

FAIRBANKS NORTH STAR BOROUGH
Planning Commission
August 24, 2021
7:00 p.m.

A regular meeting of the Planning Commission was held Tuesday, August 24, 2021, in the Mona Lisa Drexler Assembly Chambers of the Juanita Helms Administration Center, 907 Terminal Street, Fairbanks, Alaska.

ROLL CALL

There were present appearing telephonically and in person:

Shane Koester	Doug Sims
Kerynn Fisher	Savannah Fletcher
Sandra Mota	Chris Guinn
Eric Muehling, Vice-Chairperson	John Perreault, Chairperson

Comprising a quorum of the Commission, and

Sharon Wittenkeller, Administrative Assistant III Clerk
Kellen Spillman, Acting Community Planning Director
Don Galligan, Transportation Planner IV
Sarah Bingham, Planner III
Annmarie Billingsley, Assistant Borough Attorney

Absent

Mike Kenna	Jason McComas-Roe
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MESSAGES

C.1 Communications to the Planning Commission

Kellen Spillman, Acting Community Planning Director, provided information on the joint Right-of-Way training session, with John Bennet, former Right-of-Way Chief for the State of Alaska, Professional Land Surveyor and Right-of-Way Specialist on September 15, 2021 at 7:00 p.m. in the Assembly Chambers and on Zoom. Mr. Spillman updated the Commission on the Gilmore Trail Rezone, noting it was defeated 1-8 by the FNSB Assembly. Mr. Spillman communicated his absence at the first meeting in September and explained Melissa Kellner, Long Range Planner, will be Acting Community Planning Director in his absence. Mr. Spillman provided an update on the daycare ordinance, which is expected to go before the Assembly's Committee of the Whole on September 16, 2021, and to public hearing on September 23, 2021. Further communications on the draft

ordinance and recommendations from the Planning Commission are forthcoming. Mr. Spillman provided status updates on the Comprehensive Road Plan, Planning Commission seat vacancies, and upcoming meeting agenda items.

C.2.a. Citizen's Comments on agenda items not scheduled for public hearing.

NONE

C.2.b. Citizen's Comments on items other than those appearing on the agenda.

NONE

C.3. Disclosure & Statement of Conflict of Interest

NONE

APPROVAL OF AGENDA AND CONSENT AGENDA

KOESTER,

Seconded by FISHER

moved to approve the agenda and consent agenda as read.

VOTE ON MOTION TO APPROVE THE AGENDA AND CONSENT AGENDA AS READ.

Yeses:

Fisher, Mota, Koester, Muehling, Fletcher, Sims, Guinn, Perreault

Noes:

None

MOTION CARRIED

8 Yeses, 0 Noes

APPROVAL OF MINUTES

1. *Planning Commission Meeting Minutes of July 13, 2021.

Without objection this measure was read by title and approved under the consent agenda.

QUASI-JUDICIAL HEARING

1. **CU2021-015:** A request by Natthaphon Navachal for conditional use approval of a Marijuana Product Manufacturing Facility, Limited, in the General Use (GU-1) zoning district on Lot 1B, Block 2, Lyndon Acres Subdivision, located at 1667 Amidon Drive, Fairbanks, AK.

Sarah Bingham, Planner III, presented the staff report. Based on the staff analysis, the Department of Community Planning recommended approval.

The Commission questioned and discussed with staff the following:

- The compost area outside the greenhouse within the fenced in area; the staff report noted at least 50% of non-marijuana material will be mixed into the compost and whether this is a standard recommendation.
- Origin of the 50% mix process and why is it being practiced.
- Whether the manufacturing facility location would be used as a single-family residence for the applicant, owners or operators.

Jana Weltzin, Applicant's Attorney Representative, provided answers raised by the Commission regarding the compost method, noting state required regulations are set in place by the State of Alaska Marijuana Control Office (AMCO) directing the process of mixing 50% of non-marijuana material into the compost.

Ms. Weltzin provided answers to the question of whether the manufacturing facility location would be used as a single-family residence, she noted the location would not be occupied as a residence.

The Commission questioned and discussed with the applicant the following:

- Whether the fence noted in the staff report was a chain-link or a sight obscuring fence; it was answered that it was a sight obscuring fence.
- The amount of time the current zoning permit has been in operation; it was answered, November 2016.
- Security measures on the premises; it was answered the requirements of AMCO require a 24-hour surveillance system from all points of the facility, inside and outside of the facility, with an AMCO review of the surveillance system and every camera angle.

