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Larry M. Weil, Planning and Community Development Director
Tim Solberg, Senior Planner
Lisa Sankey, Assistant Planner

West Fargo Planning and Zoning Commission
June 8, 2015 at 7:00 P.M.
West Fargo City Hall

Members Present: Connie Carlsrud
Tom McDougall
Scott Diamond
LeRoy Johnson
Joe Kolb
David Zupi

Members Absent: Eddie Sheeley, Jerry Beck

Others Present: Larry Weil, Lisa Sankey, Tim Solberg, Matt Welle, James Twomey, Jane Noble, Nate Vollmuth, Dan Bueide, Jose and Cynthia Sepulveda, Mike Hellman, Marc Johnson

The meeting was called to order by Chair McDougall.

Commissioner Zupi made a motion to approve the May 11, 2015 meeting minutes as written. Commissioner Diamond seconded the motion. No opposition. Motion carried.

Chair McDougall opened public hearing A15-25 Conditional Use Permit for a larger accessory building at 3116 5th Street NW, West Fargo, ND 58078 (Lot 5, Block 1 of Selberg's 3rd Subdivision, Cass County, North Dakota).

Tim reviewed the following information from the staff report:

The property is located in Selberg's 3rd Subdivision which is within the city's extraterritorial jurisdiction, is on the southeast corner of the intersection of 5th St NW and 32nd Ave NW. The property is zoned R-1E: Rural Estate District, and requires a conditional use permit to construct an accessory building larger than 1000 ft².

The applicant has submitted a site plan and is proposing a 35' x 50' (1,750 ft²) detached garage. The wall height is shown as 12' with a 6/12 roof pitch. Accessory buildings within the R-1E district are limited to 20' in height. Accessory structures over 1000 ft² have been conditionally approved in the past for rural subdivisions provided they are in character with the development pattern of the subdivision. The applicant has submitted elevations with his application which show that the intended materials used are of similar residential style.

Notices were sent to property owners within 350', Reed Township and Cass County for review and no comments have been received to date.

It is recommended to conditionally approve the application on the basis that the request is consistent with City plans and ordinances with the following recommended conditions of approval.

1. Applicant complies with the City's flood plain standards for the new building.
2. Applicant constructs the accessory structure in character with the existing development.

There were no comments from the public. The hearing was closed.

Chair McDougall asked about the sidewall height. Tim stated 12'. Commissioner Diamond asked about condition #2, being in character with the existing development. Tim stated it depends – it could have to do with siding matching the house. Larry stated sometimes it's size – if the structure is unusually large compared to other buildings in the neighborhood.

Commissioner Johnson stated that he believed a similar structure was approved in the area last year.

Commissioner Diamond made a motion for approval based on staff recommendations. Commissioner Johnson seconded the motion. No opposition. Motion carried.

Chair McDougall opened public hearing A15-26 Westview 2nd Addition, Subdivision & Rezoning from Agricultural to PUD: Planned Unit Development, property in the SE¼ of Section 29, T139N, R49W, City of West Fargo, North Dakota and Land Use Plan Amendment from Medium Density Residential to High Density Residential for Proposed Lot 2, Block 1 of Westview 2nd Addition.

Larry reviewed the following information from the staff report:

The property is east of the Sheyenne River on the north side of 40th Avenue East and west of Sheyenne High School and Journey in Faith Church. The City's Land Use Plan depicts the property as Medium Density Residential. The applicant proposes platting and zoning that portion of the property that is designated for medium density residential. The balance of the property to the north, which is designated for low density residential, would be platted and zoned at a later date.

The applicant proposes changing the land use plan on the proposed Lot 2, Block 1 to high density residential to accommodate a proposed 2-story 30 unit apartment building for senior housing. The applicant proposes convenience commercial uses on the proposed Lot 1, Block 1 to be consistent with a statement in the City's Land Use Plan as follows: "West Fargo should consider a limited amount of convenience commercial uses with in the larger residential areas south of I-94. Convenience commercial uses should be sited along collector streets and have strict design considerations to integrate well with in the residential areas. Currently, the only commercial uses identified south of I-94 are along major arterials. Allowances for convenience commercial uses with in areas bounded by major future arterials such as 32nd Avenue, 40th Avenue, 9th Street (Veteran's Blvd), Sheyenne Street, etc., will free up commercial areas along these corridors for larger scale retail and commercial uses."

