

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, OCTOBER 5, 2022

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met in regular session in the Robert C. Jones Chambers of City Hall, 3939 S. Lindbergh Blvd., in said City on Wednesday, October 5, 2022. The meeting convened at 6:00 P.M.

The meeting began with those present standing for the reciting of the Pledge of Allegiance.

ROLL CALL

Present:	Rich Gau	-Member
	Frank Pellegrini	-Member
	Roger Kaiser	-Member
	Todd Powers	-Member
	Mike Svoboda	-Member
	Brian VanCardo	-Member
	Steve Young	-Member
	Michael Hopfinger	-Member
	Bryson Baker	-City Engineer
	Erin Seele	-City Attorney
	Lynn Sprick	-City Planner

Absent:

APPROVAL OF THE MINUTES

Copies of the minutes of the August 3, 2022 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Young made a motion to approve the minutes as submitted. Mr. Pellegrini seconded the motion, and it was unanimously approved.

NEW BUSINESS

P-21-22 Petition for a Conditional Use Permit, submitted by Bass Pro Shops, LLC, for a change in use at 3600 South Lindbergh Boulevard.

Ms. Sprick stated the owner secured a lease for retail space located where The Tile Shop currently is. It will be converted into a boat service center with three service bays. Vehicle repair and service facilities are a conditional use that are permitted with the approval of the Planning and Zoning Commission and the Board of Aldermen. No changes are being proposed that would require an Amended Development Plan. Staff recommends the conditions that they receive Metropolitan Sewer District (MSD) approval for the site, they establish and install a cross access drive from this development onto the development to the south, they submit as built photometric plans to meet the City's newly adopted lighting ordinance, installation of sidewalks and an eight foot fence between the back of the building and the east property line are required prior to the issuance of an occupancy permit.

Mr. Gau asked where the applicant stands on the access to Watson Road.

Mr. Baker stated Castle Contracting has applied with the Missouri Department of Transportation (MoDot), but has not received anything back from them.

Mr. Pellegrini asked if there are any plans to change the existing intersection.

Mr. Baker stated they will be moving forward with what the Board approved.

Mr. Hopfinger asked where the required sidewalk will be located.

Ms. Sprick stated it will run along the public Right of Way (ROW). MoDot is in the process of improving sidewalks in the area, but the likelihood of that project being completed before occupancy is issued is slim. Staff wants the sidewalk completed before opening.

Mr. Svoboda made a motion that petition P-21-22 Petition for a Conditional Use Permit, submitted by Bass Pro Shops, LLC, for a change in use at 3600 South Lindbergh Boulevard be recommended to the Board of Alderman for approval with the conditions that they receive MSD approval for the site, they establish and install a cross access drive from this development onto the development to the south, they submit as built photometric plans to meet the City's newly adopted lighting ordinance, installation of sidewalks and an eight foot fence between the back of the building and the east property line are required prior to the issuance of an occupancy permit. Mr. Young seconded the motion, and it was unanimously approved.

It should be noted that the following two petitions were heard simultaneously, but voted on separately.

P-22-22 Petition for Improvement Plans, submitted by Whalen Custom Homes Inc, for the property at 13270 Maple Drive.

P-23-22 Petition for a Final Development Plan, Submitted by Whalen Custom Homes Inc, for the property at 13270 Maple Drive.

