

CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, April 12, 2021 7:00 p.m.

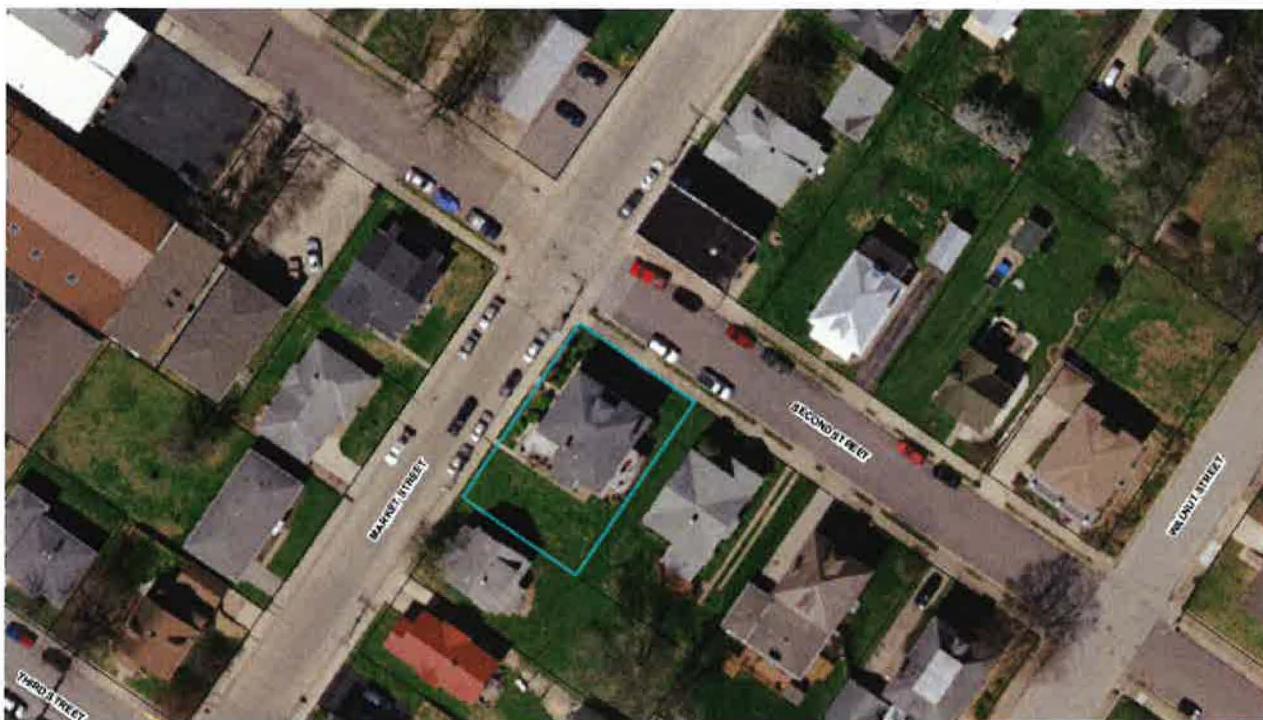
The regular meeting of the Planning & Zoning Commission was held on the aforementioned date and time in the Council Chambers of City Hall, located at 405 Jefferson Street in Washington, MO.

- 1) The meeting was called to order, Pledge of Allegiance, and the following roll call was taken:

Present: Tony Gokenbach, Carolyn Witt, Mark Hidritch, Mark Kluesner, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Samantha Cerutti Wacker, Sal Maniaci

Absent: Chuck Watson

- 2) **Approval of Minutes from February 8, 2021-Motion made to approve, seconded and passed without dissent.**
- 3) **File No. 21-401-The applicant is requesting approval for a rezoning from R-3 Multi Family to C-3 Central Commercial District.**



Sal Maniaci-Applicant is requesting approval of a rezoning from R-3 Multi-Family Residential to C-3 Central Commercial District. The property is currently utilized as a multi-family dwelling, however the applicant has requested the ability to have a mixed use building with an office on the ground floor and residential on the second floor. The property is half a block removed from the current boundaries of the C-3 Downtown District. Approving the rezoning would create a spot-zoning, not completely uncommon for the C-3 district but not often encouraged. The proposed rezoning would also allow for the property to not have to provide any additional parking for the commercial use. Staff does acknowledge however that the proposed use would not have a significant impact on the surrounding properties given its proximity to other mixed use properties downtown.