The area to the south is Osgood in the City of Fargo, Shadow Wood and future lots by this developer are shown to the north, the Reserve at Osgood is to the west, and a church is to the east. All surrounding uses are zoned for low density residential uses. The Preliminary Plat shows 137,634 ft² for Lot 1 and 96,388 ft² for Lot 2.

The developer has submitted a preliminary plat, area plan and detailed development plans for lot 2, Block 1 for review. Lot 1 is not being developed at this time; however, the developer is asking consideration of convenience commercial uses in concept with detailed development plans for this lot to be considered at a later date. Without having the uses identified at this time, it would be appropriate to zone the property to Planned Unit Development and only consider approving the development through the PUD Amendment process once the site development plan is provided and uses identified. This would provide ample opportunity for the public to become better informed of the proposed development and City to determine if the uses meet the intent of the Comprehensive Plan.

Lot 2 is proposed to be developed with a two-story, 30-unit senior living housing facility which would be accessed off of 4th Street East. The structure would be considered high density residential, because of the building type although the overall lot density fits within medium density at approximately 14 units per acre. Development on the sites would still be subject to supplementary district regulations, off-street parking and loading requirements, and sign regulations.

Detailed development plans for Lot 2, Block 1 show 65 total parking spaces meeting the requirements for off-street parking as well as a landscape plan which meets the provisions of the City landscaping standards.

Staff has reviewed the current and proposed developments in the section and their consistency with the Comprehensive Plan as per the following:

- Chapter 7 of the Comprehensive Plan under the heading "Community Development, Design, and Housing";
 - Goal 2. Objective B. "To provide opportunities for high-quality multiple family developments, including townhomes, condominiums, and higher density rental properties"
 - Goal 2. Objective D. states "To encourage the development of independent and assisted living housing for senior citizens that wish to remain in the community."
 - Goal 2. Objective H. which states "To provide a housing development pattern with the ratio of single-family dwelling units to multiple-family dwelling units between 60 to 70% single family to 30-40% multiple family". Density in the section is unchanged as the proposal is under the unit count available within medium density for which the area is already designated.

Park dedication is required for the development. There is additional right of way that is adjacent to 4th Street East and the Reserve at Osgood which will be part of this plat that is being considered to fulfill a portion of the park dedication requirements. All subdivisions developed south of I-94 which benefit from the major sewer extension services installed through City financing are required to pay a utility hookup fee. Arrangements for payment need to be made prior to the subdivision plat being recorded.

Notices were sent to area property owners, as well as City departments, Park District, Post Office and Fargo Planning office. Comments have been received from property owners to the south with concern over the proposed convenience commercial proposals on the proposed Lot 1, Block 1. Written comments were included with the staff report and emails received after the agenda packets were sent out were given to commissioners this evening.

It is recommended that the Preliminary Plat, concept development plan for Lot 1, Block 1, and detailed development plans for Lot 2, Block 1 be approved subject to the following:

1. An Attorney Title Opinion is received.
2. A certificate of taxes showing taxes being current is received.
3. A Drainage Plan is received and approved by the City Engineer.
4. A Final Plat with any necessary easements is received.
5. The required utility hook-up fee is adequately addressed.
6. A park dedication agreement is received.
7. A subdivision/PUD improvement agreement is received.
8. Departmental and other public comments are duly considered.
9. The City give conceptual approval of convenience commercial uses being located on the corner of 40th Avenue and 4th Street East. Development of Lot 1, Block 1 would be reviewed through the PUD Amendment process. Detailed development plans will be required, a public hearing held, and the public will be given additional opportunity to comment for the development of that lot.

Applicant James Twomey stated that this is a senior project. Commissioners may recall a similar application in the Eagle Run development; however, it was denied by the City Commission due to their policy of not allowing commercial property to be used for multiple dwellings. Eid reduced the priced, it's a great site. They've constructed 11 senior projects in the metro area. This is a 30 unit, 2 bedrooms per unit. 86% are widows. The average age is 75. There will be approximately 23 cars as not everyone drives.

Jose Sepulveda, 6287 Osgood Parkway South in Fargo, stated that he lives on the south side of 40th Avenue. He's not opposed to Senior Housing, although there will be increased traffic due to family and friends visiting. He's more concerned with the proposed convenience commercial, which if developed with a Casey's will create too much traffic than what 40th Avenue was allowed for. It will create noise, light, pollution, fumes from vehicles idling, attract a certain type of people, and encourage thefts. He doesn't feel this is a convenience for the area. It's totally the wrong place; it doesn't fit in with the existing housing.

