

**MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS**

June 28, 2012

5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

CONDITIONAL USE PERMIT HEARINGS

County

a. Summers Baptist Church Cup

Approved

Prairie Grove Planning Area

b. Illinois Baptist Chapel Addition CUP

Approved

1. ROLL CALL:

Roll call was taken. Members present include: Cheryl West, Kenley Haley, Randy Laney, Robert Daugherty, Chuck Browning, Daryl Yerton and Walter Jennings.

2. APPROVAL OF MINUTES: (from the June 1, 2012 meeting and the meeting from June 7, 2012)

Cheryl West made a motion to approve the minutes from June 1, 2012 and June 7, 2012. Robert Daugherty provided the second. Motion passed.

3. APPROVAL OF THE AGENDA:

Robert Daugherty made a motion to approve the agenda. Daryl Yerton seconded. Motion passed.

4. NEW BUSINESS

CONDITIONAL USE PERMIT HEARING

a. Summers Baptist Church CUP

Conditional Use Permit Approval Request

Location: Section 16, Township 15 North, Range 33 West

Owner: Summers Missionary Baptist Church

Applicant: Barry Hoffmann of Hoffmann Architectural Inc.

Architect's Name: Barry Hoffman, Hoffmann Architectural Inc.

Location Address: 22055 W. Highway 62 summers, AR 72769

Approximately 16 acres / Proposed Land Use: church

Coordinates: Longitude: 94° 29' 0.92" W Latitude: 35° 59' 34.92" N

Project #: 2012-067 Planner: Sarah Geurtz e-mail at sgeurtz@co.washington.ar.us

REQUEST: Conditional Use Permit approval to allow expansion of an existing church on two parcels of land which consist of approximately 15 acres.

CURRENT ZONING: Project lies within the County's Zoned area (Agriculture/Single-Family Residential 1 unit per acre).

PLANNING AREA: This project is not located within a city's planning area. It is located solely within the County.

QUORUM COURT DISTRICT: District 10 Rick Cochran
Cincinnati & Lincoln

FIRE SERVICE AREA:

SCHOOL DISTRICT: Lincoln

INFRASTRUCTURE: **Water-** Lincoln **Electric-**Ozarks Electric **Natural Gas-** Sourcegas
Telephone- Prairie Grove Phone **Cable-** N/A

BACKGROUND/ PROJECT SYNOPSIS:

The owner of this property is Summers Missionary Baptist Church/Roland Bailey. The applicant is Barry Hoffmann of Hoffmann Architectural Inc. This property is located outside of the community of Summers off West Highway 62 and Young Road WC 460 (see attachments A-14 through A-16). Access is off West Highway 62.

This Conditional Use Permit (CUP) request is to allow an approximately 6,500 square foot building addition to the existing Summers Baptist Church (see attachments A-28 through A-32). This addition would add a new entry, vehicular drop-off, steeple, hallway around the auditorium/worship space, and new façade material of EIFS (Exterior Insulation and Finish Systems) and faux stone. The property is currently zoned Agricultural/Single-Family Residential 1 unit per acre. The proposed additions would house classrooms, a pastor's office, fellowship hall, entry, hallways, bathrooms, foyer, and a warming kitchen (see attachments A-28 through A-32).

The entire existing structure's occupancy rate is 400 and the proposed education building's occupancy rate is 270. Together, the old and new structures would be able to accommodate 670 occupants (see attachment A-37). However, Dennis Ledbetter, the Washington County Fire Marshal, and Barry Hoffmann (the project's architect) have determined that the occupancy rating can be listed at 400 people due to the occupancy pattern of churches. An occupancy sign stating the total occupancy number (400) for the entire building is to be posted in the auditorium/worship space (see attachment A-38). Even though the building will be designed for 400 people, the architect has designed enough exit doors to accommodate 670 occupants. A fire alarm with pull stations will be installed to meet minimum fire alarm requirements (see attachment A-38). The applicant has stated that an enunciator panel will be located in the foyer (see attachment A-29). There will be a two-hour rated fire wall surrounding the auditorium/worship space, and a one-hour rated fire wall for the corridor walls (see attachments A-26 and A-29). All doors in fire walls must be fire-rated for the fire rating number of each corresponding fire wall. Dennis Ledbetter is not requiring a sprinkler system to be installed. Because a sprinkler system will not be installed, Jay Norton of the Cincinnati/Lincoln fire departments will not be requiring a knox box. Dennis Ledbetter has told Planning Staff that he feels fine with utilizing the fire flow rate submitted in 2010 when Summers Church originally explored expansion options for CUP approval (see attachments A-35 and A-36). That fire flow was determined to be adequate for tanker support.

