

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

December 2, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Scott Trew, Jeff Duncan, Commissioner Cisco Gilmore, Grady McNeal, Jeff Parnell, Mayor Rusty Tinnin and Judy Wheeler.

Absent: N/A

Also Present: Addam McCormick (Staff), Tim Ellis-City Manager, Russell Freeman-City Attorney, Jenni Lester, (Staff) Sharon Reed, (Staff) and Alex West (Staff).

Scott Trew called the meeting to order, and Duncan offered prayer.

Item #1 Approval of Agenda: Tinnin made a motion to approve the revised agenda, Wheeler seconded the motion. The motion passed unanimously.

Item #2 Approval of November 4, 2024 Meeting Minutes: Duncan made a motion to approve the minutes of the November 4, 2024 meeting, Parnell seconded the motion. The motion passed unanimously.

Item #3 Trew opened the Public Forum on Planning Related Topics.

Trew asked for comments from the public and no comments were received.

McNeal made a motion to close the public forum, seconded by Gilmore. The motion passed unanimously.

The Public Forum was closed.

AGENDA

Item #4 Joshua Randolph, Property Representative/ Delta Civil Engineering: Requests recommendation to the Goodlettsville City Commission to rezone the 0.57-acre property at 208 Graves Road from R7, High Density Residential to RLSPUD, Residential Limited Scale Planned Unit Development and preliminary master plan approval for four (4) detached residential units. The property is referenced as Davidson County Tax Map/Parcel# 01816015100. Property Owner: Kathyryn Leeman 16-24 (Deferred at November 4th Meeting)

Item Representative: Josh Randolph, JRS Development, LLC

Staff Discussion:

- The proposed property project was the basis for the recent RLSPUD, Residential Limited Scale Planned Unit Development Zoning Ordinance amendment.
- The RLSPUD zoning district was intended for existing areas zoned R7, High Density Residential and R10,

Medium Density Residential.

- The residential buildings will be required to meet the City's Design Guidelines including a minimum fifty (50%) percent brick/stone with the secondary materials permitted to be split face block, EIFS, glass, or wood and cement fiber siding.
- The project includes sections of pervious overflow parking designs.
- The project design includes sufficient off-street parking for four (4) vehicles at each residential unit.
- Motion Option-Recommend approval to the City Commission to rezone the property from R-7, High Density Residential to RLSPUD, Residential Limited Scale Planned Unit Development and preliminary master plan approval for four (4) detached residential units based on the intention of the RLSPUD zoning districts to be designated within the existing R7 zoning districts. (Staff Recommendation)
- Motion Option-Recommend denial of the rezoning request to maintain the property as R-7, High Density Residential as determined by the Planning Commission during the meeting discussion.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission during the meeting discussion and to determine the City Commission's decision on the one-year high density development moratorium ordinance.

Planning Commission Discussion:

- Randolph discussed the condition for brick on the front of homes, side of homes and fiber cement on the back of homes.
- Trew discussed the City Commissions proposed moratorium ordinance.
- McCormick responded there is an amendment request to the moratorium that allow projects already submitted prior to adoption of ordinance to continue forward.
- Duncan discussed motion option one (1) to rezone the property from R-7 to Residential Limited Scale Planned Unit Development and the City Commission's moratorium ordinance.
- Gilmore discussed brick all around the homes.
- Randolph responded for the area and the homes it would be too costly, and he would prefer to do one-hundred (100%) percent brick on the front, and half brick on the sides of the homes.
- Gilmore discussed the character imagery of the homes he is presenting and what he will build.
- Randolph responded they are images he created on his own and he will not know the style of home until he works with an architect.
- Gilmore discussed the trees and the existing evergreen tree buffer on the south side of the property.
- Randolph responded that trees are an asset and bring value to a home so if they can keep them they will or if they are damaged re-plant a tree buffer back.
- Tinnin discussed brick on the back of the homes and the tree buffer.
- Parnell discussed the space of the garage, driveway width, and width between the homes.
- Randolph responded the average driveway width is twelve (12') feet and these are fifteen (15') feet, discussed rear parking areas, and the width between the homes.
- McNeal commented on the green space between the units.
- Parnell has concerns about the width and length of the driveway.

