

PLANNING BOARD STUDY SESSION

TIPP CITY, MIAMI COUNTY, OHIO February 14, 2023

Study Session The study session began at 7:00 p.m. The following Planning Board Members were present: Andrew Thornbury and Vivian Davis. Also in attendance Reporter Nancy Bowman, Chelsea Lay, Mr. Berry, Mr. Logan, Council Member Greg Enslin, City Planner/Zoning Administrator Colin Carville and Board Secretary Dawn Gross.

Flex Buildings Mr. Carville provided the following information:

Staff's Comments:

Tipp City Staff were approached in the middle of 2022 regarding a new building concept that would aid in the expansion of a business interested in coming to Tipp City. That concept adheres to the idea of a large, multi-tenant commercial space. That space would be a combination of a retail/office component and a much larger component dedicated to warehousing for inventory storage/shipping.

Click and mortar is a type of business model that has both online and offline operations, which typically include a website and a physical store. A click-and-mortar company can offer customers the benefits of fast online transactions and traditional face-to-face service and is thus potentially more competitive than a traditional "bricks and mortar" type of business, which is offline only. Due to the uniqueness of this business model, the Tipp City Zoning Code does not have language that can correctly designate and approve the building.

After researching this idea more, staff were able to discover that many other jurisdictions refer to these spaces as flex buildings. Flex buildings are typically classified as light industrial or commercial properties. It can be loosely defined as any building (typically single story) that has some sort of combination of warehouse space and office/retail space. What makes this an attractive option is the versatility it offers as it covers numerous uses.

In terms of zoning, flex buildings most closely align with light industrial or highway business under the Tipp City Zoning Code. Light industrial zoning generally allows for a wide range of industrial and manufacturing activities, as well as office and research and development uses. Highway business zoning is typically intended to provide for intense commercial and office development in close proximity to the interstate and high volume thoroughfares that can provide needed goods and services to residents of the city, region, and beyond.

The development team intends to build the first flex building at 1901 Donn Davis Way which is zoned HB – Highway Business.

Points to Consider

When determining the feasibility of Flex Buildings within Tipp City, staff asks Planning Board consider these critical points:

- Would Flex Buildings be a good fit for Tipp City?
- What percentage of gross floor area should be dedicated to Retail/Office? To Storage/Warehousing?
- Should Flex Buildings be a permitted use in Highway Business, Light Industrial, or both?
 - Should each individual tenant be required to have an approved Special Use from Planning Board?

- Should there be a limit on how many units/tenants per building?
- Should there be a limit on loading docks for each unit?

Special Requirements

In order to deliver more aesthetically attractive and cohesive development in the area, code §154.08(C) requires any three (3) of the below elements to be utilized:

1. Canopies or porticos;
2. Overhangs;
3. Recesses/projections;
4. Arcades;
5. Raised corniced parapets over the door;
6. Peaked roof forms;
7. Arches;
8. Outdoor patios;
9. Display windows;
10. Architectural detail such as tile work and moldings integrated into the building structure and design;
11. Integral planters that incorporate landscaped areas and places for sitting.

Flex Buildings in Other Communities

A development in West Chester Township was referenced by our interested development team that utilized this flex approach to their multi-tenant commercial building. It is zoned Light Industrial. That space is fully occupied by four different businesses. Those businesses are:

- Pump It Up (Children's amusement center for parties)
- Cincinnati Enquirer (Distribution Center/Offices for a newspaper)
- Furniture & Cabinet Outlet
- Four Corners (Non-denominational church)

Closer to Tipp City, we have seen similar style flex buildings in Huber Heights along I-70 that are home to uses such as restoration parts for motor vehicles, Champion Windows, and Crescent Electric Supply Company. Each contain a small showroom/office area with warehousing in the rear. This development also has a Light Industrial zoning designation.

Recommendation

As noted above, the Tipp City Zoning Code is relatively ineffective in addressing the growing trend in click and mortar stores. The ability for consumers to shop online, but also the ability to have face-to-face service and pick-up. Staff believes the addition of Flex Buildings will be able to bridge the gap in our zoning code to accommodate these types of developments in the future.

Given our current code, this type of development seems best suited for Light Industrial as Permitted with standards, and Highway Business as a Special Use. Requiring a Special Use permit for Highway Business will give staff and Planning Board more control over what will be allowed in the space. Each unit shall have a minimum of at least 25% of the gross floor area dedicated to retail and office space.