Cynthia Sepulveda referred to an email she submitted. She has no problem with Senior Housing, though looked at the designs and wondered about single story buildings. With convenience commercial, she thinks of what's going on along Veteran's Boulevard. She spoke with her neighbors and quite a few are concerned. They're in favor of single family.

Mike Hellman, 3871 Reserve Drive, stated concern with traffic and noise and lights along 40th Avenue. A fence would be nice. He is in favor of senior housing, but not convenience commercial. Fourth Street has been constructed. In terms of a passive park with a walking path, that could increase traffic, too.

Mr. Twomey stated that they are proposing a pond along 4th Street with the building set back as far as they could.

Tim stated that in terms of the convenience commercial, the developer was doing this as a concept to gauge the neighborhood view. It doesn't necessarily mean a convenience store, nor does PUD mean light commercial uses. It could be something like a dentist office.

Mrs. Sepulveda stated that she understands it might not be a convenience store or fast food. They asked their realtor and were told it was going to be residential. Too much is unknown. Additional meetings would be good.

There were no other public comments. The hearing was closed.

Chair McDougall stated that with a PUD instead of commercial zoning, they could define pretty tightly what could go there and there would be a review process. Mrs. Sepulveda stated that if they put a convenience store near a high school there'd be a lot of traffic. It's not worth the trouble.

Commissioner Diamond stated that the advantage of a PUD would be to have the opportunity for review. Larry stated that the land use is not being proposed to be changed at this time. It's currently medium density residential and zoned agricultural. Three and a half acres could accommodate 50-60 units.

Chair McDougall asked about the 9.77 acres listed in the staff report. Larry stated that the parcel to the north, which will remain unplatted and zoned Ag, was not included. Total acreage is about 17. He stated that Medium Density residential encompasses the area proposed to be platted and low density to the north.

Mr. Hellman asked about the possibility of the area to the south being apartments. They were never told this and assumed it would be single family.

Chair McDougall asked about number of units and size of structures allowed in medium density area. Larry stated 16 units per acre, up to 12 unit structures. More units are allowed if the project is unique.

Mr. Sepulveda stated that the only person they can go to for answers about vacant property is the realtor and he was under the same impression this was going to be houses.

Commissioner Johnson asked what they would be voting on. Larry stated they are asking for approval of Senior Housing and rezoning to PUD. They will have to go through the same detailed development process for the lot to the south. It would be difficult to deny something which would be allowable under the land use plan of medium density residential. If the property were to be zoned R-2, they could get a building permit. With a PUD, they have to come back before the commission, they will have to present detailed development plans.

Tim stated that they could approve Detailed Development Plans for the Senior Housing on Lot 2. Larry stated if they proposed a doctor or dentist office for convenience commercial on Lot 1 it would generate a lot less traffic than medium density.

Commissioner Zupi made a motion for approval based on staff recommendations, with special emphasis on item #9 *The City give conceptual approval of convenience commercial uses being located on the corner of 40th Avenue and 4th Street East. Development of Lot 1, Block 1 would be reviewed through the PUD Amendment process. Detailed development plans will be required, a public hearing held, and the public will be given additional opportunity to comment for the development of that lot.* Commissioner Johnson seconded the motion.

Discussion was held regarding convenience commercial. Mr. Sepulveda stated he likes the recommendation of Senior Housing but not convenience commercial. Larry stated that Concept Plans haven't been submitted for convenience commercial. They'd still have to apply for a PUD Amendment and schedule a public hearing. Property owners would be notified. The commission could recommend Lot 1 remain agricultural. He indicated that if the property were developed as medium density residential, the developer would prefer R-2 zoning rather than PUD due to the additional steps involved.

Larry stated that the motion on the floor would give nod to the developer to pursuing convenience commercial. Chair McDougall stated that if the developer reads the meeting minutes, he'll know area property owners' concerns. They can pursue a possible medical officer; however, minutes will indicate loud and clear that a convenience store would not be an appropriate use.

The commissioners then voted on the motion on the floor. No opposition. Motion carried.

Larry stated that the rezoning will go before the City Commission July 6th with final approval of the detailed development plans, 2nd reading on the rezoning and Final Plat Approval on July 20th.