Chair Perreault opened interested persons testimony.

Amanda Ross, Funk Road, Fairbanks, thanked Mr. Navachal for being a good neighbor and noted a few concerns on the placement of the sign on the property, the location of the greenhouse, temperature controls of the greenhouse, odors, and the location of the compost piles.

Commissioner Fisher inquired of Ms. Ross if the proposed greenhouse area was visible from her residence. Ms. Ross replied she can see the carport from her residence, but she cannot see the house.

Carol Vincent, Lynden Acres, Fairbanks, requested that Mr. Navachal change his request from a conditional use request for a Marijuana Product Manufacturing Facility to a request to grow fruits and vegetables to sell to the local markets.

Lani Widell, Lynden Acres, Fairbanks, explained the nature of the close-knit neighborhood and privately-owned roads. Ms. Widell spoke to her concerns of safety, maintaining the roads, and property values.

Commissioners questioned and discussed the following with Ms. Widell:

- Whether there has been an increase in traffic.
- Signage on the property eluding to the marijuana business.
- Concerning behaviors in the neighborhood related to the business.
- Whether there has been interest from the neighborhood to rezone to another type of zoning other than GU-1.
- Whether Ms. Widell was aware there is no request for selling marijuana out of the facility.
- Traffic report with no increase in vehicle traffic.

Mark Ebel, Marburger Drive, Fairbanks, spoke to his concerns of decreased property values, marijuana as an addictive and unhealthy gateway drug that targets kids, and violent crime related to the use and sale of drugs and marijuana.

Commissioner Fisher inquired if Mr. Ebel noticed any changes in the neighborhood since Mr. Navachal's existing operation was permitted two years ago. Mr. Ebel was unable to answer either way as to any changes noticed in the neighborhood.

The Applicant's Attorney Representative, Jana Weltzin, provided a rebuttal to issues raised during public comment to include:

- Black-out material used for the light depth cycle of the marijuana plants would not be utilized all the time.
- Temperature control of the greenhouse and odor emissions are monitored daily with inline fans and carbon filters.
- The marijuana compost container will be located on the west side of the site plan.
- The sight obscuring fence has not been currently installed, once installed there will be no sight of the greenhouse.
- No increase in crime, police calls to the premises or notices of violations since operations began 18 months prior.
- The security cameras and 24-hour surveillance presence on the property would benefit the neighborhood.
- There should be no increase in traffic, except for possibly twice a year during harvest, with a trim team of 2-3 people on a contract basis, only resulting in a few extra trips per year.

- There are no dispensary or retail stores on site and no plans to apply for any.
- Property values are not negatively affected by the use and are usually increased by the use.

FISHER,
Seconded by MUEHLING

moved to approve Conditional Use Permit (CU2021-015) for a Marijuana Cultivation Facility, Outdoor Limited, on Lot 1B, Block 2, Lyndon Acres Subdivision, with four (4) conditions, and adopting the staff report and three (3) Findings of Fact in support of the approval.

Commissioner Fisher expressed her confliction with the conditional use request after hearing neighborhood testimony in a highly tight-knit residential neighborhood. She was impressed by the application and presentation, noting the photos depict the property as very discrete and it is not obvious that it is a marijuana cultivation facility. The applicant has put thought into maintaining the required security, and she appreciated the waste composting was reusable as an agricultural function which reduces the waste that leaves the property. Commissioner Fisher supported the motion.

Commissioner Muehling appreciated the concerns of the neighbors who desire a safe community, and the applicant's plan for lighting. Cameras and security meet minimum requirements, the plan states odor will be contained within the greenhouse which uses carbon filters. There will be no outdoor storage of marijuana and compost will be handled per state requirements. The proposal protects the public health, safety and welfare. He intended to support the conditional use request.

Commissioner Koester commented on the concerns of neighbors and noted the applicant has met all the requirements and obtained a permit several years prior. There were no issues reported with the original permit. The neighbors showed positive opinions of the applicant and his contributions to the neighborhood. The zone is GU-1 which allows for this type of use. The neighbors wanted to keep the zone GU-1. He encouraged the neighbors, if they don't desire to have marijuana facilities next to their property to request a rezone to reflect what the attitude of the neighborhood is. He supported the conditional use request.

