

# **City of St. Helens**

## **Planning Commission Meeting**

### **April 12, 2016**

### **Minutes**

**Members Present:**

Dan Cary, Chair  
Al Petersen, Vice Chair  
Greg Cohen, Commissioner  
Sheila Semling, Commissioner  
Audrey Webster, Commissioner  
Kathryn Lawrence, Commissioner  
Russell Hubbard, Commissioner

**Members Absent:**

None

**Staff Present:**

Jacob Graichen, City Planner  
Jennifer Dimsho, Assistant Planner & Planning Secretary

**Councilors Present:**

Ginny Carlson, City Council Liaison

**Others Present:**

Bill & Nathan Bradley	Harry Ottosen
Barry & Diane Garske	Wesley & Tammy Dawson
Andrew Niemi	Sarai & John Bradley
Steve Alexander	Landen & Laura Stroh
Leah & Lane Tillotsa	Genet Smiens
Michelle Bates	Albert Newton
Todd Pentrack	Joanne & Robert Jackson
Peggy Batton	Tim Sharp
Shelby & Jesus Bennett	Dick Magneson
Bailey Trask	Matt Gatman
Cindy Borjas	Tess Bissell
Brigid Cassidy	Logan & Susan Mysinger
Mathew Sumner	Tiffany & Patrick Russell
Carlos & Maria Gamboa	Alex Sedivee
Agnes Petersen	Deb Burlen
Judy Feightner	Melody Killens
John & Clyde Barlow	William Gilbert
Sarah Warner	Chris & Kara Larson
Deborah Davis	Lori Bailey
Dana Mace	Zora Anderson
Francis Degraffenrod	Devin Tillotson
Anya Barber	Kayla Moilanen
Dennis Shaw	Heidi Meyer

The Planning Commission meeting was called to order by Chair Dan Cary Petersen at 7:00 p.m. Chair Cary led the flag salute.

## **Consent Agenda**

### **Approval of Minutes**

Commissioner Semling moved to approve the minutes of the March 8, 2016 Planning Commission meeting. Commissioner Webster seconded the motion. Motion carried with all in favor. Commissioner Cohen recused himself from voting due to his absence from that meeting. And Chair Cary did not vote as per operating rules.

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## **Topics From The Floor**

There were no topics from the floor.

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## **Public Hearing**

### **Resonate Church**

### **Conditional Use Permit / CUP.2.16**

### **220 S. 1<sup>st</sup> Street**

It is now 7:02 p.m. and Chair Cary opened the public hearing. Vice Chair Al Petersen declared a conflict of interest in the matter because the property is owned in part by his mother. Vice Chair Petersen will not participate in this public hearing.

City Planner Jacob Graichen entered the following items into the record:

- Staff report packet dated March 29, 2016 with attachments

Graichen discussed the approval standards and recommended conditions of approval, as described in the staff report. He noted that increased parking demand could be perceived as a problem to surrounding businesses, but the applicant noted the timing for the parking demand is different between businesses and church services.

## **IN FAVOR**

**Bradley, Bill. Applicant.** Bradley has lived and worked in Columbia County for over six years. He appreciates the opportunity to speak tonight. About five years ago, Bradley became a founding owner of Resonate. Their goal is to change lives by steering people to follow Jesus, especially young people. They were responding to a document produced by SHEDCO that stated the large demographic of people under the age of 35 in St. Helens. Two years ago, they became an official 501c(3) non-profit Church. They have always wanted to have a location downtown. Bradley entered into the record a letter with about 70 handwritten signatures and 200 emailed signatures in support of the proposal to the Commission. He also entered into the record a signed letter of support from Judge Grove.

Bradley feels Resonate Church can change the way people think, feel, and act by having a positive impact on the social and emotional challenges the St. Helens community faces. As far as economic impact, Bradley feels the increased foot traffic will help the downtown area immensely. For the parking issue, the majority of their congregation is gone before noon on Sundays. During the week, events occur after 6 p.m. and are much smaller than the Sunday service.

Bradley noted that over 120 years ago, a church was established in downtown St. Helens before even the courthouse was established. In 1897, Christ Episcopal Church was established in front of this building at 260

S. 1<sup>st</sup> Street. He showed a historical photo of the church and noted the foot traffic. Bradley said back then, the people of power recognized the social and economic power of establishing a church in this location. He asked the Commission to do the same tonight and establish a church just four doors up at 220 S. 1<sup>st</sup> Street.