Ms. Sprick stated in March a change of zoning, along with a Preliminary Development Plan was approved. Improvement plans require approval from the Commission, but not from the Board. The street is to remain private. Staff recommends approval with the conditions that that the developer either has a trust indenture or statement on the Record Plat, establishing the method for providing continuous maintenance of streets and storm sewers, a subdivision restriction agreement authorizing assessment of the property owners in the subdivision for the supervision, maintenance, construction and reconstruction of street paving, storm drainage facilities, sanitary facilitation, streetlights, sidewalks, common ground and recreational equipment be established and added before the recording of the Final Development Plan, and a land subdivision bond be posted or they must enter into an escrow agreement in accordance with the provisions hereafter set forth. The land subdivision bond or escrow agreement shall be prepared and executed on forms satisfactory to the Commission and shall be submitted to the Commission for approval. Said forms shall be approved by the City attorney or special counsel prior to being sent to the Commission. Home elevation examples similar in size, scope and architectural characteristics of the anticipated custom homes to be constructed must be submitted with the Final Development Plan. A Land Disturbance Permit must be obtained from St. Louis County. The Final Development Plan shall be subject to review and approval by the Fenton Fire Protection District. St Louis County must provide addresses for the Final Development Plan. The homes constructed on Lots 1, 2, 3 and 4, where the rear elevations will be visible to residents on Maple Drive, shall have rear masonry facades. There shall be a 50 foot landscape buffer surrounding the outside boundary of Proposed Lots 1-9 and there shall be a 50 foot rear yard landscape buffer and 20 foot side yard landscape buffer surrounding the outside boundary of Proposed Lot 10. These landscape buffers shall not be subject to modification by the homeowners for any reason other than general maintenance, or health, safety and welfare of the neighboring residents. Such landscape buffer shall be shown on the Final Development Plan and Record Plat and shall be referenced in the subdivision indentures. The common ground along Maple Drive, immediately to the southwest of the entrance to the property, which is currently bare shall be landscaped with appropriate plantings consistent with common ground found elsewhere in Tapawingo. The developer is required to provide a landscape plan with the Final Development Plan. An appropriate water runoff mitigation system (interceptor swale) shall be shown on the Final Improvement Plans to be constructed along the border of the property facing the Tapawingo Place Subdivision to divert storm water runoff to a location to be determined and approved by MSD. Construction access to the property shall be via Gary Player Drive to Maple Drive. Except in an emergency, no construction

access to the property shall be permitted on Pagada Parkway. The Applicant shall enter into one or more agreements with the Home Owners Associations (HOA) for Tapawingo Place, Tapawingo on the Green and the Manors at Tapawingo prior to approval of the Record Plat to provide for payment of a negotiated amount to the affected HOA's for potential damage, wear, and tear to the private streets used by the construction equipment and providing for the applicant to indemnify the affected HOA's for damages caused during construction, and providing for payment on an ongoing basis by the HOA for the Vistas at Stone Castle Subdivision for potential damage, wear, and tear to the private streets of Tapawingo Place, Tapawingo on the Green and Manors at Tapawingo caused by the increased traffic to the property. A pre-construction survey of existing street conditions shall be provided by the developer to establish a baseline of street conditions to be referenced in case of a claim of damage. The applicant shall comply with all applicable Codes and regulations regarding any blasting or excavation in the development of the property. The applicant has been advised that they are responsible for any damage caused to neighboring homes as a result of any blasting or excavation on the property. Prior to the issuance of the Final Development Plan, the applicant shall provide to the City a detailed analysis of the carriage house upon the property identifying the work that will be performed. Any and all such work shall be in compliance with all applicable building regulations. Applicant shall work diligently to complete construction of all ten homes in a timely fashion. Applicant shall provide the City with timely updates regarding any material delays in completion of the subdivision. All lots of the proposed subdivision that are not under active construction of a home shall be seeded, mowed and maintained as green space. Whenever possible, all loading and unloading of equipment and materials for development of the property shall occur on the property and not on Maple Drive. Due to the proximity to existing homes, no outside music shall be permitted during construction and no unreasonable disturbances by workers shall be permitted. All dumpsters and construction equipment, including construction trailers must be maintained on site and not on Maple Drive. All construction work shall only be performed within the approved construction hours established in the Code of Ordinances. All portable toilets for construction workers must be shielded from view and shall be regularly cleaned and maintained. A Tree Preservation Plan must be submitted if more than 10,000 square feet of tree canopy will be removed. The Tree Preservation Plan must be submitted prior to consideration by the Board of Alderman. A letter was received from Tom Cox, of 13044 Sunny Dawn Court, with comments about the staff report. He has asked that the landscape buffer be left in it's natural state and the side landscape buffer to be 30 feet, instead of 20 feet. He wanted to add the word egress to the construction entrance language and the word blasting to be removed. He would like the words, whenever possible, to be removed about loading and unloading equipment. He would like to add all construction parking and associated activities shall take place within the development site and not on Maple Drive or private streets. He would also like there to be no work on Sundays, unless it is for interior finish.