Chair McDougall opened public hearing A15-27 Rezoning from C-OP: Commercial Office Park to C: Light Commercial and Land Use Plan Amendment from Office Park to General Commercial Lot 1, Block 1 of North Pond at the Preserve 6th Addition, City of West Fargo, North Dakota.

Tim reviewed the following information from the staff report:

The property is west of Veteran's Boulevard and south of I-94, between 23rd and 26th Avenues East and adjacent to 6th Street East. The Developer proposes rezoning the lots to Light Commercial. The proposed rezoning is not consistent with the City's Land Use Plan, which depicts the area developing as Office Park. The plat for North Pond 6th Addition was approved on March 16, 2015 and rezoned from A: Agricultural to C-OP: Commercial Office Park.

The developer has submitted an application for a land use plan amendment to General Commercial and a rezoning of the property to C: Light Commercial to align with marketing plans and to accommodate future light commercial uses. The area to the south of the proposed rezoning is zoned C-OP, the area to the north is unplatted and designated in the land use plan for general commercial uses, the area to the east is zoned C: Light Commercial and developing as a hotel, the area to the west is zoned P: Public and is a retention pond for adjacent low density residential which is currently developing.

Notices were sent out to neighboring property owners within 150'; no comments have been received to date.

If the Commissioners concur that the incompatibility of light commercial uses in proximity of low density residential uses is mitigated by the presence of a pond, park, and installed path it is recommended to approve the application on the basis that with an approved land use plan the request will be consistent with City plans and ordinances.

Attorney Dan Bueide, Bueide Law and representing Rusty Goose, stated that they were in a rush for a potential sale and somehow this property was missed. Marketing brochures and signs have always shown this as commercial and purchase agreements for the surrounding properties also designate the area as C: Light Commercial. So there shouldn't be any surprises. He views this as a cleanup.

There were no comments from the public. The hearing was closed.

Chair McDougall stated that he remembered this application and wondered about the zoning at the time. Tim indicated that the application did indicate C-OP: Commercial Office Park.

Commissioner Kolb indicated the application seemed fairly straightforward and made a motion for approval based on staff recommendations. Commissioner Diamond seconded the motion. No opposition. Motion carried.

Chair McDougall opened public hearing A15-28 Planned Unit Development (PUD) Amendment for the purpose of constructing a patio on the west side of the property at 1620 13th Avenue East (Lot 4, Block 1 of Dakota Territory 6th Addition), City of West Fargo, North Dakota.

Tim reviewed the following information from the staff report:

The property was zoned as a Planned Unit Development for commercial retail in 2003. At the time the property was to be used as an auto parts store. The building has since been sold and repurposed for the sale of recreational home furnishings such as pool tables, hot tubs, pools, and other items.

The applicant submitted a site plan showing a 22' x 66' patio (1,452 ft²) patio constructed of cement with a setback of 2' from the property line along 16th Street East. The applicant proposes to fence in the patio and has provided two options for consideration. The options are either a 6' clear glass fence with white or black vinyl fence posts, or a 6' black aluminum decorative picket fence. The building is 7,000 ft² and the site has 40 parking spaces. A home furnishing store requires one space per 500 ft² of sales area and 1 space per 1,000' of storage. At most the current use would require 14 spaces, whereas if it was general commercial uses at one space per 250 ft² the site would require 28 spaces. The applicant far exceeds parking requirements and may find it more feasible to utilize existing parking area for a patio.

This property is located in the CO: Corridor Overlay District and is subject to greater setback and construction standards than other similarly zoned properties. There is a required setback of 5' for parking areas and a required 3' setback for access driveways. It would be appropriate to follow a 3' setback for the fence and patio to accommodate adequate green space and snow storage along the sidewalk of 16th Street East adjacent to the property.

The patio can only be used for sales, display, or enjoyment of the property and is not allowed to be used for outside storage per the requirements of the Corridor Overlay District. Outdoor storage is only allowed in rear yards in the Corridor Overlay district and must be screened. Screening should follow the standards provided in the City's Landscape Standard. He indicated there wasn't any storage in the rear yard currently.

It appears existing landscaping will be affected by the proposed patio improvements. At the time of construction and during initial review of the original detailed development plans, the property was required to follow the specifications of the 13th Avenue Tree Planting Plan and to continually maintain the trees. It would be appropriate to review a landscape plan that either meets the City's current landscape standards or the 13th Avenue Tree Planting Plan if trees are removed to accommodate the proposed patio.