Staff notes that any proposed modifications would be incorporated into Ordinance form, and presented to Planning Board for formal consideration and Public Hearing at the March 14, 2023 Planning Board meeting.

Mr. Carville asked the Development Team to speak on the topic. Some of their thoughts for this particular type of building would require no shipping docks facing the highway. An estimated 3 docks per section with a drive in type door in the back of the building. The "show room" to be no more than 20% of the area. Most stores that would utilize this type of

space would be on-line. This would be an across the country type model for a small store with an estimate of 40,000 square feet.

Mr. Thornbury asked Mr. Carville if any other Zoning Designation was considered. Mr. Carville said "No, the zoning was weighed and this seemed to make the most sense."

Ms. Davis asked the difference between highway business and light industrial. Mr. Carville explained that Highway Business has a retail component.

Mr. Thornbury asked to go back and look at the bullet points individually.

Would Flex Buildings be a good fit for Tipp City? Yes, collectively.

What percentage of gross floor area should be dedicated to Retail/Office? To Storage/Warehousing? Mr. Carville added he thought it would be important to have a range. A range of 20%-40% for Retail/Office and 60%-80% for Storage/Warehousing.

Should Flex Buildings be a permitted use in Highway Business, Light Industrial, or both? Both.

Should each individual tenant be required to have an approved Special Use from Planning Board? Some flexibility needs to be exercised. This should be overall for the building not for each individual tenant. Mr. Carville explained that he could implement a "Change of Use" type permit, that would be approved administratively to make sure all info that is needed is being collected.

Should there be a limit on how many units/tenants per building? 6-8 tenants max

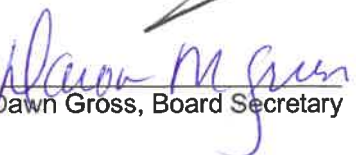
Should there be a limit on loading docks for each unit? Leave out.

Mr. Thornbury asked if there was anything else that needed addressed. There was no comment.

Mr. Carville thanked everyone for their time and said this gave him good points to go with. He will meet with Staff to work through the changes suggested and it will be presented at the next Planning Board Meeting.

Study Session adjourned at 6:50 pm.


Andrew Thornbury, Planning Board Chairman

Attest 
Dawn Gross, Board Secretary

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO February 14, 2023

Ms. Davis and Ms. Lay were sworn in before the start of the meeting.

Meeting	Chairman Andrew Thornbury called the meeting of the Tipp City Planning Board to order at 7:00 p.m.
Roll Call	Roll call showed the following Board members present: Andrew Thornbury, Vivian Davis and Chelsea Lay. Others in attendance: Council Member Greg Enslin, Townsel L. Combs and Laura Combs, Jim and Carol Ballweg, Dick Pope, Mike Jackson, Alex Gerschutz, Matt Gaston, Reporter Nancy Bowman, City Planner/Zoning Administrator Colin Carville, and Board Secretary Dawn Gross.
Excuse absent Board Member Alberson	Ms. Davis moved to excuse the absence of Ms. Alberson. Mr. Thornbury seconded the motion. Motion passed 3-0.
Election of Officers – Chairman & Vice Chairman	The Board decided to table the vote for the Chairman and Vice Chairman until next meeting. Mr. Thornbury moved to table the vote, Ms. Davis seconded. Motion passed 3-0.
Approval of Minutes – December 13, 2022	Ms. Davis moved to approve the minutes of the December 13, 2022 meeting as written. Ms. Lay seconded the motion. Motion passed 3-0.
Items Not on the Agenda	There were no comments on items not on the agenda.
Administration of Oath	Ms. Gross swore in citizens and Mr. Carville
<u>New Business</u>	
Preliminary Plat and Final Plat – Matt Gaston – NorthPoint Development – 800 S Kinna Drive	Mr. Carville presented the following Staff Report. The applicant has proposed the consolidation of IL 4097, IL 2629 TR 1, 2, 3 & 4, and IL 4106, including the dedication of right-of-way of a ± 96.764-acre lot located at 800 S Kinna Dr. The consolidation would allow for the construction of three industrial warehouses. Staff notes that the property is zoned LI – Light Industrial. The proposed replat will create one Inlot of record. Code §155.03(D) requires that Planning Board review both a Preliminary Plat and a Final Plat at a Public Meeting. Due to the nature of this proposed consolidation (no phases), the Zoning Administrator made the determination that both the Preliminary Plat and a Final Plat could both be reviewed at this same Planning Board meeting.
	<u>Preliminary Plat</u> The applicant has proposed the creation of a ± .583-acre dedicated cul-de-sac at the terminus of S. Kinna Dr. at the lot located at 800 S. Kinna Dr. The cul-de-sac will be public

and will serve as an ingress/egress easement for trucks and vehicles to turn around or get to their desired building.

