

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF LAKE JACKSON

BE IT KNOWN that the Planning Commission of the City of Lake Jackson met in Regular Session on Tuesday, May 7, 2019 at 6:30 p.m. in Lake Jackson, Texas with the following agenda:

Locke Sanders
Harry Sargent
John Fey
Joe Rinehart
Brenda Colegrove
Jeff Gilbert
Matt Broaddus, Council Liaison

William Yenne, City Manager
Sal Aguirre, City Engineer
Athelstan Sanchez, Asst. City Eng.
Sally Villarreal, Asst. City Secretary
Eddie Herrera, Engineering Technician
John Boehm, Asst. to the City Mgr.
Alice Rodgers, City Secretary
Sherri Russel, City Attorney

PLEDGE OF ALLEGIANCE

Harry Sargent led the pledge of allegiance.

APPROVAL OF MINUTES – April 2019

April minutes were approved as presented.

VISITOR COMMENTS

There were no visitor comments.

FINAL REVIEW AND ACTION ON SITE PLAN OF RESIDENCES AT ABNER JACKSON (184 ABNER JACKSON PARKWAY)

Engineer's Memo:

This is the final step of the first mixed use development in our area that included the creation of this singular PUD approved by the board. This final site plan ties the few loose ends in the preliminary review that were well detailed and compliant for the most part. The following summarizes the final conditions:

- 1) *The proposed building footprint and architectural elements remain to true to the one approved with the PUD plan and consist of:*
 - a. *5-story mixed-use residential and commercial building with apartment and business units.
48 apartments (28 / 1-bedroom, 16 / 2-bedrooms, 4 / 3-bedrooms)
9,910 sq. ft. retail / office
3,103 sq. ft. leasing office*
 - b. *2 – elevators*
- 2) *The proposed parking space count for the site of 170 spaces meet the required ordinance:*
 - a. *79 for commercial, 91 residential / office (52 covered)*
- 3) *The entire site is enclosed except for commercial frontage with a decorative metal fencing the residential parking is secured with additional fencing and gates.*

- 4) *Utility service extend from existing street systems and are sized adequately for their demand and needs.*
- 5) *Site fire protection requirements of fire lane routing and width have been provided, along with parking area hydrant has been extended to parking area. Gate fire access equipment has been furnished as per Fire Marshal's direction. Building fire protection will be submitted at building permitting review stage.*
- 6) *The proposed system is the standard surface to underground storm pipe and detainage basin system discharging to the existing VDD Plantation Village Channel system. Drainage analysis and site grading design has been reviewed by city's drainage staff.*

The issues flagged at preliminary such as additional monument sign in right-of-way have been resolved by its removal. A dumpster collection access problem was eliminated with its relocation to a roomier spot. No concerning issues remain for your consideration of approval of this final site plan.

Ioana Lazarescu – Inpipe Consultants

Ms. Lazarescu stated she was present for the approval of the final review.

Mr. Aguirre mentioned some minor items that were brought up for discussion. One being the additional monument sign outside of the property. This sign has now been removed and there is only one that is on the property. The dumpster location was also very close to the gate making it hard for our collection vehicle. The dumpster has now been relocated to allow easier access to our collection vehicles.

Mr. Aguirre went over the building details listed above in the Engineer's memo. Mr. Aguirre recommended to the board to accept the final approval.

Mr. Sargent asked about the requirements for water pressure for a 5-story building. Mr. Aguirre stated that it would be a design by their mechanical engineers and their fire protection engineers. There would have to be compliance and it would be approved through the permitting process.

On motion by Mr. Rinehart second by Mr. Fey with all present members voting "aye" the final review and action on site plan of Residences at Abner Jackson (184 Abner Jackson Parkway) was approved.

FINAL REVIEW AND ACTION ON LANDSCAPE PLAN OF RESIDENCES AT ABNER JACKSON (184 ABNER JACKSON PARKWAY)

Engineer's Memo:

This final plan also tweaked the few remaining items left from a well-prepared preliminary submittal and with the following summary of conditions:

- 1) *No tree survey was presented due to its barren condition.*
- 2) *The proposed tree plan calls for all new plantings and provide for the required 14 trees count along with an additional 21 large and small surplus not for official count but as replacement when needed. Of those in the official count 6 are live oaks, 6 fan palms, 2 of 6 magnolias.*
- 3) *All parking exposures are screened with the tree and shrub requirements met.*
- 4) *The overall landscaping area requirement of 10% is being satisfied by the almost 30% area included which includes the detainage basin area.*
- 5) *An automatic sprinkler system plan is being proposed to maintain the landscape areas in compliance with the ordinance.*

No issues remain for final approval of the plan.