Mike Whalen, with Whalen Custom Homes, was present and stated the Development Plan and Improvement Plans are practically identical to what was previously approved. Fenton Fire District approved the submittal. They are still

committed to putting in an interceptor swale, although it is more complicated than predicted because MSD does not require any storm water retention for this project. It would have to be given a separate project number. They would also have to know who is being most affected and who would give easements for it. He is willing to enter into an agreement with Tapawingo Place and he is willing to escrow money to make sure this gets completed. They are getting close to finalizing payments to all necessary HOA's and this will have to be approved by the Board before completion. They cannot start to pull the castle apart until they own the property. It will be a subdivision monument and they would like to build it to be as maintenance free as possible. He is unsure if they can do this before the Final Development Plan is recorded because the closing date for the property is not until December.

Mr. Young asked if he was aware of Mr. Cox's letter before the meeting.

Mr. Whalen stated all of the same concerns were heard before Board approval.

Mr. Gau asked if the verbiage "landscape buffer" is the same as what was referred to as "natural state."

Ms. Sprick stated the way the condition is written, implies leaving it in it's natural state.

Mr. Gau asked if the condition on the carriage house should be changed to after acquisition.

Ms. Sprick stated these conditions should be addressed at the Board level, since they were their conditions.

Mr. Whalen stated he will have to apply for permits for the carriage house renovation. The way it was discussed at the Board level, did not sound like it would be made as a condition.

Mr. Baker stated it could be a condition that the Commission would allow him to do this after acquisition.

Mr. Gau asked if they would be able to load and unload all equipment on site.

Mr. Whalen stated if there was any loading and unloading done off site, it would be very minor.

Mr. Gau asked if he could prohibit work on Sundays.

Mr. Whalen stated it is very unusual to work on Sundays, but he would like to be able to, if necessary.

Mr. Gau stated the driveway access for the lot near the carriage house comes out onto Maple Drive on the site plan.

Mr. Whalen stated due to the grade of the lot, it is safer to access onto Maple Drive. The driveway would have a steeper pitch or require retaining walls, if it accessed the new street. It was left the way it is for safety and the design of the house should be considered.

Mr. VanCardo stated, logically, it makes sense the way it is and it is safer.

John Stephens, of 7 Kahlia Way Court, stated the language on the buffer should say that it is left in it's current natural state.

Mr. Whalen stated that would be okay.

Mr. Stephens stated the 50 foot buffer nullifies a 20 foot building line. The building line cannot extend into the buffer.

Mr. Baker showed the site plan in regards to this.

Mr. Stephens stated Kahlia Way Court is used as a turnaround. He asked if the construction equipment would have enough room to turn around.

Mr. Whalen stated it should not be an issue.

Mr. Baker stated there will be an escrow to ensure all improvement plans are completed.

Mr. Young made a motion that petition P-22-22 Petition for Improvement Plans, submitted by Whalen Custom Homes Inc., for the property at 13270 Maple Drive be approved. Mr. Kaiser seconded the motion, and it was unanimously approved.

Mr. Gau made a motion that petition P-23-22 Petition for a Final Development Plan, submitted by Whalen Custom Homes Inc., for the property at 13270 Maple Drive be recommended to the Board of Aldermen for approval with the conditions that home elevation examples similar in size, scope and architectural characteristics of the anticipated custom homes to be constructed must be submitted with the Final Development Plan. A Land Disturbance Permit must be obtained from St. Louis County. The Final Development Plan shall be subject to review and approval by the Fenton Fire Protection District. St Louis County must provide addresses for the Final Development Plan. The homes constructed on Lots 1, 2, 3 and 4, where the rear elevations will be visible to residents on Maple Drive, shall have rear masonry facades. There shall be a 50 foot landscape buffer surrounding the outside boundary of Proposed Lots 1-9 and there shall be a 50 foot rear yard landscape buffer and 20 foot side yard landscape buffer surrounding the outside boundary of Proposed Lot 10. These landscape buffers shall not be subject to modification by the homeowners for any reason other than