Staff recommends denial of the proposed rezoning because of its disconnection from the existing boundaries. Staff would entertain an alternative of expanding an overlay district to allow for mixed-uses within a boundary that encompasses properties that front both sides of market.

Sandy Lucy-What would we have to do to get this overlay district done?

Sal Maniaci-Just like any other code amendment. We have a couple of overlay districts now, R-2 Overlay and the C-2 Overlay. We could write into an overlay district over this R-3 or we could create its own downtown district overlay that is adopted and we will actually define it just like with the other overlay districts, its not defined by a color in the zoning code, it is defined by actual street names. So we could define a mixed use district that covers more than just C-3 or just R-3, it would actually cover a geographical area that we define then we could determine the future growth of downtown. These boundaries, although not in C-3 are compatible with the downtown zoning guidelines. Naturally, I think that if all these property owners wanted to come in along Market and go C-3 that we would not have to create anything new but we can't just go in and rezone peoples properties as I understand and Mark is shaking his head in agreement. We can do an overlay without going to individual property owners because that is just creating more uses for them we are not restricting anything. This doesn't happen very often obviously this is the third time. We could set our boundaries that we know and in the future if anyone comes in with a C-3, we could say, hey we studied this and we know that we think the downtown boundaries are set by street name.

Mark Hidritch-How big that area would this be?

Sal Maniaci-I would think we would need to do more of a study to do a recommendation for tonight. You could have properties that touch Market and then we already have the overlay district along Fifth Street. The more problem areas are when you get to Cedar and down Front. You wouldn't be able to do a perfect square. You are going to have some areas, I could argue, but you are not going to want Second and Stafford probably in that mixed use because that is all one and two family right now. So I think that boundary south would be fine. But maybe including some of the stuff on Front. I believe it is natural to think that some time the Corn Cob Pipe factory will be redeveloped and it is going to have to be rezoned because it is still zoned industrial. We could get ahead of it and say this is in the downtown district and we are going to approve mix uses and hopefully that would help properties in the future.

Sandy Lucy-So you can do all of those instead of just the one on Market?

Sal Maniaci-Yes, we can create an overlay district. It would be a public hearing, a code amendment here. The issue with it being a little delayed I would anticipate two months Planning & Zoning because we would have to do the study, have a public hearing, I am sure we would tweak some of the boundaries and then it could go to Council. It could take a little while but I just wanted to throw out an alternative before we just said hey, we are recommending denial I wanted to give a little nuance here. I do understand that the intent and use may not be a terrible idea right there but I don't think we have the code that I feel comfortable with. If I recommend approval of this what is saying that someone else may come in and ask for the same thing, we have to draw the line somewhere.

John Borgmann-What about parking?

Sal Maniaci-That would be something that we would have to address with it. In C-3 we do not require off street parking because we don't want to encourage people to tear down historic buildings for parking. If you are going to do business and live downtown you are making a decision that is something that you have to agree to. It is downtown living. I think that us expanding those boundaries this is saying that this is part of the downtown district and you do not have to have parking. That is my recommendation. If you are going to allow mixed use and zero lot lines we would want to include in that and copy the rules of C-3. That is something we are going to have to weigh. At what point on Market which is multi-family and then you go down a couple of blocks and it is residential. It switches off very quickly so we have to decide where we want to draw that line.

Bryan Bogue & Tonya Wade-It would be ideal for us to have commercial on the bottom floor with an apartment upstairs. We will be adding off street parking so the residential folks can have parking.

John Borgmann-So where would your parking be?

Bryan Bogue-The green space, yes.

Tonya Wade-The business would occupy the first floor. Around six to eight employees. And we would be eliminating three apartments and going to one apartment and one business.

Samantha Cerutti Wacker-Can you tell us a little about your business?

Tonya Wade-It is called Mailers Haven. We sell marketing services. It is a sales business, a lot of phone work.

Samantha Cerutti Wacker-Will there be a lot of customers coming in and out of the business?**Tanya Wade**-There will be no one in or out.

John Borgmann-With the off street parking will we need to talk about stormwater runoff?

Sal Maniaci-It would be minimal but they would have to address this when they do the street excavation permit for the parking lot. They could most probably do a rain barrel.

