



**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION MINUTES**  
**February 9, 2016**

The City of Peachtree Corners held a Planning Commission meeting. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Matt Houser, Chairman, Post D  
Alan Kaplan, Post A  
Mark Middleton, Post B  
Mark Willis, Post C  
Italia Metts, Post E

Staff: Diana Wheeler, Community Development Director  
Kym Chereck, City Clerk

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE JANUARY 12, 2016  
PLANNING COMMISSION MEETING.**

**By: Alan Kaplan**

**Seconded by: Mark Willis**

**Vote: Passed 5-0 (Kaplan, Willis, Houser, Middleton, Metts)**

**OLD BUSINESS:** (None)

**NEW BUSINESS:**

- 1. RZ2016-001/SUP2016-001, South Old Peachtree Rd. Auto Repair  
Request to rezone and approve a special use permit for an auto repair and storage facility on 6.89 acres at 4285 South Old Peachtree Rd., in District 6, Land Lots 259 and 268, Parcels 016,373 and 374, Peachtree Corners, GA.**

Mrs. Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is requesting to rezone 6.89 acres located at 4285 South Old Peachtree Road from M-2 (Heavy Industry District) to M-1 (Light Industry District), along with a Special Use Permit, in order to allow for an automobile service/repair shop and outdoor storage of vehicles. Outdoor storage is permitted in M-1, so long as certain conditions are met. An automobile service/repair shop is permitted in M-1 with a Special Use Permit. M-2 allows for outdoor storage and automobile or truck storage lot, but it does not permit automobile service/repair shops. The property was previously used as a diesel engine repair shop. No previous zoning cases are associated with the subject property. After review of the applicant's proposal, Staff recommended approval of the application with the following conditions:

- 1) Vehicle storage shall not be located within the front yard.
- 2) Vehicle storage shall be screened by a solid wood fence, masonry wall, or slatted chain-link fence at least eight (8) feet high.
- 3) Vehicle storage shall be limited to one automobile per parking space. All vehicles must be parked in designated spaces and no 'tandem' or 'valet' parking shall be permitted. A parking plan shall be submitted to Staff for approval.
- 4) No inoperable (junk/salvage) vehicles shall be stored outdoors.
- 5) No vehicles shall be located on unpaved surfaces.
- 6) Vehicles or materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.
- 7) All vehicle maintenance and mechanical work shall be conducted within an enclosed building.
- 8) The existing magnolia trees at the front of the property shall be preserved and no new parking spaces shall be constructed between the existing office structure and South Old Peachtree Road.
- 9) No billboards shall be permitted on the property.
- 10) Dumpsters shall not be located in front of the existing office structure and shall be screened by an opaque decorative wall, at least six (6) feet in height, which will coordinate with the building architecture.
- 11) Outdoor lighting shall be contained in cutoff-type luminaires and shall be directed inward toward the property so as not to reflect into adjacent properties or to create a hazard for passing automobile traffic.

- 12) Permanent freestanding project signage shall be limited to one monument sign to be located at the front of the property.
- 13) Any outside speakers shall not be audible from adjacent properties.
- 14) All conditions must be met before a business license can be issued.

Ms. Johanna Monroy represented the applicant. Ms. Monroy stated that the applicant had no issues with Staff's conditions.

Chairman Houser opened the floor for public comment. There was no public comment.

**MOTION TO APPROVE RZ2016-001/SUP2016-001 AS PRESENTED WITH STAFF'S RECOMMENDED CONDITIONS.**

**By: Mark Willis**

**Seconded: Mark Middleton**

**Vote: (5-0) (Willis, Middleton, Houser, Kaplan, Metts)**

**2. RZ2015-006 / SUP 2015-005 / V2016-002 Twin Lakes, Request to rezone ten parcels in District 6 of Peachtree Corners, Georgia, to allow commercial, multi-family, and trail development and approve a special use permit for a liquor store and associated variances on a total of 38.73 acres, as follows:**

- **Parcel #1 Rezone from M-1, Light Industry, to TO, Trails and Open Space, an 8.87 acre tract located in LL284, parcel 015 at 3550 Engineering Dr.**
- **Parcel #2 Rezone from M-1, Light Industry, to C2, Commercial, a 1.9 acre tract LL284, parcel 016 and 018 on Peachtree Parkway at Engineering Dr.**
- **Parcel #3 Rezone from M-1, Light Industry, to C2, Commercial, and approve a special use permit for a liquor store on a 4.7 acre tract located in LL284, parcel 018 on Peachtree Parkway at Engineering Dr.**
- **Parcel #4 Rezone from M-1, Light Industry, to C2, Commercial, and TO, Trails and Open Space, a 1.23 acre tract located in LL 285, parcel 056 on Technology Parkway near Westech Dr.**
- **Parcel #5 Rezone from M-1, Light Industry, to TO, Trails and Open Space, a .73 acre tract located in LL284, parcel 040 on Technology Pkwy. near Westech Dr.**
- **Parcel #6 Rezone from M-1, Light Industry, to TO, Trails and Open Space, a .35 acre tract located in LL284, parcel 041 on Technology Pkwy. near Westech Dr.**

- **Parcel #7 Rezone from M-1, Light Industry, to TO, Trails and Open Space, a 4.33 acre tract located in LL285, parcel 010 on Technology Pkwy. near Westech Dr.**
- **Parcels #8, #9, #10 Rezone from M-1, Light Industry, to RM-13, Multi-Family Residence, three tracts consisting of 14.03 acres located in LL272, parcels 061, 062, and 064 on Peachtree Industrial Blvd. and 510 and 520 Guthridge Ct.**

The applicant's representative, Mr. Lee Tucker, presented information concerning the case. The applicant is seeking to rezone ten parcels totaling 38.73 acres. The parcels are located along Peachtree Parkway, Peachtree Industrial Boulevard, Technology Parkway, and Guthridge Court. These properties would be contiguous if not for their separation by roadways and natural features. In addition to the rezoning, the applicant is requesting a special use approval for one of the retail buildings to be developed as a liquor store along with variances to certain building heights and setbacks, along with a stream buffer variance in order to allow a portion of a stream to be piped. Parcel descriptions are available in the Staff Report, which can be found on the City's website. The applicant would like to develop a gas station and liquor store along Peachtree Parkway and construct a 295 unit millennial housing project off Peachtree Industrial Boulevard. The retail stores would be located on land that is currently undeveloped. The residential project would replace existing, vacant office buildings in an area surrounded by offices and townhomes. In order to gain the needed density on the residential development site, the applicant proposes to utilize the provisions of the recently adopted T-O, Trails and Open Space Ordinance. The ordinance allows land to be contributed to the Multi-Use Trail system and provides for reimbursement of that contribution with multi-family housing credits. In this case, the existing zoning on the millennial housing site yields 182 units. By contributing 13.55 acres to the Multi-Use Trail system as proposed, the applicant will generate an additional 176 credit units (13.55ac. x 13 units/ac.). Since only 113 additional units are needed for the proposed 295 unit project, the remaining 63 surplus units will be established as a credit. In addition to making a land contribution to the trail system, the applicant also proposes to build that portion of the trail that spans from Parcel #1 to Parcel #7. Therefore, if this application is approved, a significant portion of the first trail segment will be built as a result of this project. The applicant stated that he is okay with Staff's conditions and recommended the two following conditions:

25. Interior features for residential units shall be in general conformity with the pictures presented to the Planning Commission on February 9, 2015 and include: stainless appliances, gourmet kitchens with granite countertops, designer ceramic tile back splashes, wood cabinets, upscale plank or engineered wood flooring, designer lighting, granite countertops and ceramic tile tub surrounds in bath, 9' ceilings, ceiling fans in primary living space, generous closets, connections for full size stackable washer/dryer units, walkout balconies.

26. Community features for millennial housing shall be in general conformity with the pictures presented to the Planning Commission on February 9, 2015 and include, resort-style pool and courtyard with tanning deck, dock with aquatic amenities (i.e. paddle boards and kayaks), expansive clubhouse with cyber café/Wi-Fi and business center, outdoor grilling and entertainment space with fireplace and bocce ball court, state of the art fitness center.

Diana Wheeler, Community Development Director stated that after review of the applicant's proposal and other relevant information, it is recommended that SUP2015-005, RZ2015-006 and V2016-002 be approved subject to the following conditions:

With regard to Parcels #1, 6, and 7 as shown on 'Attachment A', Property Zoning Map, dated 1/2/16:

1. These properties shall be rezoned T-O, Trails and Open Space
2. Prior to the issuance of the first Certificate of Occupancy on Parcels zoned C-2 or RM-13, Parcel #1 shall be deeded to the City of Peachtree Corners Downtown Development Authority and all the other Parcels zoned T-O shall be placed into a conservation easement to benefit the City of Peachtree Corners for public use and access in perpetuity. The conservation easement documents shall be recorded, conveyed to the city and include, but not be limited to, the following provisions in favor of the city:
  - a) The right to unrestricted public access to the property for purposes consistent with T-O zoning regulations.
  - b) The right to make improvements to the land consistent with T-O zoning regulations and an adopted Multi-Use Trail plan.
  - c) The right to limit signage to way-finding, educational, and other signage associated with the Multi-Use trail system.
  - d) The right to prohibit any earth work, filling, dredging, other changes in topography or drainage, or any other changes to the land that are inconsistent with, or detrimental to, the Multi-Use trail.

The property owner or subsequent developer shall bear the expense of establishing the conservation easement including cost of surveys, title work, appraisals, and legal fees.

3. Pursuant to Ordinance 2015-11-59, Trails and Open Space, the 13.55 acres attributed to the T-O zoned parcels shall be assigned 13 multi-family density unit credits per acre for a total of 176 density units. 113 of the 176 total density units shall be allocated to the multi-family residential development shown on Parcels #8, #9, and #10. The remaining 63 surplus density units shall be credited to an account established for the property owner.

With regard to Parcels #2, 3, 4 and 5 as shown on 'Attachment A', Property Zoning Map, dated 1/2/16:

4. The properties shall be rezoned C-2, commercial and shall be developed in general conformity with the submitted site plan prepared by Planners and Engineers Collaborative dated 11/15/15 (except as noted in condition #9).
5. A Special Use Permit shall be approved on Parcel #2 for a Liquor Store use.
6. The property owner or subsequent developer shall construct that portion of the Multi-Use Trail on its property and/or within the Colonial Gas line easement between Peachtree Parkway and Technology Park Lake (including parcels #6 and #7). The trail shall be consistent with the trail location and configuration shown in the adopted Multi-Use Trail plan and shall include, at a minimum, a 12 ft. wide paved path, lighting, and a small lake dock. The trail shall be completed prior to the issuance of the first Certificate of Occupancy for the first building constructed on the C-2 or RM-13 zoned parcels.
7. If the Multi-Use Trail winds around back of the convenience store, the right-in only driveway shall be designed to accommodate a trail crossing.
8. The property owner or subsequent developer shall be responsible for all traffic and roadway improvements required to construct a new intersection at Engineering Drive and Peachtree Parkway and to extend Engineering Drive to Technology Parkway. These improvements shall include, but not be limited to: traffic light, crosswalks, sidewalks on both sides of the road, bike lane, and, where necessary, deceleration lanes.
9. Development parcels shall be designed to mitigate the amount of impervious surface associated therewith as is reasonably possible in order to retain as much of the existing topography, trees, and stream as reasonably practicable. Retaining walls shall be built to minimize the footprint of the commercial buildings and parking areas. Setback requirements may be reduced if doing so benefits the preservation of trees or stream. However, the landscape strip along Peachtree Parkway required by Overlay Design Standards shall be provided.
10. To retain as many of the natural features at the rear of the properties, surface parking spaces shall be located to the front and sides of the buildings.
11. Architectural elevations for the gas station and liquor store shall be substantially similar to the drawings submitted via letter and dated 1/29/16.

12. Stream setback requirements shall be waived in order to accommodate the developments on C-2 zoned properties. Piping of the stream shall be permitted provided that only the least amount of piping that can be demonstrated to be reasonably necessary is installed.
13. The property owner or subsequent developer shall be responsible for median landscaping (installation and maintenance) in Peachtree Parkway for the length of the median contiguous to the application property. Landscaping plans shall be subject to Staff's approval.
14. Sanitary Sewer line relocation shall be accomplished in the manner that will have the least environmental impact to the site.
15. Detention ponds visible from roadways shall be screened with landscape plantings to be approved by Staff.

With regard to Parcels #8, #9, and #10 as shown on 'Attachment A',  
Property Zoning Map, dated 1/2/16:

16. The property owner or subsequent developer shall be responsible for all traffic and roadway improvements required at Peachtree Industrial Boulevard and Guthridge Ct. and along Guthridge Ct.
17. The property owner or subsequent developer shall make every reasonable effort to acquire a pedestrian / bicycle access easement between the Guthridge Ct. residential development and Technology Parkway South. The residential development shall include a dedicated pedestrian / bicycle access at the closest point of the easement.
18. Millennial housing development shall not exceed 295 units. The units shall be limited to one and two bedroom floor plans.
19. Site development shall be substantially similar to plans prepared by Planners and Engineers Collaborative dated 11/18/15 except that buildings located along Guthridge Ct. and Peachtree Industrial Boulevard shall maintain a 10 ft. setback from the property line and that 10 ft. strip shall be landscaped with plant material approved by Staff.
20. The owner or subsequent developer shall landscape and maintain the right-of-way immediately in front of the millennial housing project along Peachtree Industrial Boulevard.
21. Site amenities shall include: pedestrian / bike trail; fitness facility, a dog park, an electric car recharge station, and a lake dock; No children's playground equipment shall be permitted.
22. A central mail kiosk and a trash and recycling station shall be designed to match the main buildings and shall be located near Guthridge Ct.

23. Every reasonable effort shall be made to preserve specimen trees near the lakes.
24. Building designs shall incorporate features that are compliant with Peachtree Corners' Green Building Ordinance wherever practical.

Chairman Houser opened the floor to anyone wanting to speak in favor or opposition to the proposal. Mr. Robert Howard of 6290 Forest Hills Drive, presented the Commission with a handout which included an assessment and recommendations for this proposed application. A copy of the handout is available at the City Clerk's office. Mr. Robert Hilburn represented the United Peachtree Corners Civic Association (UPCCA) and stated that the UPCCA is in favor of the proposed application. Mr. Eric Larson of 5649 Knox Court, expressed support for the proposed application.

**MOTION TO APPROVE RZ2015-006 / SUP 2015-005/ V2016-002 TWIN LAKES WITH 31 CONDITIONS (AS READ BY ALAN KAPLAN).**

**By: Alan Kaplan**

**Seconded: Matt Houser**

**SUBSTITUTE MOTION TO APPROVE RZ2015-006 / SUP 2015-005/ V2016-002 TWIN LAKES WITH CONDITIONS TO BE VOTED ON INDIVIDUALLY.**

**By: Mark Middleton**

**Seconded: Mark Willis**

**Vote: (0-5) (Middleton, Willis, Houser, Kaplan, Metts opposed)**

After discussion it was determined that the first motion, which was by Alan Kaplan, would consist of Staff's recommended conditions voted on as a group, and the remaining motions to be voted on individually.

**MOTION TO APPROVE RZ2015-006 / SUP 2015-005/ V2016-002 TWIN LAKES WITH STAFF'S RECOMMENDED CONDITIONS NUMBERING TWENTY-FOUR (24).**

**By: Alan Kaplan**

**Seconded: Matt Houser**

**Vote: (5-0) (Kaplan, Houser, Middleton, Willis, Metts)**

**MOTION TO APPROVE THE APPLICANT'S CONDITION NUMBER 25 WHICH READS AS FOLLOWS: INTERIOR FEATURES FOR RESIDENTIAL UNITS SHALL BE IN GENERAL CONFORMITY WITH THE PICTURES PRESENTED TO THE PLANNING COMMISSION ON FEBRUARY 9, 2015 AND INCLUDE: STAINLESS APPLIANCES, GOURMET KITCHENS WITH GRANITE COUNTERTOPS, DESIGNER CERAMIC TILE BACK SPLASHES, WOOD CABINETS, UPSCALE PLANK OR ENGINEERED WOOD FLOORING, DESIGNER LIGHTING, GRANITE COUNTERTOPS AND CERAMIC TILE TUB SURROUNDS IN BATH, 9'**

**CEILINGS, CEILING FANS IN PRIMARY LIVING SPACE, GENEROUS CLOSETS, CONNECTIONS FOR FULL SIZE STACKABLE WASHER/DRYER UNITS, WALKOUT BALCONIES.**

**By: Alan Kaplan**

**Seconded: Matt Houser**

**Vote: (5-0) (Kaplan, Houser, Middleton, Willis, Metts)**

**MOTION TO APPROVE THE APPLICANT'S CONDITION NUMBER 26 WHICH READS AS FOLLOWS: COMMUNITY FEATURES FOR MILLENNIAL HOUSING SHALL BE IN GENERAL CONFORMITY WITH THE PICTURES PRESENTED TO THE PLANNING COMMISSION ON FEBRUARY 9, 2015 AND INCLUDE, RESORT-STYLE POOL AND COURTYARD WITH TANNING DECK, DOCK WITH AQUATIC AMENITIES (I.E. PADDLE BOARDS AND KAYAKS), EXPANSIVE CLUBHOUSE WITH CYBER CAFÉ/WI-FI AND BUSINESS CENTER, OUTDOOR GRILLING AND ENTERTAINMENT SPACE WITH FIREPLACE AND BOCCE BALL COURT, STATE OF THE ART FITNESS CENTER.**

**By: Alan Kaplan**

**Seconded: Matt Houser**

**Vote: (5-0) (Kaplan, Houser, Middleton, Willis, Metts)**

**MOTION TO APPROVE CONDITION NUMBER 27, WHICH READS AS FOLLOWS: THE GAS PUMP CANOPY COLUMNS SHALL BE CLAD IN MASONRY AND THE DESIGN AND MATERIAL APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.**

**By: Alan Kaplan**

**Seconded: Matt Houser**

**Vote: (4-1) (Kaplan, Houser, Willis, Metts) (Middleton opposed)**

**MOTION TO APPROVE CONDITION NUMBER 28, WHICH READS AS FOLLOWS: PRIOR TO AN ISSUANCE OF A CO, THE PROPERTY OWNER OR OWNERS OF THE CONVENIENCE STORE GAS STATION AND THE WINE STORE PROPERTIES, SHALL PLANT AN ENHANCED BUFFER ALONG THE ENTIRE FRONTAGE OF THEIR PROPERTY ON PEACHTREE PARKWAY. THIS BUFFER SHALL CONSIST OF, AT A MINIMUM, DOUBLE STAGGERED ROWS OF EVERGREEN PLANTS, TO BE AT LEAST 3 FEET AT MATURITY, SUFFICIENT TO PREVENT, WITHIN ONE YEAR OF PLANTING, THE VIEW OF ALL PAVEMENT SURROUNDING THE GAS PUMPS AND BUILDINGS BY PASSENGERS IN VEHICLES TRAVELING ALONG PEACHTREE PARKWAY. SAID BUFFER SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND MAINTAINED FOR THIS PURPOSE AT ALL TIMES BY THE PROPERTY OWNER.**

**By: Alan Kaplan**

**Seconded: Matt Houser**

**Vote: (5-0) (Kaplan, Houser, Middleton, Willis, Metts)**

**MOTION TO APPROVE CONDITION NUMBER 29, WHICH READS AS FOLLOWS: IF THE MULTI-USE TRAIL EXTENDS ALONG ENGINEERING DRIVE BETWEEN PEACHTREE PARKWAY AND TECHNOLOGY PARKWAY, PRIOR TO THE ISSUANCE OF A CO, THE PROPERTY OWNER OR OWNERS OF THE WINE STORE AND CONVENIENCE STORE GAS STATION PROPERTIES SHALL PLANT ENHANCED LANDSCAPE STRIPS FOR THE DEVELOPED PORTION OF THE PROPERTY FACING THE TRAIL SYSTEM BETWEEN THE TWO BUSINESSES. THIS BUFFER SHALL CONSIST OF, AT A MINIMUM DOUBLE STAGGERED ROWS OF EVERGREEN PLANTS SUFFICIENT TO REDUCE BY AT LEAST 50% WITHIN ONE YEAR OF PLANTING, THE VIEW OF ALL PAVEMENT SURROUNDING THE GAS PUMPS AND BUILDINGS BY PEDESTRIANS AND CYCLISTS USING THE TRAIL. SAID BUFFER SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND MAINTAINED AT ALL TIMES BY PROPERTY OWNER FOR THIS PURPOSE.**

**By: Alan Kaplan**

**Seconded: Matt Houser**

**Vote: (4-1) (Kaplan, Houser, Willis, Metts) (Middleton opposed)**

**MOTION TO APPROVE CONDITION NUMBER 30, WHICH READS AS FOLLOWS: APPLICANT SHALL SUBMIT FINAL DETAILED SITE AND ARCHITECTURAL PLANS TO THE PLANNING COMMISSION FOR APPROVAL FOR THE GAS STATION, WINE STORE AND MILLENNIAL HOUSING PROJECT.**

**By: Alan Kaplan**

**Seconded: Matt Houser**

**Vote: (5-0) (Kaplan, Houser, Middleton, Willis, Metts)**

**MOTION TO APPROVE CONDITION NUMBER 31, WHICH READS AS FOLLOWS: THE MILLENNIAL HOUSING PROJECT SHALL BE LIMITED TO 30% 2-BEDROOM UNITS, WITH THE REMAINING BEING 1-BEDROOM UNITS.**

**By: Alan Kaplan**

**Seconded: Matt Houser**

**Vote: (3-2) (Kaplan, Houser, Metts) (Middleton and Willis opposed)**

- 3. V2016-001, Town Center, Request for a stream buffer variance (in conjunction with SUP2015-003 approved 6/9/2015) for a portion of a 19.6 acre property located at Peachtree Parkway near Forum Dr. in District 6, Land Lot 301, Parcel 183, Peachtree Corners, GA**

Diana Wheeler, Community Development Director, informed the Commission that the subject property is a part of a 19.6 acre tract that is planned for the Town Center. The development plans for the property were approved on

6/9/15. Normally, any variances that are needed as part of a planned development are considered at the same time as the Special Use Permit or Rezoning application. However, in this case, the Town Center drawings were not sufficiently developed to determine if any specific site variances would be required by the time of the public hearing last June. As a result, the variances associated with SUP2015-003 are being presented at this time, as follows:

1. Encroachment into the 50 ft. undisturbed buffer to construct a Gabion retaining wall. (A Gabion retaining wall is usually made of stone stacked against the slope that holds up rock wrapped in wire for support and drainage.)
2. Encroachment into the 75 ft. impervious setback to accommodate surface and structured parking, a walkway, and a small portion of building.

A drawing prepared by Hanes Gipson and Associates and labeled 'Stream Buffer Variance Exhibit' depicts the requested encroachments resulting from the development proposed at the periphery of the Town Center.

Staff recommended approval of V2016-001, subject to the following conditions:

1. An encroachment into the 50 ft. undisturbed buffer and 75 ft. impervious stream setback line shall be permitted for the improvements planned along a portion of the southern property line as shown on the submitted Hanes Gipson and Associates drawings dated 1-22-16.
2. The face of the Gabion retaining wall shall be vegetated as shown on the submitted Hanes Gipson and Associates drawings dated 1-22-16.

Chairman Houser opened the floor to anyone wanting to speak in favor or opposition to the proposal. Mr. Robert Howard of 6290 Forest Hills Drive, expressed concern with, among other items, the footprint of the wall and the changes this would have to the ground water flow.

**MOTION TO APPROVE V2016-001 AS PRESENTED WITH STAFF'S RECOMMENDED CONDITIONS.**

**By: Mark Willis**

**Seconded: Mark Middleton**

**Vote: (5-0) (Willis, Middleton, Houser, Kaplan, Metts)**

**CITY BUSINESS:**

**1. Multi-Use Trail Study Final Report**

Mr. Marco Ancheita of Lord, Aeck, Sargent gave a presentation on the final report for the Multi-Use Trail Study. A copy of the study is available at the City Clerk's office.

**MOTION TO RECOMMEND APPROVAL TO THE MAYOR AND COUNCIL  
THE MULTI- USE TRAIL STUDY FINAL REPORT AS PRESENTED  
TONIGHT AT THE PLANNING COMMISSION.**

**By: Matt Houser**

**Seconded: Italia Metts**

**Vote: (5-0) (Houser, Metts, Kaplan, Middleton, Willis)**

**COMMENTS BY STAFF AND PLANNING COMMISSIONERS:**

Mrs. Diana Wheeler, Community Development Director, informed the Commission that there will be a Planning Commission meeting on Friday, February 26, 2016 at 12:00 noon.

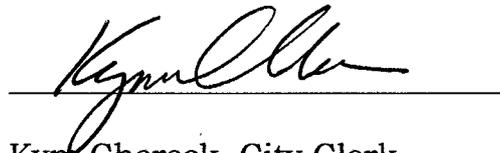
The Planning Commission meeting concluded at 9:42 PM.

Approved,



Matt Houser, Chairman

Attest:



Kym Chereck, City Clerk