Motion: Motion by Duncan to approve the request, seconded by Gilmore. The motion passed with six (6) yes votes and one (1) Parnell no vote.

Item #5 Towe Homes LLC: Requests recommendation to the Goodlettsville City Commission to rezone the 2.39-acre property referenced as 0 Hardaway Drive from R-25, Low Density Residential to R-7, High Density Residential Zoning District. The property is referenced as Davidson County Tax Map/Parcel# 03401000400. Property Owner: Greater Faith Missionary Baptist Church

Item Representative: Dawn Pewitt, Promised Land Realty and Yang He, Prospective Property Buyer

Staff Discussion:

- The property is currently zoned R-25, Low Density Residential.
- The property has limited development potential due to the easements on the property and the property location.
- The property is accessed by a non-improved section of Hardaway Drive right of way.
- If the project is approved, a paved/concrete drive from the project to Alta Loma Road will be required.
- Staff has discussed numerous proposals on the property and the key for the property development is a use with limited traffic due to the property access and location.
- Any property development should also not create any issues with the adjacent Cobblestone townhouse community.
- The request submitted with the rezoning application included four (4)-two (2) unit family dwellings for a total of eight (8) dwelling units or 3.3 units per acre.
- Based on the moratorium ordinance, the applicant submitted a revised plan including three (3)- two (2) unit family dwellings for a total of six (6) dwelling units at 2.5 units per acre.
- The property area is designated as Residential Conservation High Density in the City's Comprehensive Land Use Plan.
- Staff Stipulation-Request be revised to a MDRPUD, Medium Density Residential Planned Unit Development Zoning with a revised preliminary master plan including the following information:
The three (3) building locations to be outside of the easements on the property, Paved or concrete drive (minimum twenty-two (22') feet width) to be installed from Alta Loma Drive to the project including with the drive design the review of the site distance at the Alta Loma Drive driveway connection, Provide water and sewer service utility commitment letters for increased service connections, General location of storm water quality and quantity design facility, Notation that all buildings to meet the City's Design Standards including parking design and building materials including a minimum fifty (50%) brick and stone with secondary materials permitted to be cement fiber board or wood siding, EIFS, glass, and split face block.
- Motion Option-Recommend approval to the City Commission to rezone the property from R-25, Low Density Residential to R-7, High Density Residential based on the property location adjacent to a HRDPUD, High Density Residential Planned Unit Development and I-65 north bound lanes.
- Motion Option-Recommend approval to the City Commission with an amended request to rezone the property from R-25, Low Density Residential to MDRPUD, Medium Density Residential Planned Unit Development with the submittal of a revised preliminary master plan per the staff stipulation. (Staff Recommendation)
- Motion Option-Recommend denial of the rezoning request to maintain the property as R-25, Low Density Residential as determined by the Planning Commission during the meeting discussion.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission during the meeting discussion and determine the City Commission's decision on the one-year high density development moratorium ordinance.

Planning Commission Discussion:

- Dawn Pewitt, Owner's Representative stated that in her professional opinion this is a great quality project for this area.
- Pewitt stated that this will fit in with the Cobblestone and Rivergate Meadows Communities.
- Pewitt stated that she thinks this will enhance the value of the community and properties in the area.
- Duncan discussed the twenty (20') foot easement and right-of-way access.
- McCormick discussed the connection from Alta Loma Drive driveway connection alterations needed to improve sight distance

- Gilmore asked what type of construction would this be, would this be brick?
- Property representative discussed the building would be 100% brick.
- Parnell discussed emergency vehicles being able to turn around in the area.
- Representative discussed the layout of the project with room in front of the property for emergency vehicles.

Motion: Motion by Duncan to recommend approval to the City Commission with an amended request to rezone the property from R-25, Low Density Residential to MDRPUD, Medium Density Residential Planned Unit Development with the submittal of a revised preliminary master plan per the staff stipulation, seconded by Parnell. The motion passed unanimously.