Carolyn Witt-I know in the past we have fused a zoning when it was to turn into C-3 and it was not contiguous. We felt like they were trying to use that zoning to achieve certain goals. C-3 was not an option. I would personally feel ok with going with the overlay because it is something we need to look at in the downtown area because it is really booming and it is going to increase and enlarge because the market has real potential for growth. So I am not comfortable, even though I think it's a great project and it's great that you already have a renter for a business in the lower level, but I think in the long term it would be better to go with the overlay expansion, rather than change to C-3 because I know historically some people can be territorial about that. It's very important.

Mark Kluesner-I think Market Street is a good stopping point for the overlay.

Samantha Cerutti Wacker-Are you on a time schedule?

Tonya Wade-Kind of. We are currently renting space at Exit 11 and it is pretty tight. We are flexible.

John Borgmann-So if we would do the overlay district and expand that, that is a two to three month time period?

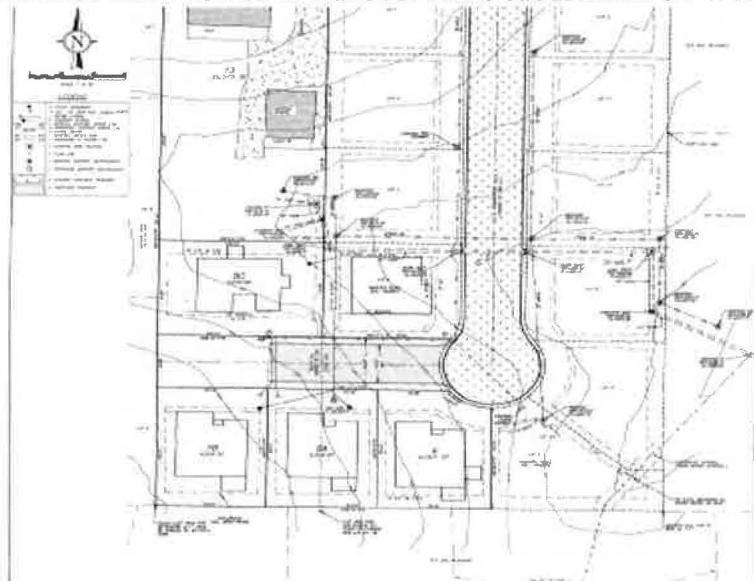
Sal Maniaci-Best case scenario, two months. Next month P&Z would make a recommendation and then it would go to Council right away but I would anticipate getting some feedback on this from the neighborhood. Obviously, I would get Downtown Inc.'s input as well. We can try to do as much homework as we can but realistically we can do a presentation here, some recommendations may change so that would be May, June and the July City Council.

Samantha Cerutti Wacker-I agree with everything that Carolyn said. This seems as though this zoning will not be detrimental to the area.

Motion was made, seconded and passed without dissent with a roll call vote:

Tony Gokenbach-Abstained, **Mark Hidritch**, yay, **Mark Kluesner**, yay, **Tom Holdmeier**, yay, **Sandy Lucy**, yay, **John Borgmann**, yay, **Samantha Wacker**, yay, **Carolyn Witt**, yay.

- 4) **File No. 21-402, 0403 & 405**-The applicant is requesting approval of a rezoning, preliminary plat and variance to add three more homes to Hanover Place subdivision on West 9th St.



Sal Maniaci-The applicant has requested approval of an expansion of the Hanover Place Subdivision on West 9th Street. Hanover Place was a subdivision approved in 2015 when the City still had the Senior Housing District that allowed for smaller lot sizes and shortened setbacks in the rear for that specific district. In 2017, we removed that zoning district and revised our Planned Residential District to replace it. The applicant met with City Staff on how to best move forward with the proposed expansion, and given the small size of the proposal (3 lots, .45 acres), staff recommended they apply for the following three applications since Planned Residential Districts need to be at least 1.5 acres in size.