Mr. Aguirre went over the engineer's notes listed above and recommended approval.

On motion by Mr. Sargent second by Mr. Rinehart with all present members voting "aye" the final review and action on landscape plan of Residences at Abner Jackson (184 Abner Jackson Parkway) was approved.

Mr. Aguirre stated this would be coming back to Planners for final signatures. The current name of the Reserves at Abner Jackson will be changing, and the new name will reflect on the new documents.

REQUEST FOR EXCEPTION TO THE PARKING ORDINANCE TO ALLOW PARTIAL OFFSITE PARKING AND EXCEPTION TO THE STACKING LANE REQUIREMENTS FOR EDUFUN LEARNING CENTER (QUALITY CHILD CARE) LOCATED AT 213 PLANTATION DRIVE

Engineer's Memo:

Griselda Reyna, and her husband have purchased the property at the above address with the purpose of opening an educational business described by paraphrasing her as EduFun Learning Center which will be a facility that will provide quality childcare in the community. The center will adhere to the standards and requirements of the State of Texas.

As a certified teacher, I am using my credentials to promote a structure curriculum for the three and four-year olds. This curriculum will not be recognized or accredited through any of the State's education departments.

The property lies in the B-1 zone area of Plantation Drive next to Frakey's Cleaners and Melass Pest Control. It has served many businesses in the past such as a shoe store, piano music store, and even a dubbed Montessori child care center at one time. The property is being planned for modification of the existing building along with the addition of an additional building for operations.

The small property area limits the amount of parking space and traffic driveways remaining available for this use and so the reason for this request to consider relaxing the parking ordinance requirements in this specific case.

The site conditions are the following:

- a. Currently there are 13 designated parking spaces – 4 of which are partially offsite. There is an additional all-weather parking area of undesignated space number.*
- b. The proposed site modification provides for 14 - 15 designated spaces - 4 of which are partially offsite.*
- c. The parking ordinance requires 1 - 5 students + stacking lane of 1 - 5 students which based on their model business expectation of 62 students and 5 staff would need 13 designated spaces and a 13-space stacking lane. The former is being complied with both on and off-site parking provided, but the latter stacking parking lane is difficult to accomplish.*

Mr. and Mrs. Steve Reyna – 150 CR 201B

Mr. Reyna stated they are the co-owners of the property and are planning to open a daycare and learning center for children. The name will be EduFun Learning Center. The existing building will be remodeled with plans to build a 1200 ft. classroom in the rear of the property. The current building has 12 parking spots with 4 crossing over the property line. Mr. Reyna asked for a variance to continue to use the parking for pick up and drop off only.

Mr. Aguirre went over the notes listed above in the Engineer's memo. Mr. Aguirre stated what is not being met is the 15 stacking lane requirement for childcare centers.

Mr. Fey asked for clarification on the drive through lane and if parking spaces would be eliminated for the drop off lane. Mr. Reyna explained where the parents would be coming in and exiting and where they could park if dropping off the children.

Mr. Sargent mentioned the queuing is required because of traffic backing up into the street. This has been a terrible problem in the past at schools. Mr. Sargent asked where the cars would be stacking and where the kids would be dropped off. Mr. Reyna explained that all the children would not be dropped off at the same time. This is a daycare not a school. The hours of drop off and pick up would be 6 a.m. to 6 p.m.

Mrs. Reyna stated she would be providing a curriculum during the school year that would begin at 8:00 a.m. through 3:00 p.m. for the PreK 3 & 4's only. This would be approximately 25 kids for the curriculum from 8 a.m. – 3 p.m. These children would be leaving from 3:15 p.m. to 6:00 p.m., creating a staggered pick up and drop off.

Mr. Rinehart asked if a staff member would be helping unload the kids. Mrs. Reyna stated if that is a requirement then a staff member would be provided to escort the children in. Mr. Rinehart stated the closer to the building the kids could be dropped off, the better.

Ms. Colegrove asked where the children would be entering the door. Mrs. Reyna stated all the children would be entering through the front door.

Mr. Sargent asked what ages would be at the daycare. Ms. Reyna stated the children would be from 12 months to 4-year old's.

Mr. Sargent asked about the upper parking. Mr. Aguirre stated the upper parking has always been there and would not be changing. It just so happens it falls within public right of way. Planners Commission is the only authority that can allow them to keep the 4 spaces in the count.

Mr. Fey mentioned his concern about the tightness of the area in the front. It is the reason for the stacking ordinance to ensure there is enough room for loading and un-loading children.