There will be no kitchen; the fellowship hall will contain a food warming area only. There are no plans at this time for a second story or attic storage. The applicant anticipates the hours of operation to generally be: Sundays (9am - 12:00pm and 5:30pm - 8pm), and Wednesdays (5:30pm - 8pm). Office staff hours should generally be Monday through Friday (8am - 5pm). Daytime meetings may be held throughout the week. Special holiday and other services (such as Christmas and weddings) will also take place (see attachment A-46). No daycare facility is planned at this time.

If approved for a Conditional Use Permit, this project will subsequently be required to proceed through the Preliminary and Final Large Scale Development (LSD) process.

TECHNICAL CONCERNS:

Water/Plumbing/Fire Issues:

The water provider is Lincoln Water. According to Dennis Ledbetter, firefighting operations will involve tanker support; tankers can fill at the intersection of Highway 59 and 62 to the northwest of Summers Baptist Church (see attachment A-36). Dennis Ledbetter is comfortable with utilizing the fire flow rate submitted in 2010 when Summers Church originally applied for CUP approval. The fire flow rate was for the hydrant at Summers Mountain Road (Highway 59) and West Highway 62. The reported fire flow was 531 gpm at 20 psi. Its static was 165 psi, it had a pitot of 10, and had a residual of 0 (see attachments A-35 and A-36). Jay Norton of the Cincinnati/Lincoln Fire Department stated to Planning Staff that he will not be requiring a Knox box due to the fact that no sprinkler system would be installed in the building.

Sewer/Septic/Decentralized Sewer:

The church utilizes an existing septic system that was designed in 1995 for 175 people. It is located behind the church (see attachments A-40 through A-44). Barry Hoffmann has reported that he intends to leave the current septic system in place and allow it to continue servicing the wastewater it was designed to service. Barry says the new toilets will be connected to a separate septic system constructed to current septic system standards (see attachments A-28 and A-39). Melissa Wonnacott-Center of the Arkansas Department of Health has stated that the existing septic's pump tank would not be able to accommodate the needed time distribution currently required for newly installed systems on churches (see attachment A-39). However, Melissa feels that, at this time, this project should be approved for this CUP; she said the other details can be figured out later during the large scale development stage (see attachment A-39).

Electric/Gas/Cable/Phone:

Prairie Grove Telephone had no comment and no comment was received from Ozarks Electric. Generally, any damage or relocation of utilities will be at the expense of the owner/applicant. There is no cable service to this property. Sourcegas reported they had a gas line near the church and, if service was needed, to contact James Boyd at 479-575-1466.

Roads/Sight Visibility/Ingress-Egress/Parking:

This property has a gravel parking lot with two entrance/exit drives onto West Highway 62 (see attachment A-28 and A-29). The locations of these drives are proposed to remain in their current locations. However, the current parking lot will be expanding to the north and south. Planning Staff is requiring a minimum of 106 spaces; the proposed parking stall number is 125 spaces. ADA parking will be located in front of the vehicular drop-off structure.

Site visibility onto West Highway 62 is a concern due to the curvature of Highway 62 at this site's location.