1. Rezone 0.45 acres from R-1A Single Family Residential to R-1B Single Family Residential
 - a. The applicant is requesting approval of an upzoning to allow for 6,000 square foot minimum lots instead of 10,000 minimums. The existing Hanover development has similar lot sizes so the proposal will not be out of character of the surrounding area.
2. A preliminary plat to add 3 lots to the Hanover Place Subdivision
 - a. The applicant is requesting approval of Hanover Place Plat 2 to add lots 5A, 5B, and 5C to the existing Development. This plat would consist of a new stub street to the west 30 ft. width. The code allows for 30 ft. streets when there are less than 10 units and parking on one side of the street. This plat meets those requirements. Each of the new lots is over 6,000 square ft meeting the minimum lot size of the newly proposed R-1B District. The lot sizes are very similar to the size and shape of the existing Hanover Place. The proposed road extension is less than 150' in length and has been reviewed and approved by the fire department.
3. A variance to allow for setbacks that matched the original Senior Housing District Development.
 - a. The last request in order to allow the proposal includes a variance to the front and rear setbacks of the newly proposed lots. The variance would include an 18 ft. Front Yard Setback and a 10 ft. rear yard setback. The proposed setbacks are very similar to the layout of the existing development and would not create a detriment to the surrounding properties. Staff recommends approval of all three requests in order to add three lots to Hanover Place.

John Borgmann-Why doesn't the street extend all the way to the property line?

Sal Maniaci-They are trying to keep it under the 150 ft. for the public improvements but when the builder wants to extend the driveway there, they might extend the improvements all the way there. Our code requirements require the right-of-way go to that point which is what they show here.

John Borgmann-So there would be two driveways off that stub?

Sal Maniaci-They may extend the public improvement further and then add the driveways there.

John Borgmann-so the street is whatever that easement is.

Sal Maniaci-I don't think the right-of-way is 150 ft. We talked about this at site plan.

John Borgmann-My point is that the paved surface should go to the end of the property to service those last two houses.

Sal Maniaci-we could require that

John Borgmann-Just because if they have an accident there in one of those houses, being EMS or whatever, there will be no hard pavement there. It doesn't get plowed, it doesn't have snow removal and it is a private driveway and your access is restrained.

Sal Maniaci-The plan was to make the two driveways come out of that stub.

Kurt Unnerstall-I am the one proposing to do this today. First of all, I appreciate Sal. We had a long meeting trying to figure this all out since the Senior Development District went away. So we came up with this R-1B. A couple of things, first, we are adding two additional homes not three. We are only adding two villas. The square footage of that is about an 1/2 acre. When you look at the 30,000 we are looking at it is actually less dense by

adding more land to the current development. That land that butts up to the KC's and butts up to the current R-2 zoning district which is more dense and less green space. We feel like it opens this up for the current residents. They were concerned about stormwater runoff and that will be engineered to take care of it. The streets work better, the lots lay better. Fran Kampschroeder, the one who owns the property is going to stay with the R-1. It's a long slender lot. You could redevelop it into several single family homes. We also are going to deed restrict in in the restrictions so we know longer have the ability to do that through the City. We will continue to add the restrictions to this property. The folks in Hanover requested that it be added to their development so the 55+ still will still apply.

John Borgmann-Can you speak about the stub extension?

Kurt Unnerstall-So what we did, we looked at that several ways. I think it is only like 103 ft. long. The full right-of-way is about 170 ft. which misses it by 20 ft. Basically we said that we can get fire trucks in. Mr. Holdmier said that as long as he can get his hoses in both directions, that he was fine with it. So that is why we stopped the street where it is at. It is less street that the City has to maintain. The folks all have private snow removal.

John Borgmann-You mentioned snow plowing, on a dead end street, where is that snow going to go?

Kurt Unnerstall-We will make sure that does happen get blocked off and remain clear.

Sal Maniaci-That was part of the conversation when you leave some unimproved space at the back there since there is not a turnaround maybe that is where they can push some of the snow.

John Borgmann-So there would be gravel drives?

Kurt Unnerstall-No they will all be concrete driveways. Six inch driveway thickness.

Samantha Wacker-So it is all going to be paved then?

Kurt Unnersall-Yes all concrete.

Sal Maniaci-The conversation was the less maintenance, the better. When the do the final plat they will have to do full construction plans where there will have to show 150 ft.

Kurt Unnerstall-The builder will be building a villa, not a duplex. So you will have green space all around it..

Mike Jinkerson-Lot 7-Lilac Lane-I notice in the letter they are asking for an 18 ft. side yard setback but when I look at the plan it says 15 ft., I want to know exactly from my property line, if I take a tape measure, I want to know how far my property line is from the setback.

Sal Maniaci-These have a minimum of 5 yard setback and that is not without a variance. So it is a six feet off your property line.