Mr. Reyna mentioned he spoke to Steven Frakey, owner of Frakey's Cleaners. Mr. Frakey would provide a letter allowing them to use their parking lot if needed. This has been done in the past when it was a church.

Mr. Fey felt that may relieve some of the parking and crowding issues.

Mr. Reyna suggested not having a drop off lane and just provide parking. Mr. Sargent stated the ordinance requires a queuing lane.

Mr. Rinehart suggested a double stacking lane in the drive through.

Mr. Sargent suggested moving the stacking lane closer to the building where the slatted parking spots are now.

Mr. Gilbert felt there would need to be more parking spaces. There will be more parents parking and getting down with their children.

Mr. Yenne also stated at this age group, parents will want to take their children in the building. This will require them parking. Mrs. Reyna stated she would prefer that parents park and bring their children in.

Mr. Broaddus stated the worst part of drop off and pick up is when parent parks in the drive thru lane. Most of the parents get out for this age group. Parking spots are better than a drive thru for kids this age. Mr. Broaddus suggested the parking spots instead of the stacking lane.

Mrs. Reyna asked the required width for a parking spot. Mr. Aguirre stated the requirement is 9 ft.

Mr. Aguirre mentioned a few suggestions for adding additional parking spots. Making parking spots straight instead of angled may render a couple more spots.

Mr. Gilbert and Mr. Sargent asked about the garbage pickup. Mr. Reyna stated there are two trash cans in the back. Mr. Sargent questioned how the trash gets to the trash truck and would there be enough room for the trash truck to get to the back. Mr. Yenne stated rolling trash cans are not allowed in Lake Jackson and those cans would need to be removed. There would have to be a trash dumpster and there would need to be access for the collection vehicle.

Mrs. Reyna asked how previous businesses handled the garbage. Mr. Yenne stated we would need to find out and verify how it was collected before.

Mr. Rinehart asked the required ADA spots for this location. Mr. Aguirre stated the requirement is being met.

Mr. Aguirre asked the board if additional parking spaces instead of the stacking lane would be fine and how many parking spaces would they accept. Mr. Aguirre asked if they would be open to less than 26 parking spaces. Mr. Gilbert replied he would be fine with a letter from Frakey's Cleaners.

Mr. Aguirre stated he would meet with Mr. Bowles and let him know the parking situation and try to accommodate as many parking spaces as possible. Also, the collection of garbage would need to be considered.

Mr. Aguirre asked Mr. Reyna when they planned to start working on the building. Mr. Reyna stated they planned to start remodeling in a couple of weeks. Mrs. Reyna stated they would like to open at the same time as BISD.

FINAL REVIEW AND ACTION ON REPLAT OF LAKE JACKSON TOWN CENTER LOT C /HOTEL RESERVE B (ACROSS FROM 105 WINDING WAY (CHICKEN EXPRESS))

Engineer's Memo:

This replat came here for final at your last meeting and received your approval. It was not officially recorded due to missing owners' signatures but a minor change in the lot line made it necessary to bring back to you for another final review. The change straightens a dogleg in the rear line of the lot line only.

All the platting requirements remain as with the previous one. As laid out, the tract will only have access to the existing private drive similar to the current business sites. The utilities to service the site are existing and accessible to the property, and drainage for the most part of this has been accounted in a previous development but an unaccounted portion of this tract will need to be addressed in a future site development review.

On motion by Mr. Fey second by Mr. Gilbert with all present members voting "aye" the final review and action on replat of Lake Jackson Town Center Lot C/Hotel Reserve B (across from 105 Winding Way (Chicken Express)) was approved.

PRELIMINARY AND FINAL REVIEW AND ACTION ON REPLAT OF LAKE JACKSON TOWN CENTER, RESERVES G AND I TO LOT G, RESERVE B (101 WINDING WAY (CORNER OF WINDING WAY AND GRAPEVINE))

Engineer's Memo:

A recent review of a proposed strip center development and building permit package at the corner of Grapevine and Winding Way private drive in the Lake Jackson Town Center PUD Reserve B, provided us with the opportunity to correct the previously platted tracts titled with the wrong PUD reserve reference name. The proposed development spills over two existing tracts currently named Reserve G and I. Since our policy calls for multiple tracts to be assembled into one for development purposes, this allowed us to create one tract under the proper nomenclature, i.e. Lot G Reserve B to align with the PUD Reserve B designation of this area.

All the platting requirements are addressed for this property combination and recommend you consider this for preliminary and final approval due to the simple nature of this replat.

On motion by Ms. Colegrove second by Mr. Gilbert with all present members voting “aye” the preliminary and final review and action on replat of Lake Jackson Town Center, Reserves G and I to Lot G, Reserve B (101 Winding Way (corner of Winding Way and Grapevine) was approved.