As a condition of CUP approval, the Washington County Contract Engineer, Clay Grote, is requiring a study showing that the site distance at both drives meets Washington County code. If the site distance is shown to be inadequate, or if Clay wants more site distance information than that shown on attachment A-28, a solution must be presented and approved by Staff. More information on site distances might be required for Preliminary LSD. The temporary signage posts/signage located along West Highway 62 must not interfere with site distance viewing. If they do interfere with site distance, they must be moved to a location approved by Staff.

Drainage Concerns:

Drainage may be expected to increase due to the additions to the church and parking. A drainage *statement* is being required as a condition of CUP approval. The Washington County Contract Engineer, Clay Grote, will be requiring a drainage *study and report* for the Preliminary Large Scale Development stage.

Environmental Concerns:

At this time, no stormwater permit is required by Washington County; however, the applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality (ADEQ).

Signage/Lighting/Screening Concerns:

No additional signage is proposed or approved with this CUP. The temporary signage posts located along West Highway 62 must not interfere with site distance viewing. If they do interfere with site distance, they must be moved to a location approved by Planning Staff.

Any outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately. Please refer to the diagram in the staff report attachments (see attachment A-34).

Screening is not being required because the land around the church is primarily agricultural in nature and existing vegetation offers a buffer between the church and neighboring properties.

COMPATIBILITY CONCERNS:

Surrounding Uses:

The surrounding uses are mostly large agricultural lots, some small and large residential and residential/agricultural parcels, and a vacant parcel. The project involves an existing church building that contains worship space and classrooms.

Staff feels the applicant's request will be compatible with the surrounding uses (see attachment A-11 and A-17).

County's Land Use Plan (written document):

According to the County's Land Use Plan,

SECTION III. PHYSICAL DEVELOPMENT

A. LAND USE CONSIDERATIONS

2. LIGHT COMMERCIAL

Continuing with the primary goal of retaining the rural characteristics of Washington County, light commercial uses should be allowed if:

- a. Not incompatible with adjacent residential and agricultural uses; or by conditions placed on such to mitigate its impact. Together with community facilities and compatible residential uses, this use typically serves as a buffer between general commercial and strictly residential uses.

Staff feels that the proposed expansion to Summers Church meets the Land Use Plan goals and is not incompatible with the surrounding residential and agricultural uses.

Future Land Use Plan

There is no future land use designation for this portion of the County.

NEIGHBOR COMMENTS/CONCERNS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project.

At this time, Planning Staff has received no comments from neighbors. Staff will update the Planning Board at the meeting if any additional comments are received.

STAFF RECOMMENDATION: Staff recommends *approval* of the proposed **Summer Baptist Church Conditional Use Permit** with the following conditions. There have been 9 changes to the staff report conditions.

Water/Plumbing/Fire Conditions:

1. Water lines must be located and drawn on the survey for Preliminary LSD.
2. A master plumber must pull all required permits and conduct all proper inspections involving plumbing work.
3. Fire lanes must support 75,000 pounds in all weather conditions.
4. Road entrances/exits must be a minimum of twenty feet in width to accommodate fire trucks.
5. Fire lanes must be marked with fire lane signage. An additional marking method (perhaps curb stops) must be provided to designate no parking in the fire lane area.
6. A fire alarm system that meets NFPA 72 and AR State Fire Code, with pull stations, must be installed. An enunciator panel must be located in the foyer as indicated by the applicant's floor layout drawing.
7. Panic hardware, exit lights, emergency lights, and fire extinguishers must be installed as required.
8. An occupancy load sign for the entire building (stating an occupancy limit of 400 people) must be placed in the auditorium/worship space.
9. All fire walls must extend all the way to the roof.
10. All doors in fire walls must be fire-rated for the fire rating number of each corresponding fire wall.
11. Any further addition (including attic storage or a sound room) to this church not involved with this Conditional Use Permit must process through the Washington County Planning Department.
12. The kitchen space in the fellowship hall shall operate as a food warming area only.