The applicant is also proposing to dedicate 1.609 acres of right-of way to the south along Evanston Rd. The City is requesting NorthPoint not be required to perform improvements along Evanston Rd. as their development will not have an access point to the south and will not generate additional traffic on Evanston Rd.

Staff notes that all minimum zoning requirements have been met, and the applicant has submitted all of the required accompanying forms.

Final Plat

AREA SUMMARY	
Usage	Acreage
Undeveloped Land	94.572 acres
Cul-De-Sac ROW	.583 acres
Street ROW	1.609 acres
TOTAL	96.764 acres

Easements

Individual Inlots will provide "standard" utility and drainage easements as follows:

- 10' utility easement on the north property line
- 10' utility easement on the south property line
- 10' utility easement on the east property line
- 10' utility easement on the west property line
- There are several other specialized easements within & proximate to the plat that allow for installation and access of various utilities, pipes and/or appurtenances.
- An existing 12' drive easement will remain to access a 60' x 60' cell tower

Maintenance of Infrastructure

The cul-de-sac will be the City's responsibility to maintain in perpetuity.

It should be noted that with the passage of the 10-year LIT Levy, the City's repaving schedule has been reduced to an estimated 18-19 years. The estimated life of water, sewer, and storm lines is at least 30-50 years, and is usually much longer.

Recommendation

Staff recommends two (2) motions:

1. Preliminary Plat

Staff recommends Planning Board approval of the Preliminary Plat as presented and not require improvements to be made along Evanston Rd.

2. Final Plat

Staff recommends Planning Board approval of the Final Plat as presented and not require improvements to be made along Evanston Rd.

Mr. Thornbury asked for clarification that there is no connection to Evanston and there is also no connection to 25A, correct? Mr. Carville stated that was correct.

Mr. Thornbury asked the applicant to come forward and state his name and address.

Mr. Alex Gerschutz; 8291 Twin Cove Court, West Chester, Ohio.

Site Plan
Approval – Matt
Gaston –
NorthPoint
Development –
800 S Kinna
Drive

Mr. Gerschutz began, "Thank you again for your time. We are seeking a request for a formal site plan approval for the full development as discussed previously. Within the packet you will find a few specific items to NorthPoint Development, we will be acting as the owner and developer of the property. We are a very active developer nationwide. We represent just over 140 million square feet." This project is being slated as a 3 building development. There will be a proposed right turn lane onto 25A at Blauser.

Mr. Thornbury asked for questions of the applicant. Ms. Davis asked, about the 25A access onto Blauser. Mr. Carville answered that it was already existing. Mr. Thornbury asked how soon to anticipate construction should this be approved. Mr. Gerschutz is anticipating a May or June start date. Ms. Davis asked if there were any interested tenants. There have been several interested but none have been awarded. Mr. Thornbury asked if the building will be built in the order presented or as tenants are identified. Mr. Gerschutz said it would be as tenants are identified.

Mr. Thornbury asked for audience comments. There were none.

Mr. Thornbury asked for discussion amongst the Board. He stated this was in line with what was presented to the Board previously. Mr. Thornbury did question the turn lane, not remembering it from before. Mr. Carville said it was a result of the previous traffic study.

Motion #1 – Mr. Thornbury moved to approve the Preliminary Plan as presented and not require improvements to be made along Evanston Road, seconded by Ms. Davis. Motion passed 3-0.

Motion #2 – Mr. Thornbury moved to approve the Final Plat as presented and not require improvements to be made along Evanston Road, seconded by Ms. Davis. Motion passed 3-0.

Mr. Carville presented the following Staff Report to the Planning Board.

On December 14, 2022, NorthPoint Development submitted a site plan to the City of Tipp City for the proposed development of 800 S Kinna Dr. The roughly ± 96.764 acres is zoned Light Industrial. Accordingly, the applicant seeks Planning Board site plan approval for three new industrial warehousing buildings totaling ± 1,176,000 sq. ft. with associated employee and trailer parking and associated utilities and stormwater management facilities.