Commissioner Sims agreed with the comments from his fellow commissioners. He reiterated the conditional use request is not for a retail dispensary, it is for a production and cultivation facility only.

VOTE ON MOTION TO APPROVE CONDITIONAL USE PERMIT (CU2021-015) FOR A MARIJUANA CULTIVATION FACILITY, OUTDOOR LIMITED, ON LOT 1B, BLOCK 2, LYNDON ACRES SUBDIVISION, WITH FOUR (4) CONDITIONS, AND ADOPTING THE STAFF REPORT AND THREE (3) FINDINGS OF FACT IN SUPPORT OF THE APPROVAL.

Yeses: Muehling, Sims, Fisher, Guinn, Koester, Fletcher, Mota, Perreault

Noes: None

MOTION CARRIED 8 Yeses, 0 Noes

CU2021-015 CONDITIONS OF APPROVAL

1. Prior to the commencement of a Marijuana Cultivation Facility, Outdoor Limited, operation, the applicant or holder of this conditional use permit shall comply with all applicable land use related laws. Applicable permits and approvals may include but are not limited to:
 - a. As required by the FNSB and the Department of Commerce, Community, and Economic Development (Alcohol and Marijuana Control Office), the applicant or holder of this conditional use permit shall ensure the site meets all licensing requirements.
 - b. The applicant or holder of this conditional use permit shall obtain a formal plan review by the State of Alaska Department of Public Safety (Division of Fire and Life Safety, Plan Review Bureau) and shall comply with all recommendations and/or requirements resulting from the plan review.
2. The existing vegetated area at least 20 feet in depth, shall be maintained along the southern, eastern and western property lines.
3. Emergency vehicles shall be provided a way to access the secured area outside of the hours of operation when necessary.
4. If any modifications are made to the site plan, floor plans, narrative or other FNSB required documents or operational characteristics which were submitted on July 7, 2021, the applicant or holder of this conditional use permit shall submit revised documents to the FNSB Community Planning Department. If substantial modifications are made to the conditional use, an amendment to the Conditional Use Permit may be required pursuant to FNSBC 18.104.050(D).

CU2021-015 FINDINGS OF FACT IN SUPPORT OF THE APPROVAL

1. The proposed conditional use conforms to the intent and purpose of Title 18 and of other ordinances and state statutes because:

- a. The proposed use meets the regulations for commercial marijuana establishments per FNSBC 18.96.240.
 - b. The proposed conditional use is consistent with the 'Outskirt Area' comprehensive plan land use designation because the closest single-family residence to the existing structure is more than 200 feet away and will continue to have no commercial signage on the property in order to retain a semblance of a residential structure.
 - c. Land Use Goal 1, Strategy 2 supports this proposal to "work for community endgoals with a minimum impact and disruption of individual private property rights" by placing the proposed greenhouse and fenced area behind the existing structure and is mostly obscured from the right-of-way and providing a vegetated buffer along the eastern, southern, and western lot lines.
 - d. Economic Development Goal 1 supports this proposal to "strengthen and expand the existing economy" by increasing the marijuana cultivation production on a lot that already contains a marijuana cultivation facility.
 - e. Land Use Goal 4 supports this proposal to "enhance development opportunities while minimizing land use conflicts" by minimizing the traffic generated to the facility by not significantly increasing the number of employees who would work at this facility.
2. There are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use:
 - a. The subject property will have water delivered to the site by Pioneer Wells.
 - b. The subject property is served by the Steese Fire Department for emergency fire response.
 - c. The subject property has adequate power supply because it is served by the GVEA grid.
 - d. The subject property is served by the Alaska State Troopers for law enforcement.
 - e. There are 5 parking spaces shown on the site plan which is enough for the employees and the "Trim Teams" during the harvesting time period.
 3. The proposed conditional use protects public health, safety, and welfare because the property complies with Title 18 standards for the GU-1 zone (FNSBC 18.84) and commercial marijuana establishments (FNSBC 18.96.240) as well as with other

applicable land use related laws.

- a. Odor from the proposed use is not expected to increase considerably, since the enclosed greenhouse will utilize carbon filters and operate from 10am to 6pm Monday through Friday.
 - b. Amidon Drive is a local road that is maintained by the adjacent property owners.
 - c. Harvesting occurs twice a year and will last between one and two days, so any increased usage of the site will be limited to the harvesting periods.
- c. On April 26, 2021 the Office of the State Fire Marshal reviewed and approved the plans for this proposed use.