Item #6 Pine Ridge/ Dale and Associates: Requests approval of final master plan for phase two (2) including 89 of total 117 townhouse units on South Dickerson Road/SR 11. Properties are referenced as Davidson County Tax Map 025 Parcels 060, 062, 0218, and 0219 and are zoned HDPUD, High Density Residential Planned Unit and CPUD, Commercial Planned Unit Development. Property Owner: ALSL, GP. (8-23)

Item Representative: Daniel Boyett, Project Engineer

Staff Discussion:

- The City Commission at the December 9, 2021 meeting approved the property rezoning and project preliminary master plan for 133 townhouses.
- The Planning Commission at the November 6, 2023 meeting approved a revised project master plan to include 117 townhouses for the entire property and the phase one final master plan/construction plans for the front portion of the project.
- This proposal is the final master plan/construction plans for the remaining and back section of the project.
- Staff Stipulations-Stipulations 4-5 are general notes regarding future approval requirements.
- Staff Stipulation-Provide landscape plan showing general overall design intention and specific design for phase two including parking areas and streets trees and replacing sections of trees cut within the fifty (50') feet northern property line buffer during the property surveying process. Plan to be approved by Planning Commission prior to City Land disturbance (grading) permit issuance.
- Staff Stipulation-Revised submittal plans addressing the City consultant engineers plan review comments to be approved by City staff in coordination with consultant engineer prior to City land disturbance (grading) permit issuance.
- Staff Stipulation-The Planning Commission required with the phase one design that brick or stone be installed on the rear building elevations from the foundation to the bottom of the window seal. Revised plans required to show brick or stone materials on the rear building walls to be consistent with the phase one requirement. Revised building plans to be submitted for review and approval by City staff prior to building permit issuance.
- Staff Stipulation-Final subdivision plat required to be submitted to Planning Commission for review and approval for the dedication of public right of way and townhouse lot establishment. The subdivision plat would not include lots if established under a horizontal property regime master deed.
- Staff Stipulation-Homeowners association covenants to be submitted for staff review and approval prior to subdivision plat or horizontal property regime master deed recording to ensure private maintenance of the private improvements.
- Motion Option-Approve phase two (2) final master plan with listed staff stipulations including any

additional items determined by the Planning Commission. (Staff Recommendation)

- Motion Option-Deny the final master plan and define the needed plan amendments based on the Planning Commission's determination during the meeting that the final master plan does not meet the City's Zoning Ordinance requirements.
- Motion Option-Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission.

Planning Commission Discussion:

- Boyett discussed the drainage, bypass line, bioretention and storm water for Phase 2 development.
- Ellis discussed an original agreement to provide an easement to the next-door property that has nothing to do with phase 2 and will that be noted.
- Boyett responded it is striped for turn around space and there will be no parking in the easement.
- Wheeler discussed the landscape plan for replacing sections cut on the northern property line.
- Parnell commented he is extremely angry that anything was touched in the fifty (50') foot conservation easement that everybody knew the easement was there, and it should have been conveyed.
- Wheeler clarified with Boyett that the landscape architect is aware of what is and what is not to be done within that boundary/buffer.
- Boyett responded yes, he is aware that within that fifty (50') foot buffer the tree's must be replaced.
- Trew allowed comments from citizens regarding the project.
- Glenn Garrett-Comments he and his wife have adjoining property line on phase 1 and phase 2. Garrett's concern is the density of the project and it is double what the Commission recommends they want to study. Garrett states the density of the project is too high for the property and neighborhood. Garrett commented on the clearing of the land.
- Vicki Wilson-Comments she has been to every meeting regarding this property. Wilson discussed the original deed of sale and the stipulation for the fifty (50') foot easement not to be touched. Wilson comments she did not understand why you have to clear cut to survey. Wilson does not feel good about this project.
- Duncan commented with Phase 1 and Phase 2 this is a construction document issue; you still have one piece of property and density that was agreed on during the preliminary approval.
- McCormick responded when the City Commission approved it was one hundred thirty-three (133) units and now it is one hundred seventeen (117) units.
- McCormick responded it was under the seven (7) unit an acre that was what the approved zoning was based on.
- McCormick explained the high-density zoning per acre on the main roads.
- Duncan discussed the motion options.
- Ellis discussed the recording of the access easement in phase one (1) of the development.
- McCormick responded and discussed recording of the plat for the subdivision.
- Freeman discussed the final survey and the description of a dedicated access easement to the public right-of-way.
- Parnell discussed adding a stipulation for the easement.

