

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

**June 7, 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**

Springdale

**a. Northwest Arkansas Quarries CUP**

Approved

**1. ROLL CALL:**

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

**2. APPROVAL OF MINUTES:** (from the April 5, 2012 meeting and the Workshop meeting from April 11, 2012)

*Kenley Haley made a motion to approve the minutes from April 5, 2012. Cheryl West provided the second. Motion passes.*

*Kenley Haley made a motion to approve the minutes from April 11, 2012. Cheryl West provided the second. Motion passed.*

**3. APPROVAL OF THE AGENDA:**

*Robert Daugherty made a motion to approve the agenda. Cheryl West seconded. Motion passed.*

*Randy Laney stated that the Agenda should reflect that if he must leave early, Robert Daugherty is appointed Vice Chair for this meeting as the appointed Vice Chair is absent tonight.*

**4. NEW BUSINESS**

**CONDITIONAL USE PERMIT HEARING**

**a. Northwest Arkansas Quarries CUP**

***Conditional Use Permit Approval Request***

Location: Sections 26, 27, and 35, Township 18 North, Range 29 West and  
Owner: JB Hunt, LLC

Applicant: Chris Godsey/ Northwest Arkansas Quarries

Engineer Name: Steven Beam, P.E., Crafton Tull & Associates, Inc.

Location Address: 21202 N. Parson's Road, Springdale, AR, 72764

Approximately 111 acres (expansion) / Proposed Land Use: stockpile and mining areas

Coordinates: Longitude: 94° 2' 52.28" W Latitude: 36° 11' 29.305" N

**Project #: 2012-136 Planner: Juliet Richey e-mail at [jrichey@co.washington.ar.us](mailto:jrichey@co.washington.ar.us)**

**REQUEST: The Conditional Use Permit Request is to allow stockpile and mining areas on**

property in an area where the use of Single Family Residential (maximum of 1 unit per acre) or Agricultural, is allowed by right, and all other proposed uses must be reviewed as Conditional Use Permit Requests by the County Planning Board/ Zoning Board of Adjustments.

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

**PLANNING AREA:** This project is located within the City of Springdale's Planning area.

**QUORUM COURT DISTRICT:** District 13, Joe Patterson      **FIRE SERVICE AREA:** Nob Hill  
**SCHOOL DISTRICT:** Springdale

**INFRASTRUCTURE:** **Water-** two wells used onsite for dust abatement    **Electric-**Ozarks Electric  
**Natural Gas-** Source Gas    **Telephone-** ATT    **Cable-** Cox

**BACKGROUND/ PROJECT SYNOPSIS:**

Northwest Arkansas Quarry has submitted a Conditional Use Permit Application for a portion of several parcels of land (tax parcels #001-18669-000, 001-18668-000, 001-18410-000, 001-18452-000, located at 21202 N. Parson's Road, Springdale, AR, 72764).

The Conditional Use Permit Request is to allow stockpile and mining areas on property in an area where the use of Single Family Residential (maximum of 1 unit per acre) or Agricultural, is allowed by right, and all other proposed uses must be reviewed as Conditional Use Permit Requests by the County Planning Board/ Zoning Board of Adjustments.

Please see the applicant's letters of explanation (**A10-11**) and attached site plan for additional details.

This CUP application proposes to add land (approx 111 acres) beyond the 120 acres originally approved for the quarry in 2003 (see attached LSD plan from 2003 (**A41**) and site map (**A20**). **However, as the applicant states in their letter, no new land beyond the general area that is currently in use as stockpile or mining area is proposed to be permitted or disturbed with the CUP application.**

The quarry has been in place since it was approved by the Planning Board in 2003. Over the years stockpiling of materials began to take place outside of the originally approved 120 acres.

Recently, the quarry hired a new Compliance Officer. The new Compliance Officer brought it to the

attention of the Washington County Planning Staff that stockpiling areas to the North and South of the 120-acre pit were not part of the original approval for the project. The quarry would like to go through the appropriate channels to have them permitted for stockpiling purposes

While researching the stockpile areas planning staff also discovered that two small areas of the actual quarry pit (approximately 7 acres) were also outside of the originally approved parameters. The Quarry would also like to resolve this compliance issue (with this CUP application).