2. **CU2021-016:** A request by Natthaphon Navachal for conditional use approval of a Marijuana Product Manufacturing Facility, Limited, in the General Use (GU-1) zoning district on Lot 1B, Block 2, Lyndon Acres Subdivision, located at 1667 Amidon Drive, Fairbanks, AK.

Sarah Bingham, Planner III, presented the staff report. Based on the staff analysis, the Department of Community Planning recommended approval.

The Commission questioned and discussed with staff the following:

- Total number of conditional uses if CU2021-015 and CU2021-016 were approved; it was noted the applicant would have two conditional use permits and a zoning permit if the two conditional use permits were approved.
- If odors were to be detected by the neighborhood, what is their option for recourse; it was noted FNSB does not have odor regulations, and they should contact the state, a local agent would inspect the odor complaint.
- Whether the manufacturing process is entirely indoors and not visible through any exterior windows and whether the exterior windows are blinded; it was confirmed through the site inspection that this was the case.
- Whether there are non-hazardous chemicals used in the manufacturing process; it was noted household chemicals are used to clean equipment and surfaces, but would not be used as part of the manufacturing process.

Jana Weltzin, Applicant's Attorney Representative, provided answers raised by the Commission:

- Ms. Weltzin explained the limited product manufacturing process is the "old-school" method of extraction which includes, water, heat, pressure, and agitation.

- The applicant will be using Simple Green cleaning product to clean equipment and a diluted water and bleach solution to clean surfaces.
- To report odor complaints, contact AMCO enforcement at amco.enforcement@alaska.gov or (907) 269-0350, Michael Chiesa is the local investigator.
- All windows have blinds per regulations.

The Commission questioned and discussed with the applicant the following:

- Shuttering the windows; it was noted the windows are not shuttered, there have not been any attempted break-ins and there are alarm sensors on the windows.

Chair Perreault opened interested persons testimony.

Lani Widell, Lynden Acres, Fairbanks, reiterated her testimony she provided for CU2021-015.

Amanda Ross, Funk Road, Fairbanks, appreciated the lack of signage on the property and expressed that it is still not a deterrent for criminal activity, as the public process allows for anyone to know where this facility is located. She appreciated the security on the premises and reiterated the greenhouse is 14 feet high, the fence is only 6 feet high and it will be visible to her from her residence. She expressed her concerns of road maintenance and hopes to live neighborly among all the neighbors and concurred with Mr. Ebel comment's on CU2021-015.

Jana Weltzin, Applicant's Attorney Representative, provided Ms. Ross with the AMCO phone number.

FISHER,
Seconded by MUEHLING

moved to approve Conditional Use Permit (CU2021-016) for a Marijuana Product Manufacturing Facility, Limited, on Lot 1B, Block 2, Lyndon Acres Subdivision, with three (3) conditions, and adopting the staff report and three (3) Findings of Fact in support of the approval.

Commissioner Fisher echoed some of her previous comments she made on CU2021-015; being the property is discrete, it is not obvious that it is a marijuana related facility, positive security measures are set in place and the Applicant maintained operational standards for two years without incident in the GU-1 zone where this is an allowable activity. Commissioner Fisher encouraged the neighborhood to consider a neighborhood rezone if they are concerned about similar activities.

Commissioner Muehling echoed all the comments made by Commissioner Fisher and spoke to Findings of Fact 1.d.; economic development goal 1, which supports the request to strengthen and expand the existing economy by assisting an existing business in diversifying and creating valued products. Commissioner Muehling further added jobs are being created by this business which is supporting the economic activity with FNSB.

VOTE ON MOTION TO APPROVE CONDITIONAL USE PERMIT (CU2021-016) FOR A MARIJUANA PRODUCT MANUFACTURING FACILITY, LIMITED, ON LOT 1B, BLOCK 2, LYNDON ACRES SUBDIVISION, WITH THREE (3) CONDITIONS, AND ADOPTING THE STAFF REPORT AND THREE (3) FINDINGS OF FACT IN SUPPORT OF THE APPROVAL.