Per Code 154.04(H)(4), the site development regulations are as follows:

- (C) Site development regulations.
 - (1) Lot requirements.
 - (a) Minimum lot area: none
The area of the proposed lot contains ± 96.764 acres
 - (b) Minimum lot frontage: 100'
The proposed frontage is ± 1,605' (S Kinna Dr.)
The proposed frontage is ± 951' (E Evanston Rd.)
 - (2) Yard requirements.
 - (a) Minimum front yard setback: 50'
The proposed front yard setback is ± 110'
 - (b) Minimum rear yard setback: 50'
The proposed rear yard setback is ± 680'
 - (c) Minimum side yard setback: 50'
The right side yard setback is ± 120'

The left side yard setback is ± 150'

(3) Structural requirements.

The maximum building height is 85'

The height of the proposed structures is 45.6'

Parking

The standard parking requirements for the proposed use are delineated in Code Table §154.10-2 Off-Street Parking Standards For Selected Industrial Uses, which states:

1.0 space per 2,000 square feet

The property parking can be broken down into the following table:

Building #	Required Spaces	Provided Spaces
Building 1	218	258
Building 2	233	279
Building 3	136	162

In the proposed plans, NorthPoint's site will have a total of 699 parking spaces, which will include the minimum required handicapped spaces in accordance with Federal ADA law. Tipp City Code Table §154.10-3 requires parking spaces at 90° be a minimum of 9.5' x 18'. The proposed plans show NorthPoint has provided spaces of 9.5' x 18'.

The off-street parking area will be surfaced with asphalt and include 6" barrier curb around the perimeter.

Loading

Code does not require a specific number of loading spaces. In total, NorthPoint will have roughly 237 truck loading dock/parking spaces. NorthPoint fulfills all of Code §154.10(C)(7)(b) pertaining to the design standards of the spaces.

Ingress & Egress

According to Code §154.10(G)(2)(a), a Traffic Impact Analysis (TIA) was required and completed by NorthPoint. The study area is limited to the intersections listed below based upon the preliminary meetings held on 9/21/2022, 9/30/2022, and review comments on the preliminary MOU submission dated October 19, 2022.

- Kinna Drive and Blausen Drive
- Blausen Drive and S County Road 25A
- Kinna Drive and Route 571
- SR 571 and S County Road 25A, assuming the completion of the planned safety improvements for the base condition.

They conducted turning movement counts at all study area intersections listed above during the periods of 7 am – 9 am and 4 pm – 6 pm on weekdays (Tuesday, Wednesday, or Thursday). In addition, they performed a 24-hour turning movement count at the Blausen Drive and S County Road 25A intersection to support signal warrant analysis. In their calculations, they accounted for three off-site developments (Multifamily homes, future vehicle dealership Peterbilt truck dealership). None of the 3 off-site developments are related to the Northpoint project but are included in this analysis as part of the future traffic forecast.

The results of capacity analysis show all intersections in the study will operate at acceptable level of service. No roadway improvement is recommended as the results of capacity analysis. Traffic signal warrants are not met at the Blausen Drive/S County Road 25A intersection. Turn lane warrant analysis shows that the Northpoint development does not warrant any turn lane improvements. The combination of NorthPoint Development with the three off-site trip generators included in this study warrant a northbound right turn lane at the Blausen Drive/S County Road 25A intersection.

Landscaping

The applicant has provided a landscaping plan (Attachment “G”) that provides the perimeter and interior required landscaping. The minimum landscaping requirements for this development are 70 trees and 210 shrubs. The following table shows that Northpoint far exceeded those requirements. The proposed site landscaping provides the vegetation as follows:

Name	Planting Size	Quantity
Trees		
Amur Maple	2.5” caliper	22
Paperbark Maple	2.5” caliper	87
Norway Maple	2.5” caliper	64
Norway Spruce	6’	59
White Spruce	6’	37
London Plane Tree	2.5” caliper	12
Ivory Silk Japanese Tree Lilac	2.5” caliper	13
Silver Linden	2.5” caliper	6
Shrubs		
Chicagoland Green Boxwood	24”	48
Green Velvet Boxwood	24”	40
Alice Oakleaf Hydrangea	24”	75
Double Play Doozie Spirea	24”	45
Superstar Spirea	24”	31
Autumn Jazz Viburnum	24”	127
Blue Muffin Arrowwood Vibernum	24”	22
Newzam Vibernum	24”	245

Lot Lighting

The applicant has provided a photometric diagram (Attachment “H”) which indicates that the lot will be provided with an average of 2.41 foot-candles (lumens) across the off-street parking area in accordance with Code §154.07(B)(2)(c).

A combination of light poles with mounted lights will provide the lot lighting as follows:

- (42) Single LED pole lights (30’ tall).
- (8) Double LED pole lights (30’ tall).
- (56) Building-mounted LED lights.

Staff notes that the level of illumination shall be low to present a soft and subdued appearance to the property. The beam spread of the light fixtures shall be designed so that the effect on adjacent properties shall be minimal. The beam spread of the light fixtures shall also be designed so as not to appear as glare from the public right-of-way.

Easements

- 10’ utility easement on the north property line
- 10’ utility easement on the south property line
- 10’ utility easement on the east property line
- 10’ utility easement on the west property line

Staff notes that there are additional easements that run through the property to allow for electric, storm sewer and sanitary maintenance. A pre-existing electrical easement that allowed access to a 60’ x 60’ cell tower was given an additional easement to help access. All easements can be found on the final plat (Attachment I). The cul-de-sac at the terminus of Kinna Dr. will be public and will include an ingress/egress easement for trucks and vehicles to turn around or get to their desired building.

Storm Water

The stormwater management plan for the proposed development will exceed the requirements of Tipp City for stormwater detention. Onsite area was designed for a 1-year critical storm for Outfall 1 and a 25-year critical storm for Outfall 2 and offsite area was detained to the extent practical with the proposed detention basins. The table below summarize the required reduction in peak discharge from the site and the proposed reduction as well as a summary of the net decrease in flow rates from what is required to what is proposed.

The table demonstrates that the proposed development far exceeds the requirements for stormwater detention. This was a critical aspect of this project as a FEMA Floodplain spans the southern portion of the property. These improvements in detention will significantly aid the surrounding area in helping prevent future flooding.

Recommendation:

Staff recommends site plan approval for the proposed development at 800 S Kinna Dr.

Mr. Carville stated, "The combination of meeting all of the requirements for light industrial, I am going above and beyond in both the landscaping and stormwater as well as having an approved traffic impact study in hand made this recommendation fairly easy from the City's perspective. They meet everything and we are excited to have this development here in Tipp City."

Mr. Thornbury asked for questions to Mr. Carville. Mr. Thornbury asked about the 2 detention areas, are those going to be constructed along with or before building #1?

Mr. Matt Gaston; 4805 Montgomery Road, Suite 310, Cincinnati, Ohio 45212.

Mr. Gaston began, "I am the Vice President of Development for NorthPoint. We will build the southeastern pond first with the first building and all the stormwater from that building will drain into that pond. The next building the reaming detention pond will be built."

Mr. Thornbury asked for audience comments. There were none.

Mr. Thornbury expressed his appreciation, "It will make a positive impact to the City in that area for the flooding, especially for the traffic study."

Ms. Davis asked, "What about the traffic on Kinna? If they do put in those apartments that they were talking about developing, is that going to have any impact, or is that taken into consideration"?

Mr. Carville responded, "Yes, that was one of the three business/developments accounted for with that traffic impact analysis."

Ms. Davis moved to approve the site plan for the proposed development at 800 S Kinna Drive, seconded by Mr. Thornbury. Motion approved 3-0.

Public Hearing
– City of Tipp
City – Zoning
Code
Amendment

Ms. Davis moved to open the Public Hearing. Mr. Thornbury seconded the motion.
Motion passed 3-0.

Mr. Carville presented the following Staff Report to the Board.

On January 23, 2023, the Tipp City Zoning Administrator set a Public Hearing for this evening regarding a request from the City of Tipp City to consider a requested Zoning Code amendment regarding prohibiting parking spaces for semi-trailers at all automotive service

stations, parts sales, and automotive fuel sales within the City of Tipp City. Staff notes that this Public Hearing was set administratively with public notice published pursuant to law.