The business often uses the front parking area for display of goods with time periods that exceed what may be deemed a temporary display. It should be noted that this is a use outside of the approved PUD and at the very least should be considered by the Commission under temporary use procedures.

Area property owners and City Departments were notified regarding the proposed Planned Unit Development Amendment and no comments have been received to date.

It is recommended to approve the application on the basis that the request is consistent with City plans and ordinances with the following recommended conditions:

1. Applicant amend the site plan to allow a 3' setback for the patio and fence from the west property line.
2. Applicant provide adequate landscaping to mitigate the removal of existing trees.
3. Applicant provide adequate screening of outdoor storage in rear of building.
4. Applicant cease to use the required front yard for permanent display of goods.

There were no comments from the public. The hearing was closed.

Chair McDougall asked that with the 3' required setback if 21' x 66' for a patio area was a problem. Applicant Marc Johnson indicated it was not.

Commissioner Zupi asked if the Planning and Zoning Commission had an opinion on type of fence. Tim indicated he'd left it up to commissioners. Discussion was held regarding other fences along the corridor. JL Beers has a shorter black, aluminum decorative fence for their patio area. The YMCA daycare has a 6' vinyl fence. There were no concerns from commissioners regarding fencing style.

Mr. Johnson indicated the fencing will allow them to display patio furniture in a more presentable manner rather than chaining everything down. He also indicated they have rented space along Main Avenue West for display of pools and hot tubs.

Commissioner Johnson made a motion for approval based on staff recommendations. Commissioner Zupi seconded the motion. No opposition. Motion carried.

The next item on the agenda was A15-9 Detailed Development Plans for Furniture Store on Lot 1, Block 1 of Proposed Dakota Territory 15th Addition, City of West Fargo, North Dakota.

Larry reviewed the following information from the staff report:

Since the public hearing in February, detailed development plans have been changed to include the adjacent Dairy Queen site thereby accommodating setbacks of parking and access drive to ensure the newly created lots of the approved Dakota Territory 15th Addition will be compliant lots. The new plat shows a 3' setback from the drive-thru lane of Dairy queen which will be Lot 2, Block 1 and a 5.5' setback from the parking on the new proposed furniture store which will be Lot 1, Block 1.

Final detailed development plans for the furniture store show a 4,953 ft² store 23 parking spaces accessing a private access road on the north side of the property. Parking exceeds the requirement of one space per 500 ft² of sales area. Setbacks meet the requirements for the Corridor Overlay District and include shared access with the adjacent proposed Lot 2, Block 1 of Dakota Territory 15th Addition.

A landscape plan was provided for the furniture store on Lot 1, Block 1 that shows the site would meet the required 112 plant units to meet the City's landscape plan. The Dairy Queen site has already been developed and landscaping was installed to match the 13th Avenue Tree Planting Plan; however the plan was modified to accommodate the development of Dakota Territory. There are some trees which need to be replaced which should be done prior to final approval of the plat or

incorporated into an agreement at time of approval. This replacement should follow the 13th Avenue Tree Planting Plan or a review of the entire site could be considered following the City's landscape standards which would allow for a mix of trees, shrubs, and perennial landscape improvements on Lot 2, Block 1.

The proposed use and site is consistent with City Plans and Ordinances.

Commissioner Johnson made a motion for approval. Commissioner Diamond seconded the motion. No opposition. Motion carried.

The next item on the agenda was Discussion on Amendment to West Fargo General Plan for Urban Renewal and Urban Development.

Larry stated that any time the City takes a look at a TIF (Tax Increment Financing) District or other financial tools for redevelopment; it has to be consistent with the Urban Renewal and Comp Plans. The Old Federal Beef area is proposed for development with improvements needs for sewer, water, storm and streets. There are a number of property owners; the project is similar to what was proposed with the Butler's Industrial Park area. At the next meeting a draft plan will be available for review and public hearing. There may also be a development plan at the same time for this area, if not, it'll be held at a later date.

The next item on the agenda was Discussion on Proposed Ordinance Amendments.

Tim prepared a brief introduction of the proposed changes.

Discussion was held regarding Park Dedication. Section 4-0407 changing the cash-in-lieu process by establishing a value annually by City Commission resolution for different land use types.

Mr. Bueide indicated they've spent an awful lot of money for park dedication. The current system is terrible.