Motion: Motion by Parnell to approve phase two (2) final master plan with listed staff stipulations including any additional items determined by the Planning Commission, seconded by Duncan. The motion passed with six (6) yes votes and one (1) Gilmore no vote.

Item #7 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-202 (6)(o)(xlili), 14-206 (5)(i) and 14-206 (3) (a)

(1) Appendix A- Table 1 to define Specialty Smoke and Vape Shops and limitations on the permitted zoning districts and minimum separation requirements for the uses.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- There are currently eleven (11) specialty retail shops that sell tobacco, vaping, CBD, cannabis, and kratom type materials in the City limits.
- The eleven (11) locations do not include gas stations and grocery stores that also sell the product materials.
- Due to potential harmful health effects of the materials, the City has determined the need to limit the number of the specialty retail sales facilities.
- The proposed Zoning Ordinance amendment defines the type, maximum number, and location of the facilities.
- The Zoning Ordinance amendment does not regulate the product materials being sold.
- The proposed amendment would not permit an additional shop at this time due to the current number of shops currently operating.
- Staff presented New Zoning Ordinance Section Amendment#1 Sec. 14-206 Commercial District Regulations (8) Specialty Smoke and Vape Shops and Similar Materials, Amendment #2 Sec. 14-202-Use Classification Commercial Activities (6)(o)(xlili).
- Motion Option-Recommend approval to the City Commission for an amendment of the Zoning Ordinance Commercial District Regulations to define specialty smoke and vape shops and the location and number of facilities permitted in the city limits as presented by staff. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for the proposed amendment to the Zoning Ordinance Commercial District Regulations section as presented by staff.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Trew discussed change of ownership vs change of use.
- McCormick responded by State law change of ownership is not a change of use.
- McCormick explained currently the non-conforming protection would be address-tenant space specific.
- Duncan discussed the twenty-five (25%) percent retail space and different scenarios including a cigar shop with large area of storeroom but only small area dedicated to tobacco products.
- McCormick responded per the ordinance amendment if store area has more than seventy-five (75%) percent of other merchandise it would not fall under this ordinance.
- Planning Commissioners discussed additional options included future reducing square footage allowance.
- Attorney Freeman discussed the ordinance and further limitations could be revised as basically be Prohibitive.

Motion: Motion by Duncan to approve the request, seconded by Gilmore. The motion passed with six (6) yes votes and one (1) Parnell no vote.

Item #8 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-206 (7) (b) to define additional permitted commercial uses within the Interchange Overlay District specific to the I-65 Exit 98/ Louisville Highway

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The Planning Commission at the October 2024 meeting discussed a request to permit a retail use on a Louisville Hwy property adjacent to the interchange.
- The Planning Commission discussed reviewing additional uses within the INT, Interchange Overlay for the Exit 98 Louisville Hwy section only due to the setting of the Exit 98 Interchange with the limited visibility of adjacent properties from the interstate and the smaller dimension of the available properties within the overlay section.
- The proposed amendment includes defined additional uses permitted in the Exit 98 Louisville Highway section of the INT, Interchange Overlay.
- Staff presented Zoning Ordinance Sec.14-206 – Commercial District Regulations (7)(b) Amendment#1 (7) Interchange Overlay District and Zoning Ordinance Defined Uses.
- Motion Option-Recommend approval to the City Commission for an amendment of the Zoning Ordinance to permit additional uses in the INT Interchange Overlay for the Exit 98 -Louisville Hwy Section as presented by staff or with amendments determined by the Planning Commission.
(Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for an amendment to the Zoning Ordinance section as presented by staff.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Parnell asked how this is being limited to exit 98?
- McCormick responded that the other exits have better potential and visibility and explained the request is for exit 98.
- Parnell commented he did not want the other interchanges to be changed and wants the interchanges to be limited to those uses.
- McCormick responded the ordinance amendment is creating a separate provision in the interchange overlay for Exit 98- Louisville Highway section.