general maintenance, or health, safety and welfare of the neighboring residents and they should be left in their existing natural state. Such landscape buffers shall be shown on the Final Development Plan and Record Plat and shall be referenced in the subdivision indentures. The common ground along Maple Drive, immediately to the southwest of the entrance to the property, which is currently bare, shall be landscaped with appropriate plantings consistent with common ground found elsewhere in the Tapawingo subdivision. The developer is required to provide a landscape plan with the Final Development Plan. An escrow shall be established for the creation of an appropriate water runoff mitigation system (interceptor swale), to be constructed along the border of the property facing the Tapawingo Place Subdivision, to divert storm water runoff to a location to be determined and approved by the Metropolitan St Louis Sewer District. The Commission recommends the condition that the runoff mitigation system that be recorded on the Final Development Plan shall be removed from Ordinance 2236, in this regards. Construction access to the property shall be via Gary Player Drive to Maple Drive. Except in an emergency, no construction access to the property shall be permitted on Pagada Parkway. The applicant shall enter into one or more agreements with the Home Owners Associations (HOA) for Tapawingo Place, Tapawingo on the Green and the Manors at Tapawingo prior to approval of the record plat to provide for payment of a negotiated amount to the affected HOA's for potential damage, wear, and tear to the private streets used by the construction equipment and providing for the applicant to indemnify the affected HOA's for damages caused during construction, and providing for payment on an ongoing basis by the HOA for the Vistas at Stone Castle Subdivision for potential damage, wear, and tear to the private streets of Tapawingo Place, Tapawingo on the Green and Manors at Tapawingo caused by the increased traffic to the property. A pre-construction survey of existing street conditions shall be provided by the developer to establish a baseline of street conditions to be referenced in case of a claim of damage. The applicant shall comply with all applicable Codes and regulations regarding any blasting or excavation in the development of the property. The applicant has been advised that they are responsible for any damage caused to neighboring homes as a result of any blasting or excavation on the property. The applicant shall provide to the City a detailed analysis of the carriage house upon the property identifying the work that will be performed within 30 days of closing on the property. Any and all such work shall be in compliance with all applicable building regulations. Applicant shall work diligently to complete construction of all ten homes in a timely fashion. Applicant shall provide the City with timely updates regarding any material delays in completion of the subdivision. All lots of the proposed subdivision that are not under active construction of a home shall be seeded, mowed, and maintained as green space. Whenever possible, all loading and unloading of equipment and materials for development of the property shall occur on the property and not on Maple Drive. Due to the proximity to existing homes, no outside music shall be permitted during construction and no unreasonable disturbances by workers shall be permitted. All dumpsters and construction equipment, including construction trailers must be maintained on site and not on Maple Drive. All construction work shall only be performed within the approved construction hours established in the Code of Ordinances. All portable toilets for construction workers must be shielded from view and shall be regularly cleaned and maintained. The developer is required to either have a

trust indenture or statement on the record plat establishing the method for providing continuous maintenance of streets and storm sewers, a subdivision restriction agreement authorizing assessment of the property owners in the subdivision for the supervision, maintenance, construction and reconstruction of street paving, storm drainage facilities, sanitary facilitation, streetlights, sidewalks, common ground and recreational equipment be established and added before the recording of the Final Development Plan, and a land subdivision bond be posted or they must enter into an escrow agreement in accordance with the provisions hereafter set forth. The land subdivision bond or escrow agreement shall be prepared and executed on forms satisfactory to the Commission and shall be submitted to the Commission for approval. Said forms shall be approved by the City attorney or special counsel prior to being sent to the Commission. A Tree Preservation Plan must be submitted prior to consideration by the Board of Alderman. Mr. Hopfinger seconded the motion, and it was unanimously approved.

It should be noted that the following three petitions were heard simultaneously, but voted on separately.

- P-24-22 Petition for a Text Amendment, submitted by Rolwes Development LLC, for the creation of a new zoning district (Planned Development – Residential/Villas).
- P-25-22 Petition for a Change of Zoning, submitted by Rowles Development LLC, from R-4 Single Family Residential – 10,000 square foot minimum lot size, to PD-RV Planned Development – Residential/Villas for properties known as Gates Manor Subdivision.
- P-26-22 Petition for a Preliminary Development Plan, submitted by Rowles Development LLC for the redevelopment of properties known as Gates Manor Subdivision.

Ms. Sprick stated there are currently 11 single family lots on the property. They are proposing to demolish them and have 21 single family lots. PD-RV zoning would allow villa type developments. Requirements of the zoning district state that the site must be between four and six acres and located on a two lane collector street. Each villa must be at least 1,400 square feet and the maximum density would be 4.5 villas per acre. Additional demand on public services would be minimal. The development fits the use designation, for the area, in the Comprehensive Plan. It is an increase in density. 17 dwellings are allowed, currently. Staff recommends conditions that all related petitions are approved, that the two lots at the entrance of the development access the interior street, no access to Denny Road should be permitted, and a Tree Preservation Plan must be submitted if more than 10,000 square feet of tree canopy will be removed. The Tree Preservation Plan must be approved prior to submittal of the Final Development Plan.

Mr. Gau asked if numerous text amendments were proposed last time.

Ms. Sprick replied, yes. The Board recommended a zoning district be created for this specific development. It was withdrawn before the Board voted on it.

Mr. Baker stated the Board directed staff and the City attorney to work with the developer to create a zoning district for this specific site.

Mr. Gau asked how it can be prevented that other areas of the City be developed this way.

Ms. Sprick stated the way the zoning district was written makes it difficult for any other property to fit the requirements.

Mr. Pellegrini asked if Appendix A is written to not allow this type of Planned District.

Mr. Baker stated if someone applies for a Text Amendment and it is approved, it can be done.

Mr. Pellegrini stated he does not agree that the proposal goes with Appendix A.

Drew Weber, with Hamilton Weber Law Firm, was present and stated they do not have a preference to where the Text Amendment is placed in the Code. The Text Amendment came from a discussion with the Board, at the last meeting. The lots are currently overgrown, they lack water quality treatments, and they are shallow. The Planned District would allow 20 foot rear and front yard setbacks for these shallow lots. Four common ground areas are proposed. All lots will be maintained by an HOA. 10 foot side yard setbacks are proposed and this is consistent with the R-4 zoning district. Villas work well with the shallow lots, as single family homes would need variances due to this.

Mr. Pellegrini asked if the Board said anything about density.

Mr. Weber stated the Board members that spoke had no objection to the 21 lots. The development will meet the goals of the Comprehensive Plan for people looking to downsize. It will be similar to the Courtyards development, except those lots are deeper and have some attached dwellings, as all of these will be detached with shallow lots. The only differences from the R-4 zoning district are due to the shallow lots. Several residents signed a petition in favor of the proposal. The traffic study showed only nine additional trips during peak hours would be created.

Mr. Pellegrini asked if the Board thought the density was high, but if the proposal was in the form of a Planned District Text Amendment, it would be okay.

Mr. Weber stated one Board member stated the density was too high. During the second discussion a couple Board members advised staff and the attorney to create a special district for this development. Mr. Baker asked the Board how many lots were reasonable and two members stated 21 is being proposed, so that would be fine.

Mr. Gau asked if the Text Amendment was written for 21 lots.

Ms. Sprick stated it is written for 4.5 villas per acre, which equals 21 for this property. The land use map does not address density, so it is compared to surrounding areas.

Mr. Baker stated R-4 would allow 17.

Mr. Weber stated density is generally a calculation of how many lots there are, per acre. These will look similar to the Courtyards, but with a larger space between. He asked if the City wants to encourage or discourage a certain sized back yard, if there was no visual impact

Mr. Hopfinger stated the traffic study shows that a density problem will not be created. Land use is important and this is a good use of the land in that spot. This is an opportunity for the City to reach housing diversity goals. He does not want the Text Amendment in Appendix A, though.

Mr. Gau stated writing Codes to make a development fit is dangerous.

Mr. Hopfinger stated this is a unique spot.

Mr. Gau stated density was an issue at the last meeting, now a Text Amendment is being written for the same density.

Mr. Hopfinger stated the traffic study is a good data point.

Mr. Gau stated it could have been written for 23 lots and it would not affect the traffic any more than 21 lots. He is concerned about the precedent that is being set. He asked what would be considered too dense. As for this development and future developments, a guideline needs to be set.

Mr. Pellegrini stated the new Code was written to protect the residents from dense developments. The Board did not want 21 homes for this development.

Greg Rowles, with Rowles Development, was present and stated if the neighborhood is going to be redeveloped, they have to buy the homes from the current owner at market price. 21 lots is as low as they can go to be economically feasible. They cannot go any lower and move forward with the development. 10 foot side yards are not typical in most villa communities.

Alderman Fred Daues, of 12782 Nanell Lane, was present and stated he is conflicted. Mr. Pellegrini's recollections were correct about the Board wanting to decrease the number of lots. His goal at the Board meeting was to get the number of lots down from 21. He is aware of how hard the Commission worked on the Unified Development Ordinance (UDO). The Board wants to protect the residents, but they do not want to penalize them, at the same time. A lot of people want to live in Sunset Hills, but there is not anywhere for them to go, if they want to downsize. He would like to do the right thing for the most amount of residents.

Angelica Dopuch, of 9340 Werkdale Drive, stated it is currently, a vastly neglected property. They are losing market edge by continuing to postpone this development. This is the third applicant to try to work with the shallow lots and she feels the Commission should work with the developer.

Mr. Gau stated the Commission has given input and they have worked with developers by approving proposals.

Mr. Hopfinger stated although he believes in keeping the integrity of the UDO, the PD-RV zoning district could be a good thing to strengthen it. As society continues with having smaller and non-traditional families, the need for residential villa zoning districts increases. This zoning district gives the Commission and the Board more control over these developments.

Mr. VanCardo stated it is a reasonable development, but they cannot set the precedent for other areas to be developed in this way. This is denser than he would like, but he would like to move forward. Something needs to take place with this property.

Mr. Pellegrini stated there may be areas in the City that it would fit better that are not residential.

Mr. Baker stated when writing a UDO and prohibiting Planned Districts in residential areas, Text Amendments were likely to be proposed. The City cannot stop Text Amendments from being applied for.

Ms. Seele stated with every zoning decision, the Commission has discretion to decide whether the current zoning is reasonable. Looking at the criteria of the zoning district and the area surrounding it would be less of a precedent. This is better than the other proposal where several Text Amendments were proposed.

Mr. Pellegrini stated profitability is the driving force for the density. He is in favor of preserving the UDO.

Mr. Gau asked if 21 was considered to be too dense before, why this is not considered too dense.

Alderman Ann McMunn, of 12431 Court Drive, stated her understanding at the Board meeting was that they wanted a development like this, but they wanted to see the lot number lowered from 21. They were suggesting more than 17, but less than 21.

Mr. Gau made a motion that petition P-24-22 Petition for a Text Amendment, submitted by Rolwes Development LLC, for the creation of a new zoning district (Planned Development – Residential/Villas) be recommended to the Board of Aldermen with the condition that P-25-22 and P-26-22 are also approved. Mr. Hopfinger seconded the motion. With 5 aye votes and 3 nay votes, it was unanimously approved.

Mr. Gau made a motion that petition P-25-22 Petition for a Change of Zoning, submitted by Rowles Development LLC, from R-4 Single Family Residential – 10,000 square foot minimum lot size, to PD-RV Planned Development – Residential/Villas for properties known as Gates Manor Subdivision be recommended to the Board of Aldermen for approval with the condition that petitions P-24-22 and P-26-22 are also approved. Mr. Young seconded the motion. With 5 aye votes and 3 nay votes, it was unanimously approved.

Mr. Gau made a motion that petition P-26-22 Petition for a Preliminary Development Plan, submitted by Rowles Development LLC for the redevelopment of properties known as Gates Manor Subdivision be recommended to the Board of Aldermen for approval with the conditions that P-25-22 and P-26-22 are also approved, that the two lots at the entrance of the development access the interior street, no access to Denny Road should be permitted, and a Tree Preservation Plan must be submitted if more than 10,000 square feet of tree canopy will be removed. The Tree Preservation Plan must be approved prior to submittal of the Final Development Plan. Mr. Young seconded the motion. With 5 aye votes and 3 nay votes, it was unanimously approved.

Mr. Pellegrini asked who drafted the PD-RV Ordinance.

Ms. Sprick stated the City attorney and the applicant's attorney.

Mr. Pellegrini stated for the sake of transparency, there should always be a disclosure of who wrote the Ordinance.

ANY OTHER MATTERS DEEMED APPROPRIATE

Mr. Pellegrini moved to elect Mr. Gau as chairman.

Mr. Young seconded the motion, and it was unanimously approved.

Mr. Young motioned to be Vice Chairman.

Mr. Svoboda seconded the motion, and it was unanimously approved.

Ms. Sprick stated the November meeting will be scheduled for November 9, 2022.

ADJOURNMENT

Mr. Young made a motion to adjourn the meeting at 7:42 P.M. Mr. Pellegrini seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape

DRAFT