Mike Jinkerson-If I take a tape measure and measure from my property line to the new villa, how much would that be? That is the question I have.

Sal Maniaci-The builder will have to answer that. They are not getting a variance off of this property line. The variance for the front yard. Our code already calls for 6 feet side yard setbacks.

Mike Jinkerson-This is going to effect many people. We attended the first meeting for the first phase of this development. I get the growth and development. I have lived in Washington all my life. But I do have an issue when it effects our property and our property value. Right now if you look at our back you see a nice green space, when these villas go in you are going to see them instead of the nice green space and that is going to affect our property values. We were told that there would be green space and trees. That did not happen and now we are having houses right in our back yard.

John Forey-live off Lilac-So this is in our back yard. When this first went on it was for a variance. And then you go from a variance to a variance. How many variances do you allow? My guess is that you have a 150 ft. road there because that is what is allowed. We know that you are going to extend the road. So then it is a variance to a variance. Well, if your argument is that you are doing this in other areas. Obviously when our house was built... And with the side as far as the front and back and all the easements that were put in place. I appreciate with what Carolyn had said earlier.

Bob Ruth-and my wife Delores Ruth live on Apple Blossom Lane.-We didn't have much time to prepare for this. We have a 50 ft. wide street and 25 ft. setbacks. It's much better than when you go down Hanover.

We didn't oppose it. Please when you do your planning, please don't go any smaller than this. It's ridiculous to have people so close. I don't understand setbacks very well. I would like for someone to explain to me on the

setback. We have 25 ft. in the front and then we also have 15 ft. utility easement. The front of our homes are 40 ft. from the street. And a 50 ft. wide street. On Hanover, what is the length from the front on the building to the street?

Sal Maniaci-I could not tell you that, they are all different. The minimum setback is 10 ft. They are going to be asking for an 18 ft. variance. So it could be anywhere between there.

Bob Ruth-Don't have your kids play in the front yard. So let's say that I go down this street and I can't get out, do I back all the way out and isn't that against the law?

Mark Piontek-No.

Bob Ruth-So you are saying that I could back out of Apple Blossom Lane onto Clay Street, that isn't against the law?

Tom Holdmeier-I don't know of any town that has a law against that.

Bob Ruth-ok. I am 80 years old and I think the law in St. Louis was different. These new homes that are going to be in Hanover Place, does anyone know that if there is a restriction on whether you can rent those?

Samantha Cerutti Wacker-The developer is shaking his head yes.

Bob Ruth-So there is a restriction that they cannot be rentals? And it would be enforced by the HOA?

Kurt Unnerstall-Yes and yes.

Bob Ruth-About the trash truck, it surely isn't going to go down that street?

Sal Maniaci-I am not sure about that.

Bob Ruth-Back to the setback. In the rear there is a 10 ft. setback and there is a 10 ft. utility easement. So does that mean that the home has to be 20 ft. from the property line.

Sal Maniaci-No, they overlap.

Bob Ruth-So if I walk out into my back yard I have 10 ft. before I hit something. I have a petition from the neighbors that I would like to submit. I went to Hanover Place expected to get some signatures from them. We were only able to get a hold of three of them. They said they were opposed to this but come to find out they had a meeting with their HOA and they all agreed not to oppose this. I don't know what the incentive was, but there must have been one.

Robert Stevens-1312 Apple Blossom-We moved there about 15 months ago. What we are seeing here is a variance on a variance. It seems like it is an awful lot to be putting in there. We don't have much property line where that property ends. It's not more than 15 ft. I just ask that somebody consider that. We are looking at a big change for Apple Blossom and Lilac Lane. Which will in turn lower our property values.

Kim Davis-I just wanted to reiterate what my neighbors are saying. We love our neighborhood. I would like for all you, not to look on paper, but to drive there. Go in to that subdivision. Look and see what the road is going to look like. Look and see how our emergency vehicles are going to get in and out. What really concerns me is that, and if it was in jest or not, that "as long as I can get my hoses there, we will be fine". So if those kind of comments and small meetings are happening without involving the homeowners and who it is really going to affect. Another question is that all the lots are currently not sold within Hanover Place, why do you want to expand when they haven't been sold currently. So please, we have entrusted your duty in your hands, someone that represents you drive out there.

Several members-We did drive by.