Motion: Motion by Tinnin to approve the request, seconded by Wheeler. The motion passed unanimously.

Item #9 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-206 (4)(e) and Appendix A, Table 3 to define reduced commercial lot widths for subdivisions including shared access easements.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The City's Zoning Ordinance requires minimum commercial lot widths ranging from seventy-five (75') feet to one hundred twenty-five (125') feet for commercial lots created with a property subdivision within a base commercial zoning district.
- Commercial Planned Unit Development zoning districts do not include a minimum lot width and size requirement since Planned Unit Development zonings are master plan-based zoning districts.
- The minimum lot size and width requirements are to ensure the usability of the intended property use based on the property zoning designation.

- The proposed amendment is to permit a limited reduction in minimum lot sizes when commercial subdivisions include shared driveway access easements.
- The shared access easement and combined driveway design would allow usable commercial developments with smaller lot widths since the driveway would be shared between the adjacent properties.
- Staff presented Zoning Ordinance Sec. 14-206 – Commercial District Regulations (4)(e) Amendment #1- The minimum lot width may be reduced twenty-five (25') feet for lots in the CS, CSL, CG zoning district when the lot includes adjacent access easements with the dimension of the easement located on and split between the two (2) adjacent lots.
- Motion Option-Recommend approval to the City Commission for an amendment of the Zoning Ordinance Commercial District Regulations section to permit reduced commercial lot widths for commercial property subdivisions including shared access easements as presented by staff. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for an amendment to the Zoning Ordinance Commercial District Regulations section as presented by staff.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Duncan commented that twenty-five (25') is not much and would this be a strip mall with individual units and owners?
- McCormick responded and explained shared access easement for commercial lots.
- McCormick commented that it would be smaller commercial settings such as fast-food drive-thru and banks.
- Duncan and McCormick discussed the amendment would not apply to the CCO, Commercial Core Overlay that permits twenty-five (25') feet lot widths and would only apply to the CS, CSL, and CG zoning districts that permit 100 and 125 feet lot widths.

Motion: Motion by Parnell to approve the request, seconded by Gilmore. The motion passed unanimously.

Item #10 Community Development Staff: Requests approval of 2025 Planning Commission Meeting and Plan Submittal Calendar.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The September 8, 2025 meeting date has been revised due to the Labor Day holiday.
- The plan submittal timelines are based on the City using consultant engineers to review the plans twice during the monthly defined plan review period.
- Motion Option-Approval of the proposed 2025 meeting and submittal calendar.
- Motion Option-Approval to include any different dates as determined by the Planning Commission.

Planning Commission Discussion:

- No discussion.

Motion: Motion by Wheeler to approve the request, seconded by McNeal. The motion passed unanimously.