Yeses: Guinn, Sims, Fletcher, Mota, Fisher, Muehling, Koester, Perreault

Noes: None

MOTION CARRIED 8 Yeses, 0 Noes

CU2021-016 CONDITIONS OF APPROVAL

1. Prior to the commencement of a Marijuana Product Manufacturing Facility, Limited operation, the applicant or holder of this conditional use permit shall comply with all applicable land use related laws. Applicable permits and approvals may include but are not limited to:
 - a. As required by the FNSB and the Department of Commerce, Community, and Economic Development (Alcohol and Marijuana Control Office), the applicant or holder of this conditional use permit shall ensure the site meets all licensing requirements.
 - b. The applicant or holder of this conditional use permit shall obtain a formal plan review by the State of Alaska Department of Public Safety (Division of Fire and Life Safety, Plan Review Bureau) and shall comply with all recommendations and/or requirements resulting from the plan review.
2. Emergency vehicles shall be provided a way to access the secured area outside of the hours of operation when necessary.
3. If any modifications are made to the site plan, floor plans, narrative or other FNSB required documents or operational characteristics which were submitted on July 7, 2021, the applicant or holder of this conditional use permit shall submit revised documents to the FNSB Community Planning Department. If substantial modifications are made to the conditional use, an amendment to

the Conditional Use Permit may be required pursuant to FNSBC 18.104.050(D).

CU2021-016 FINDINGS OF FACT IN SUPPORT OF THE APPROVAL

1. The proposed conditional use conforms to the intent and purpose of Title 18 and of other ordinances and state statutes because:
 - a. The proposed use meets the regulations for commercial marijuana establishments per FNSBC 18.96.240.
 - b. The proposed conditional use is consistent with the 'Outskirt Area' comprehensive plan land use designation because the closest single-family residence to the existing structure is more than 100 feet away and will continue to have no commercial signage on the property in order to retain a semblance of a residential structure.
 - c. Land Use Goal 1, Strategy 2 supports this proposal to "work for community end goals with a minimum impact and disruption of individual private property rights" by using carbon filters within the manufacturing area so no odor is detected from outside of the existing structure, and none of the sensitive uses mentioned in FNSBC 18.96.240 are within the established buffer requirements.
 - d. Economic Development Goal 1 supports this proposal to "strengthen and expand the existing economy" by assisting an existing business in diversifying and creating value-added products.
 - e. Land Use Goal 4 supports this proposal to "enhance development opportunities while minimizing land use conflicts" by minimizing the traffic generated to the facility by not increasing the number of employees who would work at this facility.
2. There are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use:
 - a. The subject property will have water delivered to the site by Pioneer Wells. Wastewater from the manufacturing facility will be stored in a 100-gallon tank that is separate from the onsite septic system and will be pumped either once a month or biweekly.
 - b. The subject property is served by the Steese Fire Department for emergency fire response.
 - c. The subject property has adequate power supply because it is served by the GVEA grid.

- d. The subject property is served by the Alaska State Troopers for law enforcement.
 - e. There are 5 parking spaces shown on the site plan which is more than enough for the employees and the contractors that pump out the wastewater tank periodically.
3. The proposed conditional use protects public health, safety, and welfare because the property complies with Title 18 standards for the GU-1 zone (FNSBC 18.84) and commercial marijuana establishments (FNSBC 18.96.240) as well as with other applicable land use related laws.
- a. Odor from the proposed use is not expected to increase, since the manufacturing area will utilize carbon filters and operate from 10am to 6pm Monday through Friday.
 - b. Amidon Drive is a local road that is maintained by the adjacent property owners.
 - c. The amount of traffic to this facility will be minimal, since the number of employees is not expected to increase.
 - d. On April 26, 2021 the Office of the State Fire Marshal reviewed and approved the plans for this proposed use.
 - e. As conditioned, emergency vehicles will be able to access the secured area outside of the hours of operation if necessary.

PUBLIC HEARING

1. HP2021-010 Airport Way West Bicycle and Pedestrian Improvements

A request by the State of Alaska Department of Transportation and Public Facilities for local planning authority approval of the Airport Way West Bicycle and Pedestrian Improvements project. The proposed project will construct a bicycle & pedestrian facility that provides access from the Fairbanks International Airport (FIA) to the neighborhoods west of the airport along Dale and Hoselton Roads.

Don Galligan, Transportation Planner IV, presented the staff report. Based on the staff analysis, the Department of Community Planning recommended approval.