It appears that all portions are (and have always been) properly permitted through ADEQ.

Planning Staff has looked at the pros and cons of the stockpiling areas and arrived at the following conclusions:

- **Dust.** Dust is the primary complaint that we have heard from neighbors surrounding the quarry. After researching the issue (and discussing it with the Road Department, the County Engineer and the quarry compliance officer) staff has reached the following conclusions in regard to dust:
  - A new dust abatement plan with some revised practices has been submitted for the quarry **(A14-17)**. This must be adhered to and should help the existing dust situation to some degree.
  - It appears that much of the dust is created during crushing activities. The crushing activities take place on the original 120 acres. By allowing stockpiling of material it is possible for the quarry to only need to run the crushing operation 6-7 months per year. If the stockpile areas are eliminated, then the crushing operations would likely continue all year.
  - Allowing stockpiling areas with a good dust abatement plan for keeping the haul roads wet, approaches swept, etc. will most likely create a better dust situation than if the stockpile areas were eliminated.
- **Aesthetics.** The stockpiles are visible from outside the quarry. However, the stockpiles must be kept 250' from the Road and are partially screened from view by the existing berms. Please see photos on **(A29-31)**.
- **Traffic.** The addition of stockpile areas will not increase traffic to the quarry. Please see **(A18)**.

**Roads:**

This project (and the original 120 acre project) accesses off of Parson's Road. No additional access points are proposed with this CUP. Interior site roads are sprayed with water continuously during operation.

Please see attached Traffic Statement and Dust Abatement Plans **(A14-18)**.

**Require Additional Review:**

If the CUP is approved, the developer **will be** required to return for Preliminary and Final Large Scale Development review.

**TECHNICAL CONCERNS:**

**Water/Plumbing/Fire Issues:**

**Fire Safety:**

The Fire Marshal had no concerns beyond making sure that no explosives would be stored onsite. All blasting for the quarry is contracted. All materials are brought onsite for each blast by the

blasting company, and then promptly removed. No blasting materials are housed onsite.

**Sewer/Septic/Decentralized Sewer:**

**Health Department:**

No septic proposed for the expansion areas of this project. Restroom facilities (porta-potties) are located on the currently permitted portion of the site. No comments were received from the Health Department.

**Electric/Gas/Cable/Phone:**

**Ozark Electric**

Any relocation of existing OECC facilities will be at the developer's expense.

AT&T Telephone

No Comment Received.

Arkansas Western Gas Comments

No comment on this Plat. Our gas main lies in an easement across Parsons Rd.

Cox Communications Comments

No comment. There are no facilities around the proposed conditional use areas.

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

The entrance to the quarry (and stockpile areas) is located on Parson's Road.

Sonora Road (and a portion of Parson's) was improved with the 2003 development of the Quarry. The road seems to be holding up well at this time, and the traffic statement (**A18**) indicates that the stockpile areas do not create additional traffic impact.

The approach (between the Quarry and Parson's Road) must be paved in accordance with section 11-101 of Washington County Code of Ordinances (at least 40' wide and 250' in depth from the intersection of Parson's Road) prior to Final LSD approval.

The Quarry will be evaluated for any additional road impacts during LSD review.

**Drainage:**

A preliminary drainage letter and plan were submitted to the County Engineer for review. The Washington County Engineer has no comments on this proposed project at this time. A full drainage study will be required at LSD.

**Environmental Concerns:**

The Quarry is required to hold several ADEQ permits:

- Stormwater
- Mining
- Air

At this time it appears that the Quarry has all necessary permits filed with ADEQ. Staff has emails into the various ADEQ branches to verify all aspects of this operation are in compliance

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).

