to rezone it to an R-2 zoning. He suggested they approve an R-1 zoning for bigger lots, which is more consistent with the surrounding properties. He stated he is not opposed to this project, but is opposed to an R-2 zoning.

Elliot Hamby, *2848 Majestic Isle Drive*, said this does not meet R-2 zoning and is concerned about multifamily units. He stated this should match the surrounding properties.

Tracy Covey, *4452 Linwood Trace Lane*, stated her concerns about traffic and safety regarding emergency evacuations with Hartwood Marsh being their only road out, the R-2 zoning, and relocating the gopher tortoises which currently live on this parcel. She asked why there are 15 foot buffers on the west and south sides of this parcel, but not on the east side abutting the Linwood subdivision.

James Ellerby, *4456 Linwood Trace Lane*, stated his concerns regarding traffic, the requested density, and multifamily. He asked what type of buffer will be around the proposed site.

With no further speakers present, the floor was closed.

Commissioner Bain asked the applicant about the buffers, their reasoning behind requesting R-2 instead of an R-1 zoning, and whether they can add an eastbound right-turn lane into the development. **Steve Sloan** said they have no intentions on constructing multifamily; however, they

require the R-2 zoning to accommodate their lot widths. He explained there will be buffers, but they are not at that stage yet; and further, they are following what the traffic study recommended, and he believes utilities run just south of Hartwood Marsh, which would cause an issue with installing a right-turn lane.

Commissioner Grube stated if this parcel stays within the county, they are allowed four units per acre, but if the parcel is annexed into Clermont, they will only be allowed three units per acre.

Vice-Chair Niemiec asked what could be built on this parcel with an R-2 medium density. **Senior Planner McGruder** stated single family homes and duplexes. **Vice-Chair Niemiec** asked the city attorney if they can add a condition that only single-family homes can be built. **City Attorney Brandt** stated the Board can make any conditions that they wish, but it may be a moot point because of the three-unit per acre restriction. Discussion ensued regarding the height of the two-story homes and the amenities, if any.

Commissioner Bain closed with stating he really encourages an eastbound right-turn lane into the development. **Development Services Director Henschel** explained Lake County will require them to install an eastbound right-turn lane.

Steve Sloan stated any gopher tortoises will be relocated in accordance with the applicable requirements and state laws.

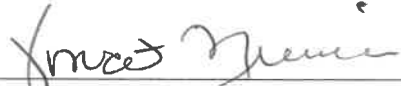
MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-028 Bongard Estates Small Scale Comprehensive Plan Amendment (SSCPA); Moved by Commissioner Grube, Seconded by Commissioner Guerrero. Motion passed 4-0 with Chair Krzyminski and Commissioners Colby and Norton absent.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-029 Bongard Estates Rezoning to Clermont R-2 Medium Density Residential; Moved by Commissioner Grube, Seconded by Commissioner Bain. Motion passed 4-0 with Chair Krzyminski and Commissioners Colby and Norton absent.

UNFINISHED BUSINESS – *Heard out of Agenda Order*

DISCUSSION OF NON-AGENDA ITEMS – *None*

ADJOURNMENT – 8:46 pm



Vincent Niemiec, Vice-Chair

ATTEST:



Kathy Heard, Planning Coordinator