Fran Kampschroeder-I own the property that is being discussed. My property is an acre. My property with all of this taking place changes will change to $\frac{1}{2}$ acre. There are not a lot of homes in town that don't have an acre of land. We are in town, I would expect people to live closer to me. I do not see a big problem with this. It has been done at Hanover and the houses that were made are nice. I do not think this is anything out of the ordinary.

Judy Cook-1305 Apple Blossom-The two homes that are being discussed will back up to my villa. There are not trees or anything dividing it. Already, when you come down Hanover, the lights flash in the bedroom. So these two houses that are going to be pulling in are now going to have stronger lights. That is one of the reasons why I oppose it.

Carolyn Witt-If Miss Kampschroeder sold the property, what is the zoning and what could they put on this property?

Sal Maniaci-It is zoned R-1A, Single Family Residential, 10,000 sq. ft lots, and three homes. Access would be the issue, you would have to come towards Hanover or tear down the existing home.

Carolyn Witt-There was a house and a barn there which were tore down.

Sal Maniaci-So if it was a single lot there and they tore down the home it would be 43,000 sq. ft. which would be four homes.

Carolyn Witt-That is something to take into consideration. This down the road could be that and you wouldn't have to come to Planning and Zoning to do that.

Sal Maniaci-The plat would have to but we would not notify neighbors because we only notify neighbors if it is a rezoning.

Samantha Cerutti Wacker-Theoretically Miss Kampschroeder had a buyer and could sub-divide her property and she could have four houses on it.

Sal Maniaci-I am not a civil engineer but it is 43,000 sq. ft. and 10,000 sq. ft. minimum. You would have some right-of-way issues but you could get creative with a planned district or something like that if you bought neighboring properties so strictly by the land size you could do four homes in the current zoning.

Samantha Cerutti Wacker-And then it wouldn't have the restrictions like they do in Hanover Place in terms of the age restrictions, no renter restrictions, things that are of nature that are there existing in Hanover.

Sal Maniaci-That is completely up to the developer to add those.

Kurt Unnerstall-I was trying to take some notes down of concerns. The drawing that we proposed they were talking about the setbacks and in fact the gentleman that lives in Apple Blossom, there were six foot setbacks off of those duplexes. Hanover Way mirrors Apple Blossom. The only difference was we didn't build duplexes, we built villas. So by spreading the houses out, that is where the setback came in and the senior housing allowed that. That is why we did the 18 and the 10. The unit that is in the back of their yards is actually going 15 ft. off the line. So it is not going to be six feet. We could go to six feet but obviously the one by Fran is going to be even further. To your point Samantha, you were right, the property could be built on, homes could be built on it, a barn could be built on it. I did the work on Apple Blossom many, many moons ago. There was a lot of concern at the time, that the KC Hall, I was a member at the time, didn't want multi-family butting up against them. Harold Feller developed that. Did a wonderful job. We are doing the exact same thing on Hanover by adding the land that Fran Kampschroeder wants to part with. We are making it less dense because we are only adding two homes to 21,000 sq. ft. Therefore, we think we are making things better. The street in Hanover is 35 ft. just like the one on Apple Blossom. We did sit down with water and fire protection at site plan review and that all will be built to the code and requirements.

John Borgmann-Is that a six inch main down there isn't it?

Kurt Unnerstall-I do believe it is. There is a two inch loop that serves the last two units. I haven't talked to Kevin Quaethem, but if he wants to loop that water, that is a city call. If they want us to take that and loop it into Apple Blossom we can do that.

John Borgmann-You can't do that because it is a different system. Apple Blossom is on the high pressure system and Hanover is on the low pressure system.

Kurt Unnerstall-I thought Hanover was on the high pressure. Well, again, that is something that needs to be looked at as far as fire flow.

Samantha Cerutti Wacker-Could you speak of some of the restrictions at other subdivisions?

Kurt Unnerstall-Hanover restriction is 55 and older development. In Stone Crest we give the people the option of what they want to build. We actually in selling these villas, in conjunction with SK builders, make sure the brick, the stone, the copper, and domes all match. So we are going to continue that theme in these additional areas. Everybody wants a walk out lot and so the land lays better for walkout lots. There will also be less drainage issues. Nobody wants anything built in their back yard and I get that but we are making it less dense than it could be.

Samantha Cerutti Wacker-You also mentioned that you require owner occupancy?