General

Multiple lots have been identified as potential locations for fuel stations within Tipp City. Tipp City is currently home to eight different gas stations. None of our current gas stations have spaces for semi-trailers to park. The City has no desire to have parking spaces for semi-trailers for future fuel sales establishments. Code currently prohibits overnight parking, overnight accommodations, or the inclusion of showers within the building. We fear that if we were to allow semi-trailer parking, those spaces would turn into overnight parking which would lead to enforcement issues. As we do not currently have semi-trailer parking at fuel stations currently and do not want them in the future, we request that our code would reflect that.

Zoning Code Text Amendment

Staff has drafted a Zoning Code Text Amendment. This amendment:

- Enacts Section 154.04(G)(25)(I)

Zoning Text or Map Amendment Review Criteria:

Code 154.03(C)(5) states:

Recommendations and decisions on zoning text or map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- (a) The proposed amendment is consistent with the comprehensive plan, other adopted city plans, and the stated purposes of this code;
- (b) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;
- (c) The proposed amendment will promote the public health, safety, and general welfare;
- (d) The proposed amendment, if amending the zoning map, is consistent with the stated purpose of the proposed zoning district;
- (e) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated; and/or
- (f) The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.

Recommendation:

Staff recommends that Planning Board provide a positive recommendation to City Council on the proposed Code amendment.

Mr. Thornbury asked, "What about for temporary parking" enforcing when it comes to a delivery for gas stations and things like that? How will that be enforced, if at all, since there are no legal parking spaces."

Mr. Carville said, "That is more of a gray area. It is not specifically addressed. A lot of places will just park at a pump. That is our intention and hope."

Mr. Thornbury asked if there were any citizens that would like to be heard on this matter?

Mr. Mike Jackson; 937 Hunters Ridge, Tipp City.

Mr. Jackson spoke to the second matter, this was after the matter had been voted on and it did not affect the outcome of the vote.

Mr. Townsel L. Combs; 820 Pebble Place, Tipp City, Ohio.

Mr. Combs spoke to the second matter, this was after the matter had been vote on and it did not affect the outcome of the vote.

Ms. Davis moved to close the Public Hearing. Mr. Thornbury seconded the motion.
Motion passed 3-0.

Mr. Thornbury asked for Board discussion.

Mr. Thornbury said, "I think it is a good idea to not have parking spaces codified. Mr. Carville have there been any enforcement issues brought forward by the police department?" Mr. Carville said there weren't any.

Mr. Thornbury **moved to provide a positive recommendation to City Council on the proposed code amendment**, seconded by Ms. Davis. **Motion 3-0.**

Old Business

There was no old business

Miscellaneous
City Council
Reports

December 19,
2022

Mr. Thornbury reported, there was nothing pertaining to Planning Board.

January 3,
2023

Mr. Thornbury reported, the first reading for the Ordinance accepting the Annexation of 4180 Tipp Cowlesville Road. A motion setting interim zoning for the proposed annexation. A motion for Ms. Davis and Ms. Lay to be re-appointed and appointed to the Planning Board.

January 17,
2023

Mr. Thornbury reported, a second reading for the proposed ordinance for the Annexation of 4180 Tipp Cowlesville Road, this did pass.

February 6,
2023

Mr. Thornbury reported, there was nothing pertaining to Planning Board.

Upcoming City
Council
Meetings –

February 21,
2023

Ms. Davis will report on the February 21, 2023 City Council Meeting.

March 6, 2023

Ms. Lay will report on the March 6, 2023 City Council Meeting.

March 20, 2023

Mr. Thornbury will report on the March 20, 2023 City Council Meeting.

April 3, 2023

Mr. Alberson will report on the April 3, 2023 City Council Meeting.

April 17, 2023

Ms. Lay will report on the April 17, 2023 City Council Meeting.

May 1, 2023

Mr. Thornbury will report on the May 1, 2023 City Council Meeting.

May 15, 2023

Ms. Alberson will report on the May 15, 2023 City Council Meeting.

June 5, 2023 | Ms. Davis will report on the June 5, 2023 City Council Meeting.

June 19, 2023 | Mr. Thornbury will report on the June 19, 2023 City Council Meeting.

Board Member
Comments | Mr. Thornbury thanked Ms. Davis for re-volunteering to the Board and welcomed Ms. Lay
as the newest member.

Adjournment | Ms. Davis **moved the meeting be adjourned**. Mr. Thornbury seconded the motion. Mr.
Thornbury declared the meeting adjourned at 7:51 pm.


Andrew Thornbury, Planning Board Chairman

Attest: 
Dawn Gross, Board Secretary