Chair Cary asked where Resonate Church meets now. Bradley said they rent the Columbia Theater for services and the office is his home. Before this, they used a building in Columbia City for about a year. They do not have a permanent location. Chair Cary asked how many people he anticipates to attend services. Bradley said the service will be at the Columbia Theater and 220 S. 1<sup>st</sup> Street will be used for child care and weeknight services. Bradley said they usually have about 10-40 people that use the 220 S. 1<sup>st</sup> Street location. Commissioner Cohen asked what kind of service will meet in 220 S. 1<sup>st</sup> Street. Bradley said there is a smaller hymnal service with about 20 to 25 people. Commissioner Semling asked about the smaller daytime service. Bradley said the people who attend the weekday services usually do not exceed ten people and they are offered for people who do not work during the day and cannot attend in the evening.

**Petersen, Agnes. Property Owner.** Petersen has been practicing law for 55 years above the proposed church location and fully supports approval of the application. She submitted a letter in support of the application into the record. The Commission had no further questions after reading the letter.

## **NEUTRAL**

**Garske, Barry.** Garske had a question about the Conditional Use Permit living beyond the applicant. Graichen said that the land use permit is typically tied to the property, so if Resonate decided to leave, another church could use the approved Conditional Use Permit. However, Graichen noted the Commission could include a condition to limit approval only to the applicant. Garske asked why the applicant is exempt from additional parking. Graichen explained that because the location is in the Riverfront District, and the building exceeds 50% of the lot, no new off-street parking is required.

## **END OF ORAL TESTIMONY**

There were no requests to continue the hearing or leave the record open.

## **CLOSE PUBLIC HEARING & RECORD**

The applicant waived the opportunity to submit final written argument after the close of the record.

## **FURTHER QUESTIONS OF STAFF**

Commissioner Webster asked if the applicant had received permission to use the City's public parking lot. Bradley said no, but that he would pursue that further. Commissioner Webster asked about signage. Graichen explained that the applicant has been notified of the requirements. Commissioner Lawrence noticed the awnings need replaced. Graichen said that this property is a Certified Local Government Historic Preservation Grant Program recipient this year and they intend on replacing the awnings and doing additional facade repairs with those funds.

## **DELIBERATIONS**

Commissioner Cohen said it seems pretty simple. Commissioner Semling said she would like to see refuse container screening in the back. Commissioner Cohen asked the Commission if they should include a condition to make approval just for Resonate Church. Commissioner Webster and Semling agree.

## **MOTION**

Commissioner Cohen moved to approve the Conditional Use Permit as written with additional conditions that approval is solely for Resonate Church and that the applicant provide appropriate screening for refuse. Commissioner Webster seconded. All in favor; none opposed; motion carries.

Commissioner Cohen moved for Chair Cary to sign the Findings and Conclusions once prepared. Commissioner Webster seconded. All in favor; none opposed; motion carries.

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## **Public Hearing**

**Lower Columbia Engineering, LLC  
Site Design Review (Major) / SDR.1.16  
134 N. River Street**

It is now 7:45 p.m. and Chair Cary opened the public hearing. There were no ex-parte contacts, conflicts of interest or bias in this matter.

Graichen entered the following items into the record:

- Staff report packet dated April 6, 2016 with attachments

Graichen explained that typically site design review permits are issued at the administrative level, but he has the authority to assign the Commission as the decision body. Graichen discussed the approval standards and the recommended conditions of approval, as described in the staff report.

Commissioner Cohen asked if the proposal would meet the minimum landscaping percentage (ten percent) if it were brand new. Graichen said it appears it may be less than the minimum, but suggested asking the applicant. Commissioner Lawrence asked if some of the landscaping could be done along the hillside behind the garages. Graichen said no because that is all public right-of-way. Commissioner Semling asked if parking islands could be included as landscaping. Graichen said yes, but then the total number of parking spaces will be reduced. Graichen explained that the Commission will have to decide the best way to balance the new landscaping requirements with the grandfathered aspects of the site and the anticipated parking demand.

Vice Chair Petersen asked if there was a condition for a sidewalk along River Street. Graichen said the adjacent condos were approved without a sidewalk because of topographical challenges and because there is one on the other side of River Street. Graichen said there is an existing asphalt "sidewalk" (of sorts), but no recommended condition for improving the sidewalk in the staff report.