Kurt Unnerstall-That is correct. Glad you brought that up. It's in the restrictions that they cannot be rentals and they are on the Hanover Code. We had a meeting last Monday night and Jerry Dieckhaus, who is head of HOA,

would be in Tunica, MS otherwise he would be here to show support. The only concern he had was the 55 + restriction. I told him that the only way I could do that is they have to be part of the HOA so it is controlled. They run their own HOA, I have nothing to do with it. Pretty quiet place.

Samantha Cerutti Wacker-Are there any plans to put up any buffers?

Kurt Unnerstall-We will put in some landscaping to be a good neighbor. We are going to plant some pine trees behind there just like on unit 7. We actually built a berm, we weren't required to, but we did to have some privacy back there. I don't know if the lady that is complaining about the car lights but I find it hard that the lights would shine up the hill. In reality, where you get the lights coming from is the KC Hall.

John Borgmann-Kurt, when I drove in to Hanover I noticed some large gnarly trees up there.

Kurt Unnerstall-Either they belong to the Lilac Development or the KC Hall. There are some that are grown into the fence. Anything that leans into us we would trim up.

John Borgmann-You haven't talked to anyone about taking those trees out of there. I wanted to get your approval and blessing before I talked to anyone at the KC's.

Mike Jinkerson-What about the homes on Clay Street?

Kurt Unnerstall-Fran came to me and wanted me to guarantee that I would not take the pecan tree out.

We have no problem planting more trees around the area. Even though I am a developer I do like trees and we will do whatever we can to save them.

Unknown Name-Apple Blossom-You are saying that there is only two lots. I see 5A, 5B, 5C and 6. So which one is not being built?

Sal Maniaci-So they are all going to be there. There was already, 5, 6 & 7, they're adding 5B and 5C.

Unknown Name-It looks like 5c is different than the others, is that going to be a duplex or something?

Sal Maniaci-It may be a different building plan but it does have to be single family only.

Unknown Speaker-So, when they build all of these there is a big drainage ditch down there and you are going to put concrete down through there, where is all the water going to go?

Sal Maniaci-Our code requires them to submit stormwater engineered plans to provide that it is not going to have an impact off site. Either they have to come up with an agreement with the KC's or put it underground

Unknown Speaker-If you have ever been there and it rains real hard, you may feel differently.

Sal Maniaci-We are aware there is an issue with water on Ninth Street. They will have to meet the code and make sure they do not increase their runoff to any problem areas that are designated for detention.

Unknown Speaker-Why do they want to build these if they haven't even built the other ones yet.

Sal Maniaci-I can't answer that one. We are just looking at what the developer is wanting to do now.

John Borgmann-I am one that is for green space too but I think we as a board have to think about green space in the terms of how people can use their property. We had the same problem up on Hwy 47 where they wanted to do a development there and the neighbors coming in off of Madison Avenue were complaining because they were losing their green space. Actually, when you went up there they were manicuring the neighbor's property so it would look good from their back doors. And I think green space is important but I also think that greenspace has to be considered as your property and not just because your neighbor has a nice green space that that is your green space. I think we need to be a little cognizance on that and understand that. I think the green space being talked about here is not attached to Lilac or Apple Blossom.

Tony Gokenbach-We have some of the old code running into the new code. It was the wisdom of the City to create the code so we would have reasonable growth that would not be a necessary detriment to the surrounding places and of course we know a lot of this but the City and the developer strike a balance and remain within code and law while finding what the best of the plan is that is brought to the City. This plan certainly seems kinder as density. The willingness to work with the neighbors is important.

Motion made, seconded and passed without dissent for the rezoning.

Motion made, seconded and passed without dissent for the Preliminary Plat

Sal Maniaci-This recommendation will go to Council next week. We were supposed to have Board of Adjustment tomorrow but we do not have quorum so we have to reschedule that and we will send out a new letter. Council can review the zoning and the plat but the variance needs to go to the Board of Adjustment.

Tom Holdmeier-The Council has the final say on this. We collect information for review and then give our recommendation. We will look at the overlay district also on Front Street and Downtown.

Sal Maniaci-I will get together with Downtown Washington and get there input also.

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Motion to adjourn, seconded and passed without dissent at 8:30 p.m.

Thomas R Holdmeier

Thomas R. Holdmeier
Chairman