



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

James Mako, Chair
John Hicks, Vice Chair
Michael Greenberg
Sarah Pollyea
Thomas W. Shapaka
Michael Suriano
Michael Tamarkin

Pam Ripley, Deputy Clerk of Council

Wednesday, March 27, 2024

7:00 PM

City Hall, Council Chambers

A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Gahanna Planning Commission met in regular session on March 27, 2024. The agenda for this meeting was published on March 22, 2024. Chair James Mako called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Mr. Tamarkin.

Present 6 - Michael Greenberg, John Hicks, James Mako, Thomas W. Shapaka, Michael Suriano, and Michael Tamarkin

Absent 1 - Sarah Pollyea

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - NONE

C. APPROVAL OF MINUTES

2024-0057 Planning Commission Minutes 3.13.2024

A motion was made by Hicks, seconded by Greenberg, that the Minutes from March 14, 2024, be Approved. The motion carried by the following vote:

Yes: 5 - Greenberg, Hicks, Mako, Suriano and Tamarkin

Absent: 1 - Pollyea

Abstain: 1 - Shapaka

D. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney Matt Roth administered an oath to those persons wishing to present testimony this evening.

E. APPLICATIONS - PUBLIC COMMENT

825 Tech Center Dr.V-0005-2024

To consider a Variance Application to vary Chapter Sections 1155.04(b)(2)(c) Side Yard, 1155.05(a)(3)(A) Sided Architecture Materiality, 1155.05(c)(1)(A) Window Percentage, 1163.08(b) and 1163.08(e) Interior Landscaping requirements and 1163.02(a) Parking Requirements of the Codified Ordinances of the City of Gahanna; for property located at 825 Tech Center Dr.; Parcel IDs: 025-011536 and 025-013600; Current Zoning OCT; City of Gahanna Civic Center; Keith Hall applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed as one.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation. The property is zoned Office Commerce Technology (OCT). The adjacent property to the southwest is zoned Planned Industrial Development. The redevelopment of this site is for the new City of Gahanna Civic Center. The new site is about an acre and a half increase in property size. The building is more than double in size. Parking is increasing by approximately 150 spaces. The uses for the new site are staying the same City Hall activities, public meetings, permitting, utility bills, the Police Department, and the Senior Center. In OCT zoning, government office uses are allowed by right. The building has been vacant office space since 2021. Existing parking spaces on the site decrease by 149. There will be a significant amount of landscape added and 88 trees will be planted. The development footprint is relatively the same. Blackford discussed the final development plan. There are two access points off Tech Center Drive on the north side of the property these are existing they are not proposed to be relocated. There is one large parking area where an existing parking area is located. This is the primary location for guest parking. To the south is a gated parking area for police. They have interconnectivity with the adjacent property. There is an agreement in place. The third parking area is largely unchanged in area and configuration. The only thing that is changing is the addition of a security gate. There is a proposed relocation of a dumpster from the rear of the parking lot. There will be about 44,000 sq. ft. of additional space. Blackford showed the additional space of a basement and the changes to the front façade and the extension. Most of the properties in the area were development by the same developer and look essentially the same. The new design is trying to be respectful of the existing design character with creating a civic facility that stands out. Blackford shared the proposed façade of the

building. The addition on the front is a very dramatic transformation. There are wings on the left and right of the building. The materials are stone that complement the existing brick. Similar material, similar compatible color obviously a significant amount of glass to allow natural light into the building. The rear of the building is not proposed to change.