## **IN FAVOR**

**Alexander, Steve. Lower Columbia Engineering, LLC. Applicant.** Alexander said the proposal is for 13 new RV garages with a paved area directly in front of the new garages. He thought Jacob did a good job explaining the dichotomy between landscaping and parking in this area. With too much landscaping, the spaces are lost and in some cases, functionality of the lot may be lost. Alexander said he thinks they are really close to the ten percent minimum landscaping requirement. He described that users of the lot typically arrive with their truck and trailer, and travel over the rounded curb and asphalt area to park. The proposed landscaping will improve the visual quality of North River Street, while still keeping the functionality of the existing lot intact. Alexander said if they were required to include landscaping islands on the west side, it

would reduce the functionality of space and the number of parking spaces. He said the change of use in the actual property is small.

Chair Cary asked about the purpose of the garages. Alexander said it is a benefit for the tenants at the marina. Tenants living in floating homes will have a covered place to store their car or other belongings, just like a single family home garage.

Commissioner Cohen asked about sprinklers. Alexander said they will likely not be a requirement by the Building Official. Alexander said the parking plan is more hypothetical because it is just going to stay gravel and stay how it is currently used.

**Niemi, Andrew. Lower Columbia Engineering, LLC. Applicant.** Commissioner Semling asked what they intend to do about the sewer line. Niemi said there's a sewer line that runs diagonal on their property. Typically, they would be required to move the sewer line into the right-of-way. However the sewer line is about seven feet deep, and could potentially require the removal of a lot of bedrock to relocate the line. Niemi said another alternative is to replace the sewer line with ductile iron pipe, which is a more durable product. City Engineering would also require a maintenance agreement with the owner that states any structures built over the line will have to be removed and rebuilt at the owner's expense, should maintenance need to be done on the line. Niemi said, even if the garages had to be demolished, that would likely still be cheaper than being required to relocate the sewer line into the right-of-way. Chair Cary asked if they would still have an issue with shallow bedrock if they relocated the sewer line under the asphalt driving area, instead of into the right-of-way. Niemi said possibly. They will explore all options after land use approval, and work with City Engineering to make a final decision.

Vice Chair Petersen asked about the rules for storm water. Niemi said his opinion is that the existing gravel parking lot was already impervious area. They will be careful to ensure that they are not creating a stormwater nuisance to neighbors and the specific details will be addressed during the development process. Niemi said he feels this development is not a major storm water change from the previous use.

Vice Chair Petersen asked about how they calculated the approximate base value of provided parking spaces. It seemed odd to ignore that this area is used for boat trailers, not neatly lined cars. Niemi said this was done at the request of Jacob to find a base value of spaces to work from. They needed to see how many spaces they were affecting with the addition of the garages.

Commissioner Hubbard asked if they could put landscaping around the fuel tank. Niemi said that would be a very reasonable condition that they would be open to doing.

## **END OF ORAL TESTIMONY**

There were no requests to continue the hearing or leave the record open.

## **CLOSE PUBLIC HEARING & RECORD**

The applicant waived the opportunity to submit final written argument after the close of the record.

## **FURTHER QUESTIONS OF STAFF**

Commissioner Cohen asked if there are any known current problems with storm water from the parking lot. Graichen said he has not heard of any complaints. Graichen said condition 2(g) states that a drainage plan shall be reviewed and approved by City Engineering.

Commissioner Webster said she has concerns about doors in the back and asked if they were required. Graichen said he didn't think it was a requirement from the building code, but they were something desired by the owner.

Councilor Carlson asked why only part of the parking lot is paved. Graichen said the code says areas used for parking should be paved, asphalt, or concrete but the gravel lot is grandfathered. Chair Cary thinks that for this proposal, the improvement is the covered garages, which do have pavement proposed for access.

## **DELIBERATIONS**

Vice Chair Petersen said the Commission needs to consider the amount of the proposed construction and decide how much should be required to meet the intent of the code. He thinks the proposal to put landscaping on the other side of River Street is similar to wetland mitigation, and he does not necessarily have a problem with this concept. Vice Chair Petersen likes the idea of landscaping around the fuel tank and requiring landscaping closer to the proposed structures, even if it removes some of the parking spaces. Chair Cary said within the landscaping that is proposed, street trees along River Street should be required.