**[www.adeq.state.ar.us](http://www.adeq.state.ar.us)**

**COMPATIBILITY CONCERNS:**

**Surrounding Uses:**

The surrounding uses are predominantly industrial (the existing quarry pit and plant operations and adjacent asphalt plant operation) and agricultural. There are also some single family homes in the area.

The Quarry has constructed a berm (mostly vegetated) around the perimeter of the site, and although the tops of stockpiles are visible over this berm- most general operations are obscured from view (**see photos on page A29-31**)

Northern stockpile areas:

There are some single family residences nearby. The closest SF residence appears to be across Parson's Road located approximately 300' from the northwestern stockpile area (**A23**). There are other residences in the area, but the asphalt plant lies between the northern stockpile area and most of the homes.

Southern stockpile areas:

The closest residences to the southern stockpiles areas appear to be 3,700'- 4,000' away (**A24**).

**County's Land Use Plan (written document):**

According to the County's Land Use Plan,

**SECTION III. PHYSICAL DEVELOPMENT**

**A. LAND USE CONSIDERATIONS**

**4. INDUSTRIAL**

The chief goals for industrial development are:

- a. Provision of sites which are located adjacent to major thoroughfares or other adequate transportation facilities;
- b. Allocate land in sufficient quantity, where infrastructure exists, or will exist, so that industrial growth can be accommodated to benefit both industry, and the county. This will ensure that industrial land is protected from encroachment by non-industrial uses; and,
- c. Provide for ample utilities and services to support industrial development.

These goals can be achieved through the following operations:

- a. Adopt development regulations and standards to provide for quality development;
- b. Identify suitable land for reservation of future industrial growth;
- c. Provide adequate services, utilities and accessibility;
- d. Insulate industrial sites from other activities by location or buffers; and,
- e. Require provision of ample off-street parking and loading space.

**Future Land Use Plan**

The future Land Use Plan (**A22**) designates this portion of the County as Heavy Industrial. Therefore, this request fits within the plan.

**NEIGHBOR COMMENTS/CONCERNS:**

(All neighbors within 0.5 miles of the boundary of this project were notified by certified mail of this proposed project.)

57 notifications were sent out.

7 responded in writing: 1 in favor, 6 opposed.

Please see neighbor response map and written responses (A42-52)

**STAFF RECOMMENDATION: Staff recommends *approval* of the proposed NWA Quarries, LLC, Conditional Use Permit with the following conditions (Staff may have additional conditions to add at the June 7 meeting):**

**General Conditions:**

1. If the CUP is approved, the developer **will be** required to return for Preliminary and Final Large Scale Development review.
2. This CUP is primarily for the allowance of stockpile purposes.
  - 105 acres are shown for stockpiling on the newly completed survey. These areas are for stockpiling use only. Approximately 13.5 acres of existing quarry pit is included in this CUP to be permitted for mining. All blasting and rock mining activities must be kept within the originally permitted 120 acres (with the exception of the approximately 13.5 acres). All areas are subject to applicable setbacks found in County LSD regulations.
  - These pit and stockpile areas are shown in the CUP site plan/ survey (submitted 6-6-12 by Crafton Tull).
3. Any future structures must be approved by the Fire Marshal prior to construction and must meet the Arkansas State Fire Code.
4. Washington County Department of Emergency Management should be given a notice prior to each blast onsite. Included in the notice should be: The exact address-location, contact person, contact number, date, time, and number of blasts expected at that event if possible.
5. The County Fire Marshal should be consulted prior to blasting during an official burn ban.

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

1. 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.
2. No new access points to Parson's road are granted with this CUP. The existing Quarry Entrance must be used. The approach (between the Quarry and Parson's Road) must be paved in accordance with section 11-101 of Washington County Code of Ordinances (at least 40' wide and 250' in depth from the intersection of Parson's Road) prior to Final LSD approval.
3. The Quarry must adhere to the new dust abatement plan submitted. Any changes must be approved by the County Road Superintendent.

**Drainage Conditions:**

1. A full drainage study will be required at Preliminary LSD

**Environmental Conditions:**

1. 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 additional signage is approved with this CUP.
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.

**Standard Conditions:**

1. Pay engineering fees (\$25.00) within 30 days of project approval. Any extension must be approved by the Planning Office.
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. Any additional splits or land uses not considered with this application must be approved via a separate CUP application. Only the uses specified by this CUP and shown on the accompanying plan (Crafton Tull, 6-6-12) shall be considered.
6. 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 LSD review within 12 months of this CUP project's ratification.

*Washington County Planning Director, Juliet Richey, presented the staff report. She explained that this is not a request to expand outside of areas already in use by the quarry, only to allow the quarry to be in compliance with County ordinances.*

*Juliet Richey also pointed out the existing asphalt plant that (some of the neighbor's complained about), however, it is not part of the CUP application. It is a separate entity, so it is not considered with this application.*

*Neighbors who responded were shown on the map on the powerpoint.*

*Juliet Richey read through some of the recommendations. She reminded the public that Conditional Use Permits are very specific and the County does not issue general zoning classifications. Any additions, like a concrete plant, would require another CUP application and additional review.*

*She also stated, if this CUP is approved, it must return for Large Scale Development approval as well.*

*Randy Laney, Chairman, asked if there was anyone present representing the company that would like to speak or add comments?*

*Steven Beam, Crafton Tull and Associates, and Chris Godsey, Compliance Officer for NWA Quarry were in attendance.*

*Steven Beam wanted to elaborate on the Dust Abatement Plan: Pre wetting means that the night personnel will be wetting the roads at night. It will provide adequate moisture to keep the dust down. He stated that most of the dust is created during the quarrying/crusher operation, so the ability to stockpile cuts down on the dust because the crushers do not run all year. He also added that they are going to have more regular street sweeping of their approaches to keep the dust off of Parsons Road.*

*Public Comments:*

*Sarah Swanton, who lives on Dogwood Circle. Her issue is the dust and the air quality. She stated that the big issue is the wind in NWA that makes the dust go in the air. Air quality deteriorates when they are crushing and the roads become impassable. She states that the mining causes her house and other people's houses to shudder when blasting. It is significant since she and her neighbors live near the lake. Every house is a two story house and is located on a hill. She wishes that they would go somewhere else to stockpile. She is concerned that is not going to be a residential area. She said that the situation has become unbearable with the wind. She is against the stockpiling areas.*

*Ron Rich, who lives on Dogwood circle. He has lived around rock quarries most of his life. He stated that this is the dirtiest quarry he has ever seen. They can use water on the conveyor belt to control the dust if they do it. He stated that there is no excuse for the amount of dust since they have plenty of water to use. You can go ½ mile out and see the dust and dirt on the road from the quarry. He wants them to move. Since that is not going to happen, he wants them to be a good neighbor by controlling the dust problem. He also suggested they use a double detonator blast instead of one detonator blast. He stated that it does not cost much more using the double detonator blast and that the delay one second timer in between will get the same amount of rock out of the ground. The single is blast that they do is right on the borderline. He used a seismograph from the state of Arkansas in his front yard and it reads on the borderline. He wants the state to change the guideline since it is too strong. He claims that it is cracking the foundation on his house. He is tired of the blasting. He stated that there were no cracks until blasting. The state regulations need to change if in compliance. If they can take care of the dust he can maybe live with it.*

*Juliet Richey, located and identified Dogwood Circle off the notification map on the powerpoint.*

*Brett Ralston, who lives on Dogwood Circle. His first request that when there is an event regarding this quarry, that the people within 2 miles are notified. He is a mile and half away, but because of elevation change in the rock quarry and that they sit on bed rock on the lake, the effect of the blasting is worse for them.*

*Randy Laney, Chairman, stated that we send notice as required by our laws, (county ordinances).*

*George Bulter, Attorney, stated that regulations tell us minimum notification requirements. It is possible we could send out extra at county expense. The developer is charged for what is by regulation.*

*Kenley Haley asked Juliet Richey, is this something we can revisit as a policy change?*

*Brett Ralston, asked can you make that a condition of the conditional use of the permit? Juliet Richey stated that, yes we can consider that as a condition.*

*Brett Ralston wants to be notified of blast times as well. He asked about the new dust abatement plan and the new compliance. When does it go into effect? Juliet Richey stated, yes, it goes into effect with the CUP and large scale development. Brett Ralston asked, immediately? Juliet Richey responded, immediately yes. Brett Ralston refers to the dust being created by crushing or internal roads, but the trucks hauling also cause a lot of dust. The constant hauling of the rock causes the trees and houses to be covered in dust. He believes that dust is silica and states that studies show it to be carcinogenic. Once it gets into the lungs, it cannot be removed. It creates health issues. He wants a dust abatement program that has a water system like a car wash, that the trucks are watered when they are leaving. Night personnel pre-wet stockpiles and roads, but the water is gone in the morning. The issue needs to be attacked when the trucks are loaded and taken out, or he would like to see this tabled until that is in place.*

*Howard Alger, who lives on the east side of the quarry. The watershed that runs down the gully is blocked off. His pond fills up and the quarry dammed the gully.*

*Juliet Richey located Mr. Alger's house on the map on the powerpoint.*

*Howard Alger, stated they have it dammed up, where is that water draining to? He looked at it this morning and there no culvert.*

*Juliet Richey, stated that she was not aware of that situation. She will ask the applicant to see if they can answer.*

*Howard Alger, stated that the dust is unreal. It's like a fog coming through the trees.*

*Ron Swanton, who lives on Dogwood Circle, stated that the finger of Beaver Lake could get some of this runoff from the quarry when it rains. The quarry residue will feed into Beaver Lake. He is concerned about the drinking water. Also concerned about the Fayetteville fault line that runs right through there (according to newspaper Arkansas Democratic Gazette about 2 years ago).*

*Brett Ralston stated, when the residents have to use these roads, there is unabated dust. If you go to Mayo road and 264, no dust on road from that quarry pit. The difference between the two quarry pits is like day and night. He encourages the board to table the project until there is a better dust abatement program for hauling system that does not create so much dust.*

*Randy Laney, asked the applicant if they could address Mr. Alger's concern about the water drainage issue?*

*Steven Beam of Crafton Tull and Associates, said he had been talking with Chris Godsey about the material that is in the bottom of the gulley and they are uncertain. Chris Godsey believes it is a large shot rock material and the water can just drain through. At the LSD they can do a detailed drainage report to confirm if that is causing a damming effect. If it is it can be alleviated.*

*Steven Beam also addressed other issues with Dogwood Circle; State requirements for seismograph only requires one on the nearest structure, but the quarry has no problem monitoring at Dogwood Circle and can notify anyone who is interested about blasting. Randy Laney asked, if they give you notification about the blasting, can you notify the neighbors? Chris Godsey stated that it wouldn't be a problem.*

*Steven Beam addressed air quality; ADEQ conducts random air sample quality tests as part of the permit. The quarry is in compliance with all the permits and standards. Water quality: to the west upper side of pit, there is a pond. All the drainage is directed into the pit area through surface and infiltration. Afterwards the water makes its way into a pond, which is a clean clear blue color. From there it is pumped into a holding basin and there it filtrates and empties into a natural draw. We also conduct ADEQ required tests to monitor the water quality regularly. Each test always passes and is exceptionally clean. The cleanliness of the water is due to the amount of infiltration that takes places naturally before it gets to Beaver Lake. For the dust issue, quarry policy states that the trucks must tarped on before leaving the facility.*

*Tommy Lightfoot, who lives in Dogwood Circle stated that, he spoke with ADEQ. He says that ADEQ requires sprayers on crushers and belt but the quarry gets to determine when the sprayers are run. He said that you can go out there in the morning and the whole valley is covered in dust. The roads and trees on the north side of the asphalt plant are covered. He has also seen the black truck that looks like a septic truck that comes from the quarry goes around the asphalt plant that appears to be dumping material.*

*Chris Godsey, Compliance Officer for NWA Quarry, stated that we do have water sprayers on all the transfer points in the plant. Every day before operations we conduct a pre shipping inspection to make sure all the sprayers are working. Also throughout day, we adjust to wind changes to keep dust to minimum. He was not aware of anyone dumping anything.*

*Brett Ralston stated that, there is a haulage issue with the amount of dust spewing out within the first ½ mile. Not the gravel falling out, the dust. The tarps increase the air frequency causing the tarp to flap causing the dust that is not watered down to fly out. Tarps are for windshields, not dust. He stated that the quarry needs to pre water the trucks on site before leaving the area to keep dust down. He stated that he knows that other states require trucks to be pre watered.*

*Ron Rich, who lives in Dogwood Circle, stated that they have a 250 foot clean off area on the property. He cannot tell if it is asphalt, wants confirmation. It looks like gravel, has been a dirty road for a long time. The trucks are tracking dirt on public road. Must keep clean off area clean for the trucks. He stated that the quarry needs to run a water truck all day not just at night for truck traffic. It is a concern for everyone since the residents travel on the same road as the trucks.*

*Steven Beam clarified that water is applied throughout the day. There are 72,000 gallons of water applied in a 24-hour period. It is divided up in a nightly pre wet and the first of the morning. Water is applied throughout the day on 40 min cycle because it takes that long to fill the truck. The asphalt drive is 399 feet but it does narrow so we plan to widen as condition of the request. Regular street sweeping throughout the day (on the approach) is also one of the conditions as well.*

*Randy Laney stated that the purpose of this meeting is to approve the use. Then there are two more steps. There will be two more meetings after this.*

*No other public comments. Public comments close.*

*Planning Board Discussion:*

*Randy Lane said it is ADEQ that regulates things like size of the shot, blasting, mining and air permit. The board can't regulate things like that. The board considers land use.*

*Kenley Haley asked if it really doesn't change anything that is currently happening at site? Juliet Richey responded, yes that is correct. Randy Laney stated, except the new dust abatement plan. Kenley Haley asked if there is anymore that the board can do with the dust.*

*Juliet Richey asked Shawn Shrum, Washington County Assistant Road Superintendent, Do you have anything to add? I hear two things: one is that material is tracked on the road, and there are ways to control that. Second, I don't think they can wet down some of the materials since they cannot have moisture in them. Is there anything that can be added from the road department stand point?*

*Shawn Shrum, Washington County Road Department said nothing else can be done. Wetting material affects your storm water permit, which doesn't allow you to wet material and then lose water offsite.*

*Randy Laney said that maybe it can be addressed further at the Large Scale Development plan.*

*Chris Collins, Area Sales manager for the Rogers Group Inc, said the quarry that the neighbors were referring to at the bottom of the hill is Rogers Group (Mayo Rd and 264).*

*Shawn Shrum responded that the Roger's Group Quarry is in Benton County.*

*Kenley Haley asked if it something the board can look at, even though it's in Benton County?*

*Juliet Richey responded, I'm sure we can look at it.*

*Juliet Richey said that the dust abatement plan is technically part of the Large Scale Development regulations. Could adopt as is and look into it further as part of the LSD. She read the ordinance from LSD regulations. We can look at dust abatement more with the LSD submission.*

*Juliet Richey said it looks like the County Road Superintendent will have the last say on dust abatement. Since the dust going on the County Road.*

*Robert Daugherty made a motion to approve the Northwest Arkansas Quarries CUP subject to staff recommendations. Kenley Haley seconded. All Board members were in favor of approving. Motion passed*

## **5. Other Business**

- Discussion of Current Development.  
*Current development was passed out.*  
*Juliet Richey introduced the Planning department new hire, Phuong Pham.*
- Reminder of upcoming regular Planning Board meeting June 28, 2012.
- Any other Planning Department or Planning Board business.

## **6. Old Business**

**7. Adjourn**

*Bob moved to adjourn. Cheryl seconded. Motion passes.  
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