Mr. Vollmuth stated that it's tough setting a value. He'd rather battle it out in the end. He gave the example of Eaglewood homes on smaller lots going for \$250,000 and Reserve at Osgood at \$500,000. With Eaglewood they used land sales from the Reserve to determine park dedication. Setting a dollar standard will make matters worse. Larry indicated it's the value of the property as platted, not post platting.

Mr. Vollmuth stated that the park doesn't have a master plan. In terms of cash vs. land, they don't know what they want. This is going in the wrong direction. Mr. Bueide also stated that the park district doesn't know what they want. With sales prices of lots, checks are going to triple, if not quadruple. Sometimes with the wait and see approach prices increase and they just end up writing a check to get the plat recorded. Other times they've delayed action on finalizing them.

Chair McDougall asked about Fargo's park policy or other cities models. Mr. Bueide stated they don't have a set percentage. If they determine a park is needed, they set up an assessment district. Discussion was held on special assessments.

Larry stated that other cities are all over the board.

Nate stated that they developed a comprehensive master plan for parks in The Wilds; however, the park district is now backpedaling. Improvements can't be made as there isn't enough money. Oakridge is another example; there's no connectivity.

Larry stated that the current ordinance encourages the park and developer to plan prior to platting. With the update to the Comp Plan, staff is hoping to get the Park involved.

Commissioner Diamond asked about establishing a set land value at the beginning of each year by resolution with the option of the developer to provide information at the end of the platting process for fair market value.

Under 4-100 District Regulations (zoning) regarding Assisted Living, Basic Care and Nursing Care. Office Park is the only zoning classification where assisted living is specifically listed. West Fargo's definitions are outdated, so language should reflect state licensing terminology.

Under home child care facilities, Cass County Social Services Licensing has asked West Fargo to get more in line with

Fargo's standards. They don't count children and grandchildren. Currently West Fargo counts the provider's own children and grandchildren. We have a provisional use permit for 8-12 children, which is reviewed by staff. Then a conditional use permit for 13-18 children. Fargo doesn't allow more than 12 children, but excludes their own children.

The proposed ordinance change would be to remove the conditionally permitted use requirement of 13-18. Twelve and under would be permitted by right with no provision for home child care above 12. Provide for child care facilities or centers within any residential district as a conditional use, not within homes, but repurposed schools, churches or redevelopment opportunities.

Tim indicated there is a need for child care. Discussion was held regarding current Planning and Zoning regulation of fenced yards, drop off in driveway, and hours which is used to maintain residential neighborhoods while still allowing people to provide at-home daycare services in their community. Commissioners were hesitant to restrict daycares to the 12 children while not counting the operator's own children that Fargo does.

Discussion was held regarding cleaning up definitions for uses of commercial office, banks and other financial institutions within the C-OP District to better align with the language in the C District.

Under the CM District add landscaping as a permitted use to include language prohibiting stockpiling, but allow storage of material no to exceed 6' in height if screened from public streets and neighboring properties.

Under the M District amend stockpiling provisions to include other materials.

Under corridor overlay districts clear up confusion regarding designated streets. Amend building construction provisions to include language for building orientation to face designated streets. The example of Taco Bell along Veteran's Boulevard was given.

At the request of the Chief of Police and City Attorney, an amendment to require all medical and dental facilities such as clinics, hospitals, nursing and convalescent homes to be considered conditionally permitted uses in the Light Commercial, Sheyenne Street Corridor and Main Avenue Corridor Districts.

Tim indicated this was due to an opiate (methadone) clinic request along Main Avenue. The City can't specify type of clinic in the ordinance.

Mr. Vollmuth stated that as a developer, they would have potential businesses go to Fargo rather than wait a month or more for conditional use permit approval. He asked if they could handle this through licensing rather than zoning. Larry indicated the moratorium on opiate clinics is up in October, so they want to change the ordinance before then.

Tim briefly reviewed changes to the Supplementary District Regulations (4-440): Redundancy within the landscaping standards; allowing accessory structures over 15' and 1000 ft² in multiple family residential districts; maintain minimum setbacks to side lot lines for fire escapes/fire escape (egress) windows; require green areas prior to issuance of Certificates of Occupancy.

Tim indicated a public hearing for ordinance amendments would be scheduled for the July 13th meeting and hopefully a copy of this would be sent to commissioners way in advance of the hearing.

Commissioner Johnson made a motion to adjourn. Commissioner Zupi seconded the motion. No opposition. Meeting adjourned.