Commissioner Cohen thinks it should either be completely paved or completely unpaved. Commissioner Lawrence pointed out that gravel would be slightly more permeable when the area floods. Chair Cary said he has witnessed gravel acting completely impervious during rain storms.

The Commission went over each recommended condition of approval as written in the staff report. Vice Chair Petersen suggested altering condition 2(b) to require a minimum of ten percent landscaping of the new impervious surface, street trees along River Street (on the east side), and landscaping around the fuel tank. Graichen recommended leaving condition 2(e) regarding sewer as written, but allowing for another alternative, as approved by City Engineering.

## **MOTION**

Vice Chair Petersen moved to approve the Site Design Review with modifications as discussed above to 2(b) regarding landscaping and 2(e) regarding sewer. Commissioner Semling seconded. All in favor; none opposed; motion carries.

Commissioner Cohen moved for Chair Cary to sign the Findings and Conclusions once prepared. Commissioner Webster seconded. All in favor; none opposed; motion carries.

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## **Public Hearing**

**Ronald Schwirse**

**Variances (2) / V.2.16 & V.3.16**

**115 S. Vernonia Road**

It is now 9:18 p.m. and Chair Cary opened the public hearing. There were no ex-parte contacts, conflicts of interest or bias in this matter.

Graichen entered the following items into the record:

- Staff report packet dated April 5, 2016 with attachments

Graichen explained that the applicant provided two proposals: A and B. He discussed the approval criteria

for the setback and access variances and the recommended conditions of approval, as discussed in the staff report.

## **IN FAVOR**

**Schwirse, Ronald. Applicant.** Schwirse said the structure moved farther north since last proposal to facilitate better vehicular movement. Schwirse noted that with this proposal the need for on-street parking on Vernonia Rd. and Columbia Blvd. will be eliminated, which is good because there is not enough room for vehicles to park there unless they are partly on the sidewalk. Schwirse said they are very close to meeting the 100 foot required access distance from the Vernonia Rd./Columbia Blvd. intersection with the proposed northern access driveway. He said they are only about 12 feet from the neighbor's driveway on Columbia Blvd., but there is hardly a place in St. Helens that meets those criteria.

Chair Cary asked which plan they prefer. Schwirse said Plan A is their ultimate preference. Schwirse said he pulled in a full-sized truck into both spaces, but he cannot back out. Plan A is preferred because he could easily pull out with his truck. It eliminates the backing up issue.

Vice Chair Petersen asked which approach (Vernonia Rd. or Columbia Blvd.) would be preferred if they did not approve Plan A. Schwirse said he guesses they would prefer Vernonia Rd., but the new owner would have to have a small car in order to back out. Vice Chair Petersen asked the applicant if they would be willing to accept one access on Columbia Blvd. Vice Chair Petersen explained that he knows they cannot meet *all* the rules, but he would like to try to meet *some* of the rules. He thinks abandoning the existing approach and granting a variance for the Columbia Blvd. approach makes the most sense. Schwirse asked the Commission what is more important, backing out onto a busy road, or having two approaches? Commissioner Webster pointed out that there is already an existing driveway along Vernonia Rd., and if the access was forced to Columbia Blvd., they would have to tear out the existing concrete.

Commissioner Semling asked if the applicant would be willing to cut down the approach on Columbia Blvd. from 24 feet to 12 feet. Schwirse said yes.

**Barlow, John. Co-Applicant.** Barlow said they removed the one foot setback due to testimony from the last proposal. Proposal A (with two access drives) was recommended by Commissioner Webster at the last meeting. Barlow responded to Vice Chair Petersen's proposal that if they were given the choice of just one access, they would chose Vernonia Rd. because it is already existing and would not impact their yard. Ultimately, Barlow emphasized that the pull through option (Plan A) is the safest to prevent backing movements. Barlow showed the Commission photos of the full-sized truck being pulled into both spaces of the carport.

**Warner, Sarah. 144 Elm Street.** Warner lives at the next street off of S. Vernonia Rd. She is disabled and uses her power chair along the sidewalks. She feels it is much safer when vehicles can pull out in a forward direction because it eliminates blinds spots. Columbia Blvd. is the main thoroughfare for small children to the elementary school. She prefers plan A because it prevents backing movements and keeps people from parking on the sidewalks. Aesthetically, she feels two approaches won't be detrimental to the streetscape. When people park on the sidewalk, she has no choice but to cross the street to get to the clear sidewalk or use an alternate route. She has personal experience backing out onto Vernonia Rd. and it is difficult.

**Killens, Melody. 35014 Stag Ct.** Killens works in daycare and walks with the kids to Campbell Park often. She is also on the school board and is a foster parent and has gone through the Columbia Blvd./Vernonia Rd. intersection more times on foot than in a car. Killens does not want people to back onto Columbia Blvd., especially with other existing visual barriers. She prefers the proposal where they will be able to exit the

driveway facing forwards. For the sake of the kids, neighbors, and other walkers, she feels it is much safer to have vehicles exiting forward.

**William, Gilbert. 314 N. 18<sup>th</sup> Street.** Gilbert lived at the house which shares the driveway with the subject property for 12 years. He feels that if there has ever been a reason to grant an additional driveway access to a property, this is it. He used to back out of his driveway all the time onto Vernonia Rd., and the idea of being able to pull out facing forward is much more ideal. There is a ton of foot traffic from low income residents and children. It is not the multiple driveway accesses that causes the safety hazard, it is the traffic. Since you cannot reduce the traffic, he asked the Commission if they would rather see vehicles pull out forward or backwards. He asked the Commission to reduce the backing movements onto Vernonia Rd. and Columbia Blvd. Gilbert said the applicants have improved the previous home immensely. It was a terrible eyesore, and he hopes the Commission will grant the variance to provide a home to a nice family.

**Meyer, Heidi. 52162 Rabinsky Rd., Scappoose.** Meyer used to own a home on McMichael Street. She worked in emergency 911 dispatch in Columbia County for about 20 years. She has taken more calls from people getting into accidents in areas like this than she can count. Meyer recognizes that all the criteria cannot be met, but safety should be an absolute priority for the Commission in the decision. This is a unique property and should be looked at with safety in mind. Meyer feels the applicant is improving the community by renovating the rundown home. The Commission should approve this variance in support of the work the applicants are doing to improve the face of the community by renovating these old houses.

**Barlow, Clyde. 114 N. Vernonia Rd.** Barlow is a reverend who has lived across the street from the subject property for over 25 years. Getting out onto Vernonia Rd., especially backing out, has always been a problem. Plan A is the best option. Barlow admits he works for Schwirse, but he has also lived in this community for years. He is so grateful for the work that the applicants have put into fixing the home up.

**Bissell, Tess. 2545 Columbia Blvd.** Bissell has lived on Columbia Blvd. since 2003 and she watched the home get renovated from an eyesore to a beautiful home. She applauds the applicants for doing what they have done. She walks often to Sherlock's and does not want to be hit by someone backing up who did not see her. Since the Commission has the ability to approve a version that prevents backing movements, she feels they should.

## **IN OPPOSITION**

**Smith, Doug. 2505 Columbia Blvd.** Smith has lived next door to the subject property for 38 years. There is a lot of vehicle and pedestrian traffic along Columbia Blvd. He has seen only four people get hit in the crosswalk during his time there. He feels just about everyone in St. Helens backs out of their driveways. He backs out of his driveway next door and you have to be careful, but he feels it is not any more unsafe than pulling out forwards. Everyone has to look for oncoming traffic and pedestrians. Smith feels the arborvitae screening the applicant is proposing will be an eyesore and it will grow much taller than is proposed. Smith also parks where they are proposing the driveway on Columbia Blvd. When his grandkids come over for a holiday or a birthday, he is concerned there won't be enough parking in front of his house. He respects what the applicant has done to improve the appearance of the home, but he's concerned about the height of the carport and he doesn't want to see arborvitae screening.

## **REBUTTAL**

**Schwirse, Ronald. Applicant.** There is 28 feet between the proposed driveway and the Smith's driveway, so parking availability on the street is not an issue. What they up choosing to plant for screening is not up to the neighbor.



**Barlow, John. Applicant.** Barlow said his testimony was more in favor of the application than against. If this number is true, four people getting injured in 38 years is too many. What is the acceptable rate for people to get hurt? Zero tolerance for injury is the norm in heavy industry jobs.

### **END OF ORAL TESTIMONY**

There were no requests to continue the hearing or leave the record open.

### **CLOSE PUBLIC HEARING & RECORD**

The applicant waived the opportunity to submit final written argument after the close of the record.

### **FURTHER QUESTIONS OF STAFF**

Chair Cary asked about the eight foot screening. Graichen said that since it was proposed with this variance, he would be okay granting the eight feet. Vice Chair Petersen recommends six feet.