Septic Conditions:

1. The septic system(s) must be approved, installed and inspected by the Health Department prior to occupation of the church.
2. If the existing septic system is not functioning properly, a new septic system may be required. This will be addressed at Preliminary LSD stage.
3. A new pump system may need to be installed in order to accommodate the required time distribution. This will be addressed at Preliminary LSD stage.
4. No parking is allowed on any portion of the septic system including the alternate area. (No overflow parking either).
5. The providing water line must be shown on the plans for Preliminary LSD.

Roads/Sight Visibility/Ingress-Egress/Parking Conditions:

1. All entrance drives and fire lane areas must support 75,000lbs in all weather conditions.
2. Any work in the Highway Department's right of way will require permits from the Arkansas Highway Transportation Department.
3. Parking for at least 106 vehicles must be provided.
5. A field study must be conducted by a surveyor or engineer to determine the exact sight distances at the drives onto W. Hwy 62. After the field study is completed, the determination of any required actions (limiting right hand turns, relocating the drives, moving the temporary signage location, etc) will be up to the Washington County Contract Engineer.

Drainage Conditions:

1. Applicant will be required to provide a drainage study and report for LSD approval.

Environmental Conditions:

1. At this time, no stormwater permit will be required by Washington County; however, the applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality (ADEQ). www.adeq.state.ar.us

Utility Conditions:

1. Any damage or relocation of utilities will be at the expense of the owner/applicant.

Signage/Lighting/Screening Conditions:

1. No additional signage is proposed or approved with this CUP. See condition #5 under *Roads/Sight Visibility/Ingress-Egress/Parking Conditions*.
2. Any outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately. Please refer to the diagram in the staff report attachments.
3. Any addition of a dumpster or outdoor building must be approved by the Washington County Planning Department and would be required to have an opaque gate and opaque screening.

Standard Conditions:

1. Hours of operation, days, and day-to-day operations should be generally as stated by the applicant: Sundays (9am - 12:00pm and 5:30-8pm), and Wednesdays (5:30pm - 8pm). Office staff hours should generally be Monday through Friday (8am - 5pm). Daytime meetings may be held throughout the week. Special holiday and other services (such as Christmas and weddings) will also take place.
2. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
3. This CUP must be ratified by the Quorum Court.
4. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
5. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.

- This project requires additional review (Large Scale Development), and therefore, the applicant must submit for Preliminary project review within 12 months of this CUP project's ratification.

Washington County Planner, Sarah Geurtz, presented the staff report.

Walter Jennings asked if the building will be sprinkled for fire protection?

Sarah Geurtz replied, "no, it is not required".

Randy Laney, Chairman, asked if there is anyone present representing the applicant?

Barry Hoffman, Hoffman Architectural Inc, added that the church has been there since 1950s. He said that the new changes to the façade and finishes to the facility will be an asset to the area. He said that the building that they are adding is replacing the current education building, which will be razed in the future. He added that will be no additional traffic load towards the community.

No public comments. Public comments close.

Robert Daugherty made a motion to approve the Summers Baptist Church CUP subject to staff recommendations. Daryl Yerton seconded. All board members were in favor of approving. Motion passed.

**b. Illinois Baptist Chapel Addition CUP
Conditional Use Permit Approval Request**

Location: Section 15, Township 15 North, Range 31 West

Owner: Illinois Community Group Church

Applicant: Dewain McKee

Location Address: 12411 Illinois Chapel Road, Prairie Grove, AR 72753

Approximately 1.0 acres / Proposed Land Use: Church

Coordinates: Longitude: 94° 16' 9.133" W Latitude: 35° 58' 36.357" N

Project #: 2012-069 Planner: Courtney McNair e-mail at cmcnair@co.washington.ar.us

REQUEST: Conditional Use Permit approval to allow a church expansion on a parcel of land that is approximately 1.0 acres in size.

CURRENT ZONING: Project lies within the County's Zoned area (Agriculture/Single-Family Residential 1 unit per acre). There was also a Conditional Use Permit approved on this property in June 2011 (project #2011-061) for a small annex/classroom building.

PLANNING AREA: This project is located within Prairie Grove's planning area.

QUORUM COURT DISTRICT: District 12-Ann Harbison Grove

FIRE SERVICE AREA: Prairie

SCHOOL DISTRICT: Prairie Grove

INFRASTRUCTURE: Water- WWA Electric-Ozarks Electric Natural Gas- N/A
Telephone- Prairie Grove Telephone Cable- N/A

BACKGROUND/ PROJECT SYNOPSIS:

The owner of this property is the Illinois Community Group Church. The applicant is Dewain McKee. This property is located off Illinois Chapel Road WC#20 (**see attachments B-14-B-16**). Recently the Illinois Baptist Chapel suffered the loss of their sanctuary due to fire. This CUP request is to allow the church to replace and expand their sanctuary. The new building is proposed to be approximately 1400 square feet (the old one was approximately 980 sq. ft.)

(Please see applicant's letter B-11 and plan B-18).

The kitchen/annex building was mostly undamaged in the fire, and the sanctuary is proposed to attach to the end of that structure, similar to the way the old sanctuary was connected. There is also an additional annex/classroom building that was approved (project # 2011-061) in June 2011.

No changes are planned for the parking or drive areas. There will be no plumbing in the proposed addition. If there will be any additional plumbing, a master plumber must pull all permits from Washington Water Authority, and proper inspections must be performed.

The main issues with this project involve fire safety.

TECHNICAL CONCERNS:

Water/Plumbing/Fire Issues:

The Washington County Fire Marshal has several conditions for this project due to its use as an assembly area. There must be a 2-hour fire wall and fire doors in between the new structure and where it connects to the existing annex. Fire extinguishers and exit/emergency lights are required. Everything must be wired properly (including the sound room).

Currently, much of the detail about the inside setup of the sanctuary is unknown. The applicant does not know what type of seating will be available (they are trying to get some donations to help with the

rebuilding). The stage area has also not been planned. Planning staff and the Washington County Fire Marshal are recommending that because this information is unknown, a condition be added to approval that ensures that the Fire Marshal will review and approve the seating/aisle/stage layout prior to the placement of these items within the sanctuary.

The architect shows on the plans that the occupancy load will be 160 people.

See the conditions list for all of the Fire Marshal's requirements.

Sewer/Septic/Decentralized Sewer:

The church has an existing septic system. The Health Department does not expect the increase in the sanctuary size to cause any problems with the current septic system. No parking (regular or overflow) is allowed on any portion of the septic system including the alternate area.

Electric/Gas/Cable/Phone:

No comments were made by the utility companies servicing this property.

Roads/Sight Visibility/Ingress-Egress/Parking:

The existing drive and parking areas are not proposed to be changed. The entrance to the parking area is currently along WC #20 (Illinois Chapel Road).

If any changes are made to the entrance or parking, all additions must be reviewed by County Staff, and must support 75,000lbs in all weather conditions.

If any work is to be completed within the County right-of-way, permits must be obtained from the Washington County Road Department.

Drainage:

The Washington County Contract Engineer has no comments on this proposed project.

Environmental Concerns:

At this time, no stormwater permit is required by Washington County; however, the applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality (ADEQ).

Signage/Lighting/Screening Concerns:

No lighting or signage changes are proposed. Any changes require additional review.

Standard note: All outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately (see attached diagram for examples).

City of Prairie Grove Concerns:

The City of Prairie Grove has no concerns.

COMPATIBILITY CONCERNS:

Surrounding Density/Uses:

The surrounding uses are mostly agricultural with some larger residential lots or combination Residential/Agricultural parcels. The site has an existing church annex and classroom building. **(B-17)**

While this proposal is not identical in use to the surrounding areas, staff does feel that with the low impact nature of churches, the fact that a church use has been on this site for many years, and the service type use of the church, that this project will be compatible with the surrounding uses.

County's Land Use Plan (written document):

According to the County's Land Use Plan.

2. LIGHT COMMERCIAL

Continuing with the primary goal of retaining the rural characteristics of Washington County, light commercial uses should be allowed if:

Not incompatible with adjacent residential and agricultural uses; or by conditions placed on such to mitigate its impact. Together with community facilities and compatible residential uses, this use typically serves as a buffer between general commercial and strictly residential uses.

Staff feels that the proposal for replacement and expansion of the church sanctuary meets the Land Use Plan goals.

Future Land Use Plan

There is no future land use designation for this portion of the County.

NEIGHBOR COMMENTS/CONCERNS:

(All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project.)

No comments have been received at the time of this staff report. Staff will update you at the meeting if any neighbor's do comment.

STAFF RECOMMENDATION: Staff recommends approval of the proposed Illinois Baptist Chapel Addition Conditional Use Permit with the following conditions:

Water/Plumbing/Fire Conditions:

1. Washington County Fire Marshal must review and approve the seating/aisle/stage layout prior to the placement of these items within the sanctuary.
2. The fire wall must be designed as a 2-hour fire wall and includes attic space-must go all the way to the roof. Doors entering into the sanctuary through the fire wall must be fire rated. The fire wall and doors must be inspected by the Fire Marshal.
3. The sound room must be wired properly.-if it will be located on the other side of the fire wall, it must be fire sealed.
4. Fire extinguishers and exit/emergency lights are required as per fire code.
5. A monitored fire alarm is not required because of size, but is highly recommended.
6. Panic hardware is required on exits. (Fire Marshal and applicant are going to look into options that will work for fire code and meet the needs of the church-Fire Marshal must approve exit doors).
7. If there is any additional plumbing, a master plumber must pull all permits and proper inspections must be performed.

Sewer/Septic/Decentralized Sewer Conditions:

1. No parking is allowed on any portion of the septic system including the alternate area. (No overflow parking either).

Roads/Sight Visibility/Ingress-Egress/Parking Conditions:

1. No changes are proposed to the entrance or parking areas. Any changes require additional review.
 - a. If any changes are made to the entrance or parking, all entrance drives and parking areas must support 75,000lbs in all weather conditions.
 - b. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. Any tile that may be needed must be sized by the Road Department. The Road Department may be reached at (479) 444-1610.

Environmental Conditions:

1. At this time, no stormwater permit is required by Washington County; however, the applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality (ADEQ).

Utility Conditions:

1. Any damage or relocation of utilities will be at the expense of the owner/applicant.

Signage/Lighting/Screening Conditions:

1. No changes to signage or lighting are proposed. Any changes require additional review.
 - a. Standard notes:
 - Signage cannot be placed in the County Right-of-Way.
 - Any outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately.

Standard Conditions:

1. Pay neighbor notification mailing fees (\$7.10) within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was mailed to applicant on 6/20/12).
2. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
3. This CUP must be ratified by the Quorum Court. (Quorum Court Meeting scheduled for July 19, 2012).
4. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
5. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance:
 - o This project does not require additional review. Therefore, all conditions of this CUP approval must be completed within 18 months of this CUP project's ratification.

Washington County Senior Planner, Courtney McNair, presented the staff report.

No public comments. Public comments close.

Robert Daugherty made a motion to approve the Illinois Baptist Chapel Addition CUP subject to staff recommendations. Cheryl West seconded. All board members were in favor of approving. Motion passed.

5. Other Business

- Discussion of Current Development.
- Reminder of upcoming regular Planning Board meeting August 2, 2012
*Washington County Planning Directory, Juliet Richey, reminded that board members that the next meeting will have the Big Red Dirt Farm LSD.
Juliet Richey also said that there is a chance of appeal for the NWA Quarry. The appeal has not yet been filed and that she has not received any specific information on the grounds of the appeal.
Randy Laney reminded the board that August is the election of officers.*
- Any other Planning Department or Planning Board business.

6. Old Business

7. Adjourn

*Daryl Yerton moved to adjourn. Robert Daugherty seconded. Motion passed.
All Board members were in favor of approving.*

Planning Board adjourned.

Minutes submitted by: Phuong Pham

Approved by the Planning Board on:

_____ Date: _____
Randy Laney, Planning Board Chairman