Blackford said that the design of the building does require a couple of variances. Zoning code is typically written for new development not so much for alterations and additions. Code requires four-sided architecture. Side and rear elevations have to be of a similar material and similar number of details as the main façade. The rear façade is brick and is not proposing to change. The front façade with the addition has a significant amount of glass and stone. There is a little variation in materials and the amount of fenestration. Technically that requires a variance. Blackford believes the design intent is met for the four-sided architecture. The front façade 40 to 60% window openings. There is greater than that proposed on the front façade. The secondary façades have less than the minimum 30% requirement. It is very challenging to meet when you are not renovating the rear sections of a 25-year-old building. They do not require renovation. The building was built before this code section was created. Blackford believes the intent of the code is met. It is a beautiful building. It improves the existing design of the district. There is one 10-yard side yard setback. It only applies to one area. The proposed new location of the dumpster is approximately five feet into the side yard setback. The dumpster originally was towards the south of the property, which is behind the proposed security gates. The new location is the best location for ease of getting in and out of the dumpster. The property adjacent to the east is a drainage retention area for Tech Center Drive. It is limited width, and no development could occur in this area other than perhaps a drive for the parcel to the south. Staff's opinion is that provided this location it would not negatively affect any adjacent properties. The next variance request is for parking spaces. Code requires one space for every 350 sq. ft. The requested variance is for one space for every 390 sq. ft. It is 149 more spaces than at the current City Hall. There are currently 220 spaces for the current City Hall, Police Department and Senior Center. Staff feel there will not be any adverse impact. The 149 additional spaces are more than adequate to address the needs. There is a variance request to the minimum tree caliber size. Code says that parking lot landscaping must be a minimum of three caliber inches, and you have to plant those within those parking aisles islands. The request is for one-and-a-half caliber inches and to plant some of those trees adjacent to the parking area. There is a lot of landscaping proposed. So, to spread out the planting because there is not sufficient room in the parking lot. Park staff have reviewed this request and have no objections to the reduced caliber size. They are in

favor of spreading out the area where those 88 trees will be planted. The final variance is to parking lot screening. Code says when you have a parking lot adjacent to the right-of-way you must provide three-foot-tall landscaping or a wall. There is not sufficient room because this project is adding a sidewalk on Tech Center Drive. There is a sidewalk on the north side but not one on the south side. It will be six feet wide and there is some bio retention proposed in that area. The adjacent properties do not have this screening requirement. Granting the variance would just allow the tree lawn area to for the most part remain the same. Staff does not object to the variance request.

The variance criteria to consider: are there special circumstances conditions applying to the land building or use. Is granting the variance necessary for the preservation and enjoyment of property rights. Would granting the application be detrimental to the adjacent surrounding properties. Blackford believes these variances will be beneficial to the area.

The design review criteria to consider is the compatibility with existing structures. The design concept was to be respectful to the existing design character of the corridor. But also differentiate the building since there are so many similarities. Having it stand out as the home of Gahanna Civic Center. Does it contribute to the economic and community vitality of the district. This project 100% does. It is a community facility. This is in an area of Tech Center and Morrison where there are underutilized properties that are in need of redevelopment.

The final development plan criteria to consider is does this meet appropriate plans for the area. The Land Use Plan specifically calls out and encourages office uses in this area. It meets all the applicable development standards except for a couple of variances. Staff find it consistent with the land use character and development of the area. This area more than any other part of the city is primarily developed with office. Staff does recommend approval of the request as submitted. Does the design of this project improve the aesthetics of the area.

The variances are necessary due to the scope of the project. It is difficult for alterations or additions to meet everything in code because you are not starting from scratch. Staff believe it meets the intent of the code requirements. Similar variance has been granted on other OCT projects.

Chair opened public comment at 7:24 p.m.

Applicant Mayor Laurie Jadwin, City of Gahanna, 200 S. Hamilton Rd shared that they are very excited to be here as they enter what is

hopefully the final stages of the design and planning section of this major project. The work that Director Blackford presented is 15 months plus in the making. This is a significant project not only for the city but for residents. This building, 825 Tech Center Drive is a building for the people. Once completed, once we can move in it will have a direct impact on the delivery of services, of operations for the residents of the city. It will improve city efficiencies, streamline operations, and set the city up for success for the next 30 plus years. The project addresses three facility needs in one. The police headquarters, city hall operations, and the senior center. It is the largest capital investment in the city's history. It is important that they are before the commission tonight because they have one shot at this, and they want to get it right. It is important to them that they are transparent, and it is important to get the commissions input and approval before moving forward. This is not the first time the commission has seen this project. There was a workshop with the commission. It is largely the same. Director Kevin Schultz has been the lead project manager, Senior Director Miranda Vollmer has been working very closely with director Schultz as well as members of our team from MSA.