### **DELIBERATIONS**

Commissioner Hubbard pointed out that both Plan A and B will have one car backing up if you own three cars or have guests that come over. Commissioner Lawrence prefers Plan A. It provides the best opportunity to view pedestrians and vehicles when entering the roadway. Chair Cary agrees. Commissioner Webster also feels the second access is necessary. Vice Chair Petersen is appreciative of the photos of the full-size truck driving into the proposed carport location and of the testimony received from the neighbors. Vice Chair Petersen feels Plan A is better, but he feels the 24 foot approach is too much. He thinks a reduction to 12 or 14 feet would be acceptable. The Commission also feels that the screening should be moved back 30 feet from Columbia Blvd. to allow for vision clearance.

Chair Cary asked about the eight foot screening proposal. Graichen said an eight foot fence can be approved with a variance, and since the eight foot proposal was submitted with the variance applications, it could be approved with this process if the Commission wants to do so. Vice Chair Petersen feels they should limit the fence height to six feet. Commission Webster agrees.

### **MOTION**

Commissioner Cohen moved to approve the setback and access variance permits (Plan A) as written with the additional condition that the driveway approach along Columbia Blvd. be reduced to 12'6" (similar width as the existing neighboring driveway approach) and six foot screening (fence or landscaping) that complies with vision clearance rules. Commissioner Semling seconded. All in favor; none opposed; motion carries.

Vice Chair Petersen moved for Chair Cary to sign the Findings and Conclusions once prepared. Commissioner Semling seconded. All in favor; none opposed; motion carries.

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### **Architectural Review: Muckle Building Signage**

Graichen discussed the signage proposal, as described in the memo in the packet. He explained that the State Historic Preservation Office commented that the proposal should avoid a galvanized finish, so the applicant will use a charcoal gray instead. A light guard is included on the sign to ensure that there will be no light pollution.

Commissioner Cohen moved to approve the signage as proposed. Vice Chair Petersen seconded. All in favor; none opposed; motion carries.

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### **Acceptance Agenda: Planning Administrator Site Design Review**

- a. Site Design Review (Minor) at 755 N Columbia River Highway – Northwest Self Storage
- b. Site Design Review (Scenic Resource) at corner of St. Helens St. & S 2nd St. – La Grande Townhomes, LLC
- c. Site Design Review (Minor) at 550 Milton Way – FDH-Velocitel
- d. Site Design Review (Scenic Resource) at 397 N. 1st St. – American Pride Constriction Services, LLC

Vice Chair Petersen moved to accept the acceptance agenda. Commissioner Webster seconded. All in favor; none opposed; motion carries.

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### **Planning Director Decisions**

- a. Extension of Time (PT.1.15) at 2625 Sykes Rd. – Wirta, Stanton
- b. Home Occupation (Type II) at 364 S 4<sup>th</sup> Street – Home-based woodworking shop
- c. Partition at S. 2<sup>nd</sup> Street, Lot 18, Block 27 - Reynolds Land Surveying Inc.
- d. Sign Permit at 2298 Gable Rd. Suite 200 (Nail Salon) - Steve Nguyen

There were no comments.

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### **Planning Department Activity Reports**

There were no comments.

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### **For Your Information Items**

Graichen reminded the Commission that the Annual Appreciation Dinner for Boards and Commissions is this Thursday at 5:30 p.m.

Graichen said there is a Waterfront Redevelopment Open House on Tuesday, April 27, 2016 at Meriwether Place, 1070 Columbia Blvd. Doors open at 5:30 p.m. with a formal presentation 6 p.m.

Assistant Planner Dimsho reminded the Commission that Friday is the deadline for Commissioners to file the online SEI form. A daily fine will begin accruing after the April 15 deadline.

There being no further business before the Planning Commission, the meeting was adjourned at 10:50 p.m.

Respectfully submitted,

Jennifer Dimsho  
Planning Secretary

### 2016 Planning Commission Attendance Record

*P=Present A=Absent Can=Cancelled*

Date	Petersen	Hubbard	Lawrence	Cohen	Cary	Semling	Webster
01/12/16	P	P	P	A	A	P	P
02/09/16	A	P	P	P	P	P	P
03/08/16	P	P	P	A	P	P	P
04/12/16	P	P	P	P	P	P	P
05/10/16							
06/14/16							
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