The Commission questioned and discussed with staff the following:

- The roundabout proposal at Pike's Landing; it was noted it was originally part of the Airport Way West Roadway Improvements Project and was dropped from the design.

- Pedestrian safety with limited sight-line visibility; an inquiry on the reason's pedestrians are not able to cross at the intersection going straight through Airport Way. It was noted it was due in part to right-of-way, constructability and the connection being made back to Dale Road. It was further noted there is ample sight-distance in both directions, and there will be flashing beacons to alert motorists of the pedestrian crossing.
- Whether snowplows will throw snow off the road onto the pedestrian facility that is separated by five feet of vegetative buffer; it was noted that Fairbanks International Airport has agreed to maintain the separated walkway, it will be cleared as roads are cleared.
- Whether there is long-term bicycle parking at the airport; staff was unaware of any long-term parking options.
- Whether there is any bicycle parking at the airport; it was noted staff would inquire into airport bicycle parking.
- Improving bicycle and pedestrian access enhances safety and promotes several goals within the comprehensive plan.

David Fischer, State of Alaska Department of Transportation, provided answers to questions raised during the staff report as well as additional questions brought up afterward to include:

- Reiterated the roundabout proposal at the intersection in front of Pike's Landing proposal as part of the Airport Way West Roadway Improvements Project has been dropped from the design. Some reasons for dropping the project were related to traffic forecasts which were not as high as originally projected.
- The pedestrian crossing intersection location was selected due to very good sight-lines, sight distances, and less conflict with motor traffic.
- It was explained that during snow removal, the snow will most likely be cast off onto the road, and right behind it a plow truck would come through to clear the path. Further details are pending within the Fairbanks International Airport operations snow removal plan.
- Whether there is any signage at or around the airport or the airport roadway pedestrian crossing directing people to its location. It was noted that it is not a part of the project, and Fairbanks International Airport will be developing some wayfindings and signage to the facilities.

Chair Perreault opened and closed public testimony. There were no individuals to provide public testimony.

KOESTER,
Seconded by FLETCHER

moved to approve HP2021-010 the Airport Way West Bicycle and Pedestrian Improvement Project as being consistent with the FNSB Regional Comprehensive Plan, adopting the staff report and three

(3) findings of fact in support of the approval.

Commissioner Koester supported the project noting the positive impact for pedestrians. Commissioner Fletcher echoed Commissioner Koester's comments and expressed the project makes great sense, it is in line with the Comprehensive Plan and improves safety for all users.

Commissioner Muehling supported the project noting it provides a safe way for pedestrians and bicyclists to reach nearby hotels and restaurants, and it supports those who may not have the means to own a car.

Commissioner Fisher stated it is a small project that could have significant impact particularly for those visitors to Fairbanks who are staying at nearby hotels. It will make the community more welcoming and provide safety improvements in the darker winter months.

Commissioner Perreault supported the project. He noted as a Commission, individually on other bodies and the FAST-Technical Committee, they have advocated for a complete set of pathways that rival the roadways so people may get from place to place. Whether that is a purpose of means to afford a car or choice people are making to walk or drive. The ability to travel carless around our community is important and no project, however small that contributes to that network should be overlooked.

VOTE ON MOTION TO APPROVE HP2021-010 THE AIRPORT WAY WEST BICYCLE AND PEDESTRIAN IMPROVEMENT PROJECT AS BEING CONSISTENT WITH THE FNSB REGIONAL COMPREHENSIVE PLAN, ADOPTING THE STAFF REPORT AND THREE (3) FINDINGS OF FACT IN SUPPORT OF THE APPROVAL.

Yeses: Mota, Guinn, Fletcher, Koester, Fisher, Sims, Muehling, Perreault

Noes: None

MOTION CARRIED 8 Yeses, 0 Noes

EXCUSE FUTURE ABSENCES

Commissioner Sims is excused from the September 14 and 28, 2021 Planning Commission meetings.

Commissioner Muehling and Commissioner Koester noted they both have jury duty the month of September.

COMMISSIONER'S COMMENTS/COMMUNICATIONS

Commissioner Guinn inquired about an issue with the hand-raise feature within the Zoom platform.

Chair Perreault thanked the Clerk and staff for their patience and a smooth meeting.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:17 p.m.

APPROVED: October 12, 2021