Director Schultz said Chief Jeff Spence is on the team along with Stephania Ferrell, Director of Parks & Recreation, Amanda Parker, Clerk of Court, and Mr. Hall and Mr. Santiago with MSA. Schultz said that when MSA was brought on board to begin the design of this facility the team established 10 different goals for the project. To make sure that it was inviting and approachable as a facility. To create that clear civic presence. So that when you approach the building of this stature you knew that you were coming to do the government's business and not business with AEP as an example. Make it community and service focused. With the addition of the multiuse trail along the front of the property and trail head it does make it like a seven day a week type of facility as opposed to just a five day a week facility. It allows for future expansion. Make it safe and secure internally and externally. Meets the additional and renovated square footage goals. Rebranding and making the unique identity of the facility. Improving the quality of spaces from traditional architecture like this building. Modernizing the building in the way in which things are organized and improving daylighting and other such qualities. In addition to presentations before this commission, they have spoken at Chief's Civic Association meetings, the senior center several times, and countless presentations to city council as it relates to this project. Schultz said Elford is the Construction Management team and are phenomenal group to be on this team to build the project. He also recognized the team at Baker Tilly who have helped with the bonding and other financial matters as it relates to this building. They are hoping for approvals before the commission this evening then they can

continue with a construction schedule to begin at the end of April.

No comments from the public.

Chair closed the public comment at 7:30 p.m.

Chair called on questions from the Commission:

Mr. Shapaka asked what is the budget for the capital investment. Schultz said the capital investment is just under \$70 million. Shapaka asked if that has changed in the past 15 months with the current economic situation in the construction industry. Schultz said he would not say it has changed because of the construction climate. It has changed more because of the qualities and the improvements that they have been able to make inside the building. Needing to bring the building up to an essential service's functional standpoint. There is more demolition inside of the building which then is recognizing some sustainability efforts internal to the building. All the lighting as an example is being taken out of the building. The program has increased slightly because of some of the design qualities and some of the opportunity costs are being recognized inside of this particular design versus what was originally envisioned. Shapaka asked if there is a square footage increase for the senior center. Schultz said there is a significant increase in square footages across all three major areas. The senior center increases by about 300 times its functional area. When you take the functional area and the programming space available today, the space increases by about 300 times. They will have a complete demo kitchen, banquet seating for 150 guests inside of the multi-purpose facility. They have a dedicated art room that can hold two kilns. A social space internal for them to do their puzzles, book reading clubs and any other functional type areas inside of the building. Adequate storage for many of the items that are required to run the senior center and those types of qualities obviously exist throughout the building not just in the senior center. Shapaka asked if the senior community is in favor of the project. Schultz said they have had multiple presentations before the senior advisory committee and with the senior membership. With any changes like this and changes in programming and functionality he thinks there is always a little bit of trepidation with the unknowns. Without putting words in their mouth, he believes they are largely in favor of the increased space and the quality of the space. There are some reservations about things like parking and how adjacent it is to the building or not. Currently they are in a facility that they have 100% access to all by themselves. In the new facility there's a little bit more interaction with the public. He would say there is a little bit of trepidation there, but largely he would say that it has been received favorably. Shapaka asked what is happening to the current buildings on this site. Schultz said that is something that needs decided. There are a

few different trains of thought as it relates to that. One is a partnership with the parcel next door if there is an opportunity there. Or the other is some level of development on this property that the city would like to control a little bit tighter. Rather than just selling it off and having any kind of thing built by any private developer. Shapaka asked if there is an option to tear these buildings down or leave them so that the school system could use it. Schultz said he thinks all options are on the table at this time.

Mr. Greenberg asked if the dumpster will be enclosed and if so with what. Schultz said it will be enclosed with the same quality brick that is on the back façade of the building. Greenberg understands the dumpster was moved so that the truck could get in easily. Is the dumpster going to be oriented so that the truck can pull straight in and lift. Schultz confirmed it is. Greenberg asked about the storm water retention pond that is next to it. Are there any issues with the retention pond. Do they have to make any adjustments so they can manage the flow of storm water coming off the parking areas and the roof. Schultz said the detention facility does not serve storm water for this site. It serves for anything east of the site. That corner is raised up a little bit from the site itself. The buildings storm water management happens through the new bioswales on the front and the large swale off the back side of the building. The site drains basically everything north of Tech Center Drive. Tech Center Drive stormwater wise drains south into our storm water management system and then out of the swale that is behind the building. There are some adjustments that are being made, not necessarily in pipe size but in the ability for the drainage swale to actually improve water quality as it exits the swale. Greenberg asked about the food waste program. There is going to be recycling outside the building. He asked if there is going to be food waste containers like at the park. Schultz said there has been some conversation about this site becoming a second food waste site. He does not know that any final decisions have been made. It has been met with a little bit of mixed reaction as to it becoming a second site. He thinks through further conversation there is the possibility. Greenberg said he understands the commission does not deal with the inside of the buildings but asked if there is going to be recycling inside. Schultz said absolutely. There have been conversations about putting those auditing type measures into place. To make sure the cleaning crew and staff are properly using the recycling barrels.

Greenberg had questions for Chief Spence. Chief Spence was sworn in. Chief Jeffrey Spence, 460 Rocky Fork Boulevard. Greenberg asked if there are different safety features at 825 Tech Center Dr. versus what is in the current location and what features will be in the new facility. Chief Spence said the current building at 460 Rocky Fork Boulevard and City

Hall is configured in no way as a public safety facility. Gahanna has no shelter space anywhere that meets FEMA standards in any of its facilities. Not just government, whether we are looking at churches, or schools. There will be storm shelter capacity in the new building. The building itself will be able to serve us. At times they have had to evacuate the current building which causes a real problem if you're trying to call 911. This provides a level of protection for employees, for the equipment and for operations. Not too long ago we had a teacher strike and while that strike was an exercise in First Amendment rights it did impact the ability of the police to respond in a fast and efficient manner from the police station. There were people continuing to walk through the facility, through the parking lots. It was certainly a permissible activity, but it did hamper the ability of the police to deliver services out into the community. The new facility will provide the department with everything needed to operate in a modern and advanced public safety role, and to be able to provide those services to the public and have a space in Gahanna. It is fully on generator which is needed for continuity of operations.

Mr. Suriano said Mr. Blackford noted that parking in the current facility is in high demand. He said adding 149 additional spaces if it is expected that parking demand will increase at the new facility. Schultz said from a public standpoint he does not believe that public demand on the resources to increase much at all. Staffing levels could go up and down. In looking at the police department for example. There are three different shifts of eight to ten officers. Currently, you can compete for a public safety parking spot. In the new location the way the parking lots are segregated all the fleet vehicles are in a secured parking location. Staff is in a dedicated location. While the reductions in parking was necessary, it is not believed that they will have a negative impact on the ability to operate effectively. Suriano asked what the percentage of glazing on the existing structure, 30% is the minimum. Keith Hall 2115 West Cherry Street, Columbus said the minimum requirement for the glazing on the backside is 30%. He would guess it is somewhere around 25% maybe down to 20%. They have not done that specific analysis. Suriano said it looks like there is a canopy out front and mostly looking at masonry stone, sandwich panels, and curtain wall. He asked if on the canopy is a true walnut on the underside. Mr. Hall said it is a synthetic material and they are looking at a metal version, where they etch and print right onto the metal tubing.

Mr. Tamarkin said on the east side is a gate to secure what he assumes will be the city vehicles, with police vehicles to the west in a secure gate. He asked where on the plan the gate on the east lot will be. Mr. Blackford showed where the security gate will be in the east lot. Tamarkin said if the gate is shut you come to a dead end. It is near the senior center.

Someone could go down either of the two rows and find that there are no parking spaces, now they are trapped. They must back up out of the area. He suggested removing three or four spaces so you can loop around the lot. He does not know how often the gate is open or shut. Schultz said the gate is shut all the time. He said they can look at potentially eliminating those four parking spaces to make egress a little bit easier to circulate throughout the parking lot. Tamarkin questioned how easily the trash truck will be able to navigate going backwards in the s turn near the senior center, near parking spots. Schultz said if they were to eliminate the four parking spots it would make traversing the parking lot a little bit easier for trash truck as well. Tamarkin asked if the dumpster could be moved to the left of the building making it easier. Schultz said there are three doors on the back side of the building, the utility room, one that enters the kitchen for catering staff and then one entering the senior center. He does not believe the dumpster in that location would be practical. Tamarkin asked if the senior center gets food brought in by trucks like they would in a restaurant. Schultz is not sure of the answer to that question. All deliveries are going to happen at the building all the time. Whether they happen in the front of the building or the back of the building, but not necessarily to that door. The gate will have an intercom and dispatch will have the ability to open the gate and let in a delivery truck. Tamarkin said there is a variance request to reduce the tree size from three-inches to one-and-one-half-inch. He asked if this is setting a bad precedent. Is someone else going to come in here where we are going to demand a three-inch tree. If they give the city a variance for a one-inch tree, he asked why a three-inch tree does not work, and if it does not work why does city code require a three-inch tree. Mr. Blackford said from a code standpoint in variance history it is a common one. The reality of what gets planted is very different than what code requirements are. It is a frequently asked variance and different plantings even though they are trees. Different sections of code have different planting requirements. Some of those planting requirements are one-and-a-half caliper inch. He does not know why this section of code says three-inches and several others say one-and-a-half inches. It is probably just the age of code and different when they are the same type of plantings. Similar variances have been granted and most of the other code sections allow for the one-and-a-half caliper inch or it defers to the subject matter expert. Which would be the City Forester to make appropriate decisions. There was some back and forth between the applicant and our parks team on what the appropriate size and what the appropriate plantings are. The parks team did not have an issue with reducing the size down to one-and-a-half inches.

Chair Mako asked if the sidewalk along Tech Center Drive is going to be similar to what is on the north side of the street. It does not seem like it is

a sidewalk it looks more like a multi-use path. Schultz said it is a multi-use path. Mako asked if it will be like the one existing now on the north side. Schultz said that is correct. Mako asked if this will provide some connectivity. Schultz said that is correct. Mako asked for Schultz to elaborate about the bio retention swale that is going to be in front. Schultz said they had to increase and improve the water quality requirements for the site itself. Instead of doing underground storage they chose to make improvements to the back drainage swale and incorporate the two bio swales at the front side of the building to improve capacity and no longer allow for water to store inside the parking lot, up to a foot of water in very heavy rain events. This plan with the two bio retention swales at the front side and with the improvements to the drainage well off the back side of the building eliminates the need to store inside of the parking lot. The parking lot on this location stores excess water. This is a problem when you have a lot of money in police cruisers sitting in a parking lot that can flood up to a foot on quote unquote on purpose. This plan for the new building addresses those things and improves water quality as it leaves the site. Mako said on the southwest corner it looks like the buildings going to go over a 20 ft. storm easement. He asked if there were any concerns about it. Mr. Hall said the storm easement is being vacated.

All the water is being collected, the bio swales are basically a filtration system to improve the water quality and going to the existing swale that is in the back of the building. The existing swale is being modified to some degree to take on the additional drainage that are on the site. Mako asked if there is going to be signage at the corner of Morrison and Tech Center Drive saying City Hall this way is. Hall said there would be, it is future, but that is in the plans. We must get people into the site and direct them back to the building. This building is going to be distinctively different than the other buildings in the in the neighborhood and he thinks people will intuitively be able to figure out where to go. It will be reinforced with signage. Schultz said in an addendum to MSA scope of work is a different capital project looking at gateway signs throughout the city, so they are unique but similar character. There are opportunities potentially to work at the corner of Tech Center and Morrison.

Motion was made by Shapaka, seconded by Suriano, that the Variance Application be approved.

Discussion on the motion: Mr. Suriano said he is in favor of the variance approval. The building is meeting the spirit of the criteria especially regarding

the disconnect from code relative to façade. He is impressed with the transformation of the building. He does not know how there are four of the same buildings in this area of Gahanna. It is a striking transformation, and he thinks this more than adequately meets what they are trying to do in terms of getting the building daylight. The parking and the increase in general without an increase in demand he is in support of the parking variance. As Mr. Blackford noted one-and-a-half inch to three-inch tree caliper is not critical.

Mr. Tamarkin agrees with Mr. Suriano. It is a great job done by everybody. It is going to be a beautiful building and certainly a very nice upgrade the façade. It is very well thought out and very well focused. He is in support.

Mr. Hicks agrees with his colleagues that this project is definitely going to be an improvement to the services that the city offers the community. He is excited to see it move forward. The commission learned a couple years ago, and it was discussed at a workshop for this project that governmental entities do not need to go through this process. He said that he appreciates that the administration did not take that shortcut and it gave the opportunity for the public to have some visibility into this project. The opportunity for the public to comment. Not that there was a lot of that, but the opportunity was there. He appreciates that. He is in support of the project.

Mr. Mako said he is in support of this project, and it is going to be a real source of civic pride. Not only for the staff members but the community at large. There is also going to be a lot of people from outside of the city who are going to be coming in and out of this facility. It is going to be a real source of community pride showcasing Gahanna and why we live here and think it's such a great place. Hats off to the administration. It is beautiful looking building. He works in municipal government and having a nice place to come and work means a lot. He is in full support.

Motion carried by the following vote:

Yes: 6 - Greenberg, Hicks, Mako, Shapaka, Suriano and Tamarkin

Absent: 1 - Pollyea

FDP-0004-2024

To consider a Final Development Plan Application for property located at 825 Tech Center Dr.; Parcel IDs: 025-011536 and 025-013600; Current Zoning OCT; City of Gahanna Civic Center; Keith Hall applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed as one.

Motion was made by Shapaka, seconded by Suriano, that the Final Development Plan be approved.

Motion carried by the following vote:

Yes: 6 - Greenberg, Hicks, Mako, Shapaka, Suriano and Tamarkin

Absent: 1 - Pollyea

DR-0005-2024

To consider a Design Review Application for a Site Plan, Landscaping and Building Design for property located at 825 Tech Center Dr.; Parcel IDs: 025-011536 and 025-013600; current Zoning OCT; City of Gahanna Civic Center; Keith Hall applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed as one.

Motion was made by Shapaka, seconded by Suriano, that the Design Review be approved.

Discussion on the motion: Mr. Shapaka is in favor of the application. The overall design review he thinks MSA did a really good job. As an architect he was kind of surprised at the complexity in the design. It looks good. The material selections are good. All the decisions made were very thoughtful.

Motion carried by the following vote:

Yes: 6 - Greenberg, Hicks, Mako, Shapaka, Suriano and Tamarkin

Absent: 1 - Pollyea

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS - NONE

H. OFFICIAL REPORTS

Assistant City Attorney

Mr. Roth thanked the commission for moving this project along.

Director of Planning

Mr. Blackford said that he would expect some construction activities related to demolition at 825 Tech Center Dr. occurring in the next month or so. The next Planning Commission meeting is going to be a small one with one item. The variance application for Sheetz is probably coming forward in late April or first meeting in May. A lot of other items are in review, but they are all kind of stalled out. Hopefully there should be a large agenda soon.

Council Liaison

Mr. Blackford said zoning code has been talked about almost every Monday at council meetings since it went through Planning Commission.

There has been some discussion on a few changes. The main topic of discussion with Council has been Accessory Dwelling Units (ADUs). There has been a little bit back and forth. Planning Commission saw it and was in favor of that language. Some of the concern was about putting some limitations on it. Maybe limiting the ADU to owner occupied and of limiting it to primary and family members. They left in the owner-occupied requirement, but it doesn't have to be a family member in the ADU. This is to address some of the mass rentals of property. Where somebody is renting out the main unit then building an ADU to get more rentals. The agenda on Monday included the construction bids and contracts for 825 Tech Center Dr. Burns and Scalo had a tax abatement before council. The zoning code should have a vote at the council meeting on April 1st. If it gets passed it would be about month before it becomes effective and probably a couple months before they start seeing applications subject to that code.

Mayor

Mayor Jadwin thanked the commission for their input and insights. She is always impressed by Planning Commission and the way they conduct themselves. Especially to be on the receiving end of their comments and to hear the questions that they ask. It is very informative and very educational for them. The team has a few things they will go and talk about. She thanked the commission very much and said their support means everything. She thanked the team members and the invaluable team from MSA. She thanked Director Blackford for his thorough presentation and Council for their support. They are excited to take the next step forward.

Mayor Jadwin said tomorrow evening the State of our City will be from 5:00 to 7:00 p.m. at La Navona. The format is different this year. It is less formal. There will be a video showing 2023 highlights and an opportunity to engage with every single department. Every director, their staff, Council, and the city attorney will have a table. Along with community organizations. It is an opportunity for residents to come and talk with them. The people who work for them every day to talk about what projects are coming up in 2024 and beyond.

I. CORRESPONDENCE AND ACTIONS - NONE

J. POLL MEMBERS FOR COMMENT

Mr. Suriano congratulated the team. He knows how hard these projects

are and collecting all the input. It is important project for our city, and he appreciates the time and attention.

K. ADJOURNMENT

There being no further business the meeting adjourned at 8:09 p.m.



Pam Ripley
Deputy Clerk of Council

APPROVED by the Planning Commission, this
10 day of April 2024.



James Mako