Item #11 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-304 (5), 14-305 (1) (c) (iv), and 14-305 (2) (b) to permit an increased percentage of changeable message boards on a pole or ground sign.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The City's Board of Zoning and Sign Appeals denied a sign variance request at the November 12, 2024 meeting to permit a pole sign including a full-face electronic message board sign.
- The City's Zoning Ordinance Signage section limits message boards both changeable letter type and electronic message boards to fifty (50%) of the signage face area.
- The ordinance does include allowance for full area message boards for pole signage directly adjacent to the I-65 right of way.
- The Board of Zoning Appeals Board denied the request based on the defined limitations for granting variances but discussed that the City should review the signage requirement to ensure the fifty (50%) percent limitation is still valid with the current image quality of electronic message signs.
- The proposed amendments include removing the fifty (50%) percent limitation but include a one-foot section of regular static sign either along the top or the side of the message board.
- Due to the height of signage associated with high rise signs in the Interstate Sign District ranging from forty (40') feet to one hundred (100') feet, the proposed amendment does not include the requirement for the one-foot static sign section along the top or a side of the changeable copy message sign board in the Interstate Sign District.
- Staff presented Zoning Ordinance Sec.14-304 Signs Permitted in Residential and Agricultural Districts (5) Amendment#1 (5) Electronic changeable copy signs may be incorporated into a ground sign and shall only be permitted on street frontage along a major route on the City's major thoroughfare plan.
- Staff presented Zoning Ordinance Sec.14-305 Signs Permitted in Commercial and Industrial Districts (1)(c)(iv) Amendment#2 (iv) (iv)The maximum area of a pole sign including no more than two signs shall be 70 square feet total and the maximum area of a ground sign including no more than two signs shall be 50 square feet total. Any changeable copy sign shall include a minimum twelve (12") static sign section along the top or along a side of the changeable copy sign board.
- Staff presented Zoning Ordinance Sec.14-305 (2) (b) Signs Permitted in Commercial and Industrial Districts Amendment#3 Removing-Any changeable copy sign shall be limited to no more than 50 percent of the total sign square footage, except that any changeable copy sign within 150 feet of the interstate right-of-way may be 100 percent of the sign square footage.
- Motion Option-Recommend approval to the City Commission for an amendment of the Zoning Ordinance Signage section to include an increased area for message boards on pole and ground signs as presented by staff. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for an amendment to the Zoning Ordinance Sign section as presented by staff.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Duncan clarified the luminous will still be regulated.
- McCormick responded yes, the amendment is the size percent allowed for reader boards from fifty (50 %) percent to 100% percent.

- Trew commented that the request seems reasonable to have all the signs readable.
- Gilmore discussed the Main Street area sign regulations.
- McCormick responded they could add a provision for the Main Street area.
- Trew commented in his opinion digitized or not it is construction and size of the sign that matters.
- Duncan commented on the continuity of the sign placement and sign size for the corridors.

Motion: Motion by Gilmore to recommend approval to the City Commission for an amendment of the Zoning Ordinance signage section to include an increased area for message boards on pole and ground signs as presented by staff, seconded by Parnell. The motion passed unanimously.

DISCUSSION ITEMS:

- Conference Drive/ Windsor Green Blvd Mixed Use Development

The properties along both sides of Conference Drive adjacent to Windsor Green Ct and Windsor Green Boulevard are zoned GOPUD, General Office Planned Unit Development. The area is designated as Office Development on the City's Comprehensive Land Use Plan. The project proposal includes a mixed-use high density residential and commercial development.

Khris Pascarella stated that the Pearl Street Partners will celebrate twenty (20) years of business in Nashville next year. The company creates residential communities and mixed-use communities for single family townhomes and multifamily rental. The company vision statement is "They create places where people create memories".

Ellis asked how many housing units they are anticipating and any proposed funding grants

Pascarella responded they are proposing 224 residential apartments and the project would be private funded

Ellis asked how many square feet of commercial space is part of the plan.

Pascarella responded they can accommodate at least twenty thousand (20,000') square feet on the three and half (3 ½) acre site but realistic commercials square foot would probably be less

Wheeler asked what the size of the apartments are, one, two or three bedrooms.

Pascarella responded they are one, two, and three bedrooms ranging from 750 square feet to 1400 square feet.

Tinnin asked McCormick if this will really be considered mixed-use since the apartments on one side of the road and commercial on the other side of the road.

McCormick responded in his opinion mixed use is how they will define it.

Gilmore discussed the market rating and construction cost of the project.

Duncan discussed high density being a topic everybody in the community wants to discuss and they are against more additional high density units.

Trew thanked Duncan for his service to the City and on the Planning Commission.

With no further business, the meeting was adjourned at 7:37 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant