

## **MINUTES**

May 1, 2018

Chairman Smith called the City Plan Commission Meeting to order at 7 p.m.in the City Council Chambers.

The following Commission members were in attendance:

Michael Smith, Chairman  
Ken Mason, P.E.  
Robert Strom  
Lynne Harrington  
Gene Nadeau  
Kimberly Bittner  
Kathleen Lanphear

Also present were:

Jason M. Pezzullo, AICP, Planning Director  
Stephen Marsella, Esq, Assistant City Solicitor  
J. Resnick, Clerk

### **APPROVAL OF MINUTES**

Upon motion made by Ms. Harrington and seconded by Mr. Mason, the Plan Commission unanimously voted (7/0) to approve the minutes of the April 3, 2018, Plan Commission Meeting.

### **ORDINANCE RECOMMENDATIONS**

**Ordinance 3-18-06** – *Amendment to the Cranston 2012 Comprehensive Plan, as amended:*  
**(Edgewood Architectural Integrity / Pedestrian Safety)**

Upon motion made by Mr. Strom and seconded by Ms. Bittner, the Plan Commission unanimously voted (7/0) to continue this matter to the June 6, 2018, Plan Commission Meeting, at the request of Councilman Stycos; sponsor of the proposed ordinance.

### **SUBDIVISIONS AND LAND DEVELOPMENT**

#### **Dyzlewski Plat – Preliminary Plan**

Minor Subdivision without street extension  
One additional house lot  
579 Phenix Avenue  
AP 20/4, Lot 2176

Mr. Richard Byzdyra, PLS, Ocean State Planners, stated that in 1998 he was involved in the creation of this subdivision which complies with zoning. At that time a shared driveway right-of-way was created for access to the existing communication tower. He stated that the Dylewski's built a home that is serviced by public sewer and a private well. The proposed home will be accessed by the existing private right-of-way.

Mr. Pezzullo stated that this is not a typical subdivision as the applicant has proposed a 'flag lot'. He further stated that the only reason staff is entertaining this proposal is due to the large amount of land area. In fact, the proposal conforms to zoning due to the amount of land area and access to the private right-of-way, which connects to Phenix Avenue. The total area of the site is 133,104 sq.ft. (3.05 acres). The site is zoned **A-20** which allows single-family residential homes with 125' of frontage and 20,000 square feet of lot area.

The applicant has proposed to subdivide lot 2176 into two new lots:

- Parcel A – 76,922 square feet with 125' of frontage (existing single-family);
- Parcel B – 56,182 square feet with 45' of frontage (vacant);

All of the proposed lots will be serviced by public water and sewer. The proposed subdivision will require dimensional relief from the Zoning Board of Review for Parcel B due to substandard frontage. The proposed subdivision does not require street extension and will utilize a shared driveway to access this lot.

Mr. Mason noted that any trash receptacles, as well as recycling, need to be brought to Phenix Avenue for City pickup.

No public comment was offered on this matter, therefore, the Commission moved to a vote. Upon motion made by Mr. Mason and seconded by Ms. Bittner, the Plan Commission unanimously voted (7/0) to adopt the Findings of Fact denoted below and *approve* this Preliminary Plan, with waiver for lot configuration, provision of sidewalks and curbing; subject to the following conditions.

## **Findings of Fact**

### Positive Findings

1. An orderly, thorough and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100' radius have been notified via first class mail on 4/20/18 and the meeting agenda has been properly posted. Advertisement for this minor subdivision is not required under Section V.C.2.h of the City of Cranston Subdivision Regulations since no street extension is proposed.
2. The proposed residential subdivision and its resulting density of less than one residential unit per acres conform to the Comprehensive Plan – Future Land Use Map.
3. There will be no significant negative environmental impacts from the proposed subdivision as shown on the Preliminary Plan.
4. The proposed subdivision promotes high quality appropriate design and construction, will be well integrated with the surrounding neighborhoods and will reflect its existing characteristics.
5. The proposed subdivision will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
6. The lots in question have adequate permanent physical access Phenix Avenue, an improved public roadway located within the City of Cranston.
7. The proposed subdivision provides for safe and adequate local circulation of pedestrian and vehicular through traffic, for adequate surface water run-off and for a suitable building site.
8. Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site.
9. The design and location of streets, building lots, utilities, drainage and other improvements conform to local regulations for mitigation of flooding and soil erosion.

### Negative Findings

1. The proposed subdivision does not conform to the dimensional regulations of the A-20 zoning district for minimum frontage. However the proposed subdivision will not alter the general character of the surrounding area or impair the intent or purpose of the Cranston Zoning Code.

### **Condition of approval**

1. Payment of Western Cranston Capital Facilities Impact Fee in the amount of \$1,389.50 at the time of Final Plat recording.

### **St. Matthews Church – Preliminary Plan**

Minor Subdivision without street extension  
Application does not propose new development  
1291 and 1301 Elmwood Avenue  
AP 3, Lots 616, 623 and 1198

Attorney Robert Murray explained that the church owns the contiguous lot that contains the school building as well as the property across the street on Frances Avenue. Erissa, LLC, presently leases the school and has entered into a purchase and sale agreement. He stated that the “challenge” is that the church and school share parking. There is no parking on the church lot. If approved, appropriate easements will be entered upon the sale closing. Dimensional relief will be sought from the Zoning Board of Review. He further stated that 60 parking spaces are required for the church. Twenty three parking spaces are needed for the school (based on 45 employees). Parking continues to be available on the Frances Street property. Also, Lot 1170 will remain with the church parcel.

Mr. Pezzullo stated that this proposal is similar to an Administrative Subdivision as no new lots for development are proposed. Separate water and sewer connections exist.

No public comment was offered on this matter, therefore, the Plan Commission moved to a vote. Upon motion made by Ms. Harrington and seconded by Mr. Mason, the Commission unanimously voted (7/0) to adopt the Findings of Fact denoted below and *approve* this Preliminary Plan, with waiver for provision of sidewalks; subject to the following conditions.

### **Findings of Fact**

#### Positive Findings

1. An orderly, thorough and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100’ radius have been notified via first class mail on 4/19/18 and the meeting agenda has been properly posted. Advertisement for this minor subdivision is not required under Section V.C.2.h of the City of Cranston Subdivision Regulations since no street extension is proposed.
2. There will be no significant negative environmental impacts from the proposed subdivision as shown on the Preliminary Plan as this plan does not propose any new development or redevelopment.
3. The proposed subdivision conforms to the Comprehensive Plan – Future Land Use designation of “Residential - Less than 10.39 units per acre”.
4. The proposed subdivision promotes high quality appropriate design and construction, will be well integrated with the surrounding neighborhoods and will reflect its existing characteristics. In addition, the existing church and school are not proposed to be redeveloped.

5. The proposed subdivision will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
6. The lots in question have adequate permanent physical access on Francis Street, Park Avenue and Elmwood Avenue improved public roadways located within the City of Cranston.
7. The proposed subdivision provides for safe and adequate local circulation of pedestrian and vehicular through traffic, for adequate surface water run-off and for a suitable building site.
8. Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site.
9. The design and location of streets, building lots, utilities, drainage and other improvements conform to local regulations for mitigation of flooding and soil erosion.

#### Negative Findings

1. The proposed subdivision does not conform to the dimensional regulations of the B-2 zoning district but will not alter the general character of the surrounding area or impair the intent or purpose of the Cranston Zoning Code as this site does not propose any development or redevelopment on site.

#### **Condition of approval**

1. Applicant shall obtain all necessary dimensional relief from the Zoning Board of Review prior to applying for Final Plan application from the Zoning Board of Review.

#### **ZONING BOARD OF REVIEW RECOMMENDATIONS**

**FORTY SOCKANOSSET, LLC (OWN) AND POYANT SIGNS, INC. (APP)** have filed an application to allow increased signage to a site previously granted signage relief at **40 Sockanosset Crossroad**, A/P10, lot 40 142,006 sq.ft. zoned C4. Applicant seeks relief per 17.92.010 Variance; Section 17.72.010(5).

Upon motion made by Ms. Lanphear and seconded by Ms. Bittner the Plan Commission unanimously voted (7/0) to continue this matter to the June 5, 2018, Plan Commission Meeting at the applicant's request.

**ST. MATTHEW'S CHURCH CORPORATION (OWN) AND ERISSA, LLC. (APP.)** have filed an application to create a minor subdivision of existing properties at **1291 & 1301 Elmwood Avenue**, A/P 3, lots 616,623, & 1198, total area 63,586 sq. ft. zoned B2. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.10 Schedule of Intensity, 17.64.010 Parking.

Upon motion made by Mr. Mason and seconded by Mr. Strom, the Plan Commission unanimously voted to forward a positive recommendation to the Zoning Board of Review as the proposed subdivision conforms to the City of Cranston Comprehensive Plan – Future Land Use Map, does not propose any new development or redevelopment, and the necessary variance request is consistent with the Preliminary Plan subdivision approval.

**POWERHOUSE REALTY, LLC (OWN/ APP)** has filed an application to construct a new single family dwelling on an undersized lot with restricted street frontage at **0 Cleveland Avenue**, A/P 8, lot 544. Area 3,200 sq.ft. zoned B2. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.10 Schedule of Intensity.

This application was reviewed for conformance with criteria (3) of R.I.G.L. 45-24-41 (c) “Standards for Variance” which reads as follows: “That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.”

#### FINDINGS OF FACTS

1. The applicant is seeking authorization to construct a single family residence on a 3,200 SF lot with 40’ of frontage in a Residential B-2 [Single-family, two-family and multi-family dwellings] zoning district.
2. A single family residential use is allowed by right in a B-2 zone.
3. In a B-2 zone, minimum lot size for a single family use is 6,000 [3,200 SF is provided] and minimum lot width/frontage is 60’ [40 feet is provided]. Other than lot size and lot width/frontage, the site plan submitted with the application indicates that the residential structure to be constructed will comply with all other dimensional and density requirements.
4. The Future Land Use Map of the Comprehensive Plan assigns a Land Use Classification LUC of Residential Less than 10.99 Units per Acre for Assessor’s Plat 8 Lot 544. At 3,200, the site will have a density of 13.61 units per acre and therefore would not be consistent with the future Land Use Map and by extension the Comprehensive Plan.
5. On April 15, 1993 the Zoning Board of Review granted a variance on Assessor’s Plat 8 Lot 544 to allow for the construction of a single family residence [the Plan Commission recommend favorable]. This variance was not implemented and lapsed.
6. While the proposed use has a higher density that what is set by the Comprehensive Plan, this density reflects the existing development pattern within the site’s neighborhood. In the two residential blocks that abut the site, there are 21 developed residential lots [single and two family] with an average density of 13.67 units per acre.

RECOMMENDATION: While a density of 13.61 units per acre for the proposed development will not be consistent with a LUC of Residential Less than 10.99 Units, the single family structure, if approved, would reflect the development pattern within the neighborhood. Therefore, upon motion made by Mr. Nadeau and seconded by Ms. Harrington, the Plan Commission unanimously voted (7/0) to recommend approval of this application.

**POWERHOUSE REALTY, LLC (OWN/ APP)** has filed an application to expand an existing non-conforming mixed use building to utilize the entire structure as a business on an under-sized lot with restricted frontage, side and front setbacks; without off street parking at **706 Reservoir Avenue**, A/P 9, lot 321, 3,084 sq.ft area, zoned C-4. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.10 Schedule of Intensity, 17.64.010 Parking.

This application was reviewed for conformance with criteria (3) of R.I.G.L. 45-24-41 (c) “Standards for Variance” which reads as follows: “That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.”

#### FINDINGS OF FACTS

1. The applicant is seeking authorization to establish a Body Art Establishment at land identified as Assessor’s Plat 9 Lot 321 [708 Reservoir Avenue] from the Zoning Board of Review. The proposal is to relocate the Body Art Establishment from 706 Reservoir [next door].
2. Assessor’s Plat 9 Lot 321 is currently zoned Commercial C-4 [Highway Business] and a Body Art Establishment is a use allowed.

3. The Future Land Use Plan of Cranston's Comprehensive Plan assigns **LUC** of Highway Commercial and Services to Assessor's Plat 9 Lot 321. With a LUC of Highway Commercial and Services, both a C-4 Zoning Classification and a use of Body Art Establishment are consistent with the Comprehensive Plan.
4. Assessor's Plat 9 Lot 321 existed prior to 1965 and site's building was constructed in 1929.
5. The lot does not conform to the standards set by Section 17.20.120 Schedule of Intensity Regulation. In a C-4 zone minimum lot area is 12,000 SF and 3,084 SF is provided, minimum lot width/frontage required is 120' and 40.56' is provided, minimum front yard setback is 40' and 20' is provided, minimum side yard setback required is 8' and 3'9" and 7'8" are provided.
6. The site plan submitted in support of the zoning application shows no off street parking spaces. The absence of parking is a condition that existed with the site's prior use [hair salon] and with the applicant's business at 706 Reservoir Avenue.

**RECOMMENDATION:** The request before the Zoning Board of Review is consistent with the Comprehensive Plan and is a use allowed by right in a C-4 zone. The proposal is to move an existing use basically next door with no change to the impacts from the relocation. Upon motion made by Ms. Bittner and seconded by Mr. Strom, the Plan Commission unanimously voted (7/0) to recommend approval of this application.

**DAVID SPAZIANO (OWN/APP)** has filed an application to install a 450 sq.ft. addition to an existing structure with restricted setbacks at **52 Bald Hill Road**, A/P 18/3, Lot 855, area 1589 +/- SF, zoned C-4. Applicant seeks relief per Section 17.92.010 Variance, Section 17.20.120 Schedule of Intensity Regulations.

This application was reviewed for conformance with criteria (3) of R.I.G.L. 45-24-41 (c) "*Standards for Variance*" which reads as follows: "*That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.*"

#### **FINDINGS OF FACTS**

1. The applicant is seeking authorization to construct a 450 SF addition to an existing building on properties identified as Assessor's Plan 18 Lots 855 and 2041 [52 Ball Hill Road]. The addition will allow for the addition of refrigeration equipment and storage to support of a food commissary and catering use.
2. Assessor's Plan 18 Lots 855 and 2041 are zoned Commercial C-4 [highway business] and a catering service is a uses allowed within the zone.
3. The Future Land Use Plan of Cranston's Comprehensive Plan assigns **LUC** of Highway Commercial and Services to Assessor's Plan 18 Lots 855 and 2041. With a LUC of Highway Commercial and Services, both a C-4 Zoning Classification and a Catering use are consistent with the Comprehensive Plan.
4. The application proposes to use both Lots 855 and 2041 to support the additions. Lot 2041 was created by a city street abandonment and acquired in 1991 separate from Lot 855. As such, Section 17.88.010.B does not apply and the lots have not been merged for zoning purposes. Staff would suggest that if the variance is granted the lots should be merged.
5. Assessor's Plan 18 Lots 855 and 2041 [assuming a merger] is a triangular shaped parcel that does not conform to the standards set by Section 17.20.120 Schedule of Intensity Regulation. In a C-4 Zone. For a C-4 zone, minimum lot area is 12,000 SF and 1,291 SF is provided, minimum front yard setback is 40' and 0' is provided [the addition is proposed to be set back 3'± from the front lot line], minimum rear yard setback is 20 and 0' is provided, minimum side yard setback required is 8' and 24'

on the northern side and 0' on the southern side is proposed and lot coverage is 50% and the building as proposed will cover most of the lot.

6. On July 12, 2017 the Zoning Board of Review granted a variance to allow the 8' by 8' freezer on site. The Plan Commission recommended favorable.
7. The site plan submitted in support of the zoning application shows no off street parking spaces. The absence of parking is an existing condition with no change proposed.
8. The site is surrounded by asphalt and parking lots.

**RECOMMENDATION :** The request before the Zoning Board of Review is consistent with the Comprehensive Plan and is a use allowed by right in a C-4 zone. The Plan Commission acknowledges that a 1,291 SF triangular shaped lot surrounded by asphalt and parking is a unique situation. A motion was made by Mr. Strom and seconded by Mr. Smith to accept the staff recommendation of approval but the Commission voted 2/5 (Ms. Bittner, Ms. Harrington, Ms. Lanphear, Ms. Mason and Mr. Nadeau voted nay). A second motion was made by Mr. Mason and seconded by Mr. Smith to make no recommendation, however, that recommendation did not carry (2/5 vote – Ms. Harrington, Ms. Bittner, Ms. Lanphear, Mr. Strom, Mr. Nadeau voted nay). Upon motion made by Ms. Lanphear and seconded by Ms. Harrington, the Plan Commission voted (7/0) to recommend denial of this application.

**HERITAGE RESERVOIR LLC (OWN) & HERITAGE LIQUORS (APP)** have filed an application to alter an existing sign and to install a new LED electronic message board with increased size at **529 Reservoir Avenue**, A/P 6, lot 821 42,491 sq.ft. area, zoned C4. Applicant seeks relief per Section 17.92.010 Variance, Section 17.72.010 Signs.

This application was reviewed for conformance with criteria (3) of R.I.G.L. 45-24-41 (c) "*Standards for Variance*" which reads as follows: "*That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.*"

#### **FINDINGS OF FACT**

1. The applicant is seeking authorization to replace a 54.51 SF [109.02 SF two sides] free standing sign that has an electronic message board with a 74.375 SF [148.75 SF two sides] with an LED screen that allows illustration [pictures] in support of a liquor store on properties identified as Assessor's Plan 6 Lot 921 [529 Reservoir Ave].
2. Assessor's Plan 6 Lot 921 is zoned Commercial C-4 [Highway Business] and a retail small scale [liquor store] is a use allowed within the zone.
3. The Future Land Use Plan of Cranston's Comprehensive Plan designates a **LUC** of Highway Commercial and Services to Assessor's Plan 6 Lot 921. With a LUC of Highway Commercial and Services, a C-4 Zoning Classification and a use of retail small scale are consistent with the Comprehensive Plan.
4. The site, as developed, conforms to the standards set by Section 17.20.120 Schedule of Intensity Regulation.
5. While the site's existing free standing sign does not conform to the sign requirements for a C-4 zone [50 SF allowed 109.02 SF provided and 15' in height allowed and 16" provided], said sign was constructed in reliance upon a building, a sign and electrical permit issued in 2006.
6. The free standing sign as proposed will have a height of 18' and a sign face of 8.5' by 8.75' with a total area of 74.375 SF per side. The sign proposed is 3' [20%] higher than the 15' in height authorized and 98.75 SF [198%] greater than the 50 SF authorized by the Zoning Ordinance.
7. The free standing sign as proposed will be 2' higher than and will be 39.73 SF larger than the existing sign.
8. The application indicates that, in addition to the free standing sign, the site has a one wall sign totaling 66 SF. The wall sign is 36 SF [120%] larger than the 30 SF authorized by the Zoning Ordinance.

9. There are a number of signs [posters] attach to the wall facing Reservoir Avenue. These signs have not been included as part of the signage enumerated in the application.
10. As noted above, the application proposed to install a LED sign capable of present both pictures and text.

## ANALYSIS

1. Section 17.72.010.G of the Zoning Ordinance states “Signs Prohibited Under This Section. All signs not expressly permitted under this section or exempt from regulation hereunder in accordance with the previous section are prohibited in the city.” In that an LED sign capable of display text and pictures is not authorized anywhere within Section 17.20 Signs of the Zoning Ordinance, said sign is prohibited.
2. Section 17.92.01 of the City’s Zoning Ordinance requires the following to grant a variance:
  - B. In granting a variance, the zoning board of review shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:
    1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;
    2. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;
  - C. The zoning board of review shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:
    1. In granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance. Nonconforming use of neighboring land or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance; and
    2. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property. The fact that a use may be more valuable after the relief is granted shall not be grounds for relief.

The Plan Commission notes that the application has presented no information as to how a parcel of land that meets all the dimensional and density requirements by zoning and has a use that is allowed under zoning has a hardship which would warrant the granting of a variance.

**RECOMMENDATION:** Given that the LED sign is not authorized under the City’s Zoning Ordinance and that the area and height requested for the Free Standing sign exceed that allowed, upon motion made by Ms. Lanphear and seconded by Ms. Bittner, the Plan Commission voted (5/2 – Ms. Harrington and Mr. Strom voted nay) to recommend denial of this application.

**JOHN S. SPICOLA, II (OWN/APP)** Has filed an application to construct an addition with restricted setbacks to an existing home at **114 Mockingbird Drive**, A/P 37 lot 520, 14,897 sq.ft. area, zoned A8. Applicant seeks relief per Section 17.92.010 Variance, Section 17.20.120 Schedule of Intensity Regulations.

This application was reviewed for conformance with criteria (3) of R.I.G.L. 45-24-41 (c) “*Standards for Variance*” which reads as follows: “*That the granting of the requested variance will not alter the general*



*character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.”*

## **FINDINGS OF FACTS**

1. The applicant is seeking authorization to repair a single family dwelling on land identified as Assessor's Plat 37 Lot 520 damaged by fire and to construct a 24' x 21' addition at the rear of the property.
2. Assessor's Plat 37 Lot 520 is currently zoned Residential A-8 and a single family dwelling is a use allowed.
3. The Future Land Use Plan of Cranston's Comprehensive Plan designates a **LUC** of Single Family Residential 7.62 to 3.64 Units per Acre. With a LUC of Single Family Residential 7.62 to 3.64 Units per Acre, both A-8 Zoning Classification and a use of single family dwelling is consistent with the Comprehensive Plan.
4. The site is located at the intersection of Mockingbird Drive and Lake Garden Drive [a corner lot]. As such the Director of Building Inspection has determined that the yard located at Lake Garden Drive is to be treated as a front yard and is to have a 25' setback. On Lake Garden Drive, the existing building to be repaired has a front yard setback of 17.3' and the proposed addition will have a front yard setback of 18.5' ±.
5. Other than the front yard setback requirement for Lake Garden Drive, the site complies with Section 17.20.120 - Schedule of intensity regulations.

**RECOMMENDATION:** The request before the Zoning Board of Review is consistent with the Comprehensive Plan and is a use allowed by right in a A-8 zone. Therefore, upon motion made by Ms. Bittner and seconded by Ms. Harrington, the Plan Commission unanimously voted (7/0) to recommend approval of this application.

## **PLANNING DIRECTORS REPORT – Senior Planner, Principal Planner status update**

Mr. Pezzullo stated that the new Senior Planner will be starting on May 21, 2018. He will be present t the June 5 Plan Commission Meeting where he will be duly authorized as an administrative officer. He stated that depending on how soon testing/interviews are scheduled, the Principal Planner may be at the June meeting as well.

## **ADJOURNMENT**

Upon motion made by Ms. Lanphear and seconded by Mr. Strom, the Commission unanimously voted to adjourn at 9:05 p.m.

**NEXT REGULAR MEETING** June 5, 2018 – City Council Chamber, 7 pm

Respectfully submitted,

Jason M. Pezzullo, MCP, MPA, AICP  
Planning Director / Administrative Officer