REQUEST FROM BRAZOS MALL FOR SPECIAL TREE CLEARANCE PERMIT FOR COMMERCIAL PROPERTY (OLIVE GARDEN) PRIOR TO SITE DEVELOPMENT APPROVAL FOR PROPERTY LEASE CONDITIONS (151 SH 288)

Engineer’s Memo:

Centennial Real Estate is doing their due diligence in locking their deal with Olive Garden on the new pad at the Brazos Mall Plaza. Their lease condition requires that the landlord deliver a blank canvas in preparation of their design plan. There are 10 trees in this specific lot which will require their removal prior to the closing. They acknowledge that there are obligations for some approved landscape plan replacement and are providing you with a preliminary conceptual site plan for comparison purposes subject to future review changes.

This type of request has not come to you in past but due to its singular location and economic development implications and community interest, we see the need for you to pass judgement on the merits for this.

Barry Smith – Brazos Mall General Manager

Mr. Smith requested approval to cut down some trees.

Mr. Aguirre stated the city usually shies away from removing trees prior to the Landscape Plan being approved. Mr. Aguirre mentioned the building plans are already in the building official’s office. Mr. Aguirre stated Olive Garden likes to start on a blank slate. The real estate company is requesting the removal of the trees prior to them signing off. The site plan will be reviewed to make sure the replacement trees will comply with requirements for that site along with any other requirements that the ordinance has.

Mr. Sargent asked about needed elevation changes. He asked if the side would have to be built up. Mr. Aguirre said more than likely there would be some regrading. If not building up, excavating- down. This would be reviewed in the civil site plans.

Mr. Aguirre mentioned the site plan would not be coming back to planners because it is less than a 2-acre tract and that would be going through the building official’s office.

Mr. Fey stated he did not have a problem with clear cutting the trees since there was no other way to make it work.

Mr. Sanders stated he was not for clear cutting trees and it was not an option. He suggested working with architecture that could work with the trees.

Mr. Gilbert recused himself due to a conflict of interest.

Mr. Rinehart stated he is not for taking down trees, but if it's an opportunity for the city to continue to bring people to Lake Jackson then he would be okay with it.

Ms. Colegrove stated she had an issue with taking down trees without a commitment from Olive Garden.

Mr. Smith stated they would not take trees down without a signed lease.

Mr. Yenne stated Olive Garden has submitted plans already.

Mr. Sargent asked if a tree survey was out of the question. Mr. Aguirre stated there are 10 trees on the Olive Garden site. Mr. Smith stated they would be putting back 12 trees.

Mr. Rinehart stated he felt it would be detrimental if this business was not allowed to move forward. This business could help our economy.

Mr. Sanders again stated his disapproval for cutting down the trees. He felt this was totally against what the city stands for.

On motion by Mr. Rinehart second by Mr. Fey with Mr. Rinehart, Mr. Sargent and Mr. Fey voting "aye" and Ms. Colegrove and Mr. Sanders voting "nay", the request from Brazos Mall for special tree clearance permit for commercial property (Olive Garden) prior to site development approval for property lease conditions (151 SH 288) was approved. Mr. Gilbert recused himself from the vote due to a conflict of interest.

REQUEST FROM BRAZOS MALL FOR SPECIAL TREE CLEARANCE PERMIT FOR COMMERCIAL PROPERTY (ADJACENT TO 151 SH 288) PRIOR TO SITE DEVELOPMENT APPROVAL FOR PROPERTY LEASE

Engineer's Memo:

As with the previous item, the mall group is marketing the adjacent tract for similar use but do not have a secured tenant or a conceptual replacement landscape plan to offer yet. The mall believes that removal of the existing 6 trees in this lot would improve their chances on landing another similar restaurant.

They are offering to replace these within the immediate area of the mall as a trade. Since they do not have a prospective tenant at this time, this request will be based on a replacement of trees inside the Brazos Mall site plan.

Barry Smith, GM Brazos Mall.

Mr. Smith asked for approval to remove 6 additional trees on the other parcel, so it could be done all at the same time.

Mr. Yenne suggested bringing this back when there is a confirmed tenant.

Mr. Smith withdrew his request.

PUBLIC HEARING TO DISCUSS AMENDING ZONING ORDINANCE TO INCLUDE A DEFINITION OF A MEMBERSHIP CLUB AND MAKE RECOMMENDATION TO CITY COUNCIL

Engineer's Memo:

To consider amending the zoning ordinance to add a definition of a membership club in order to distinguish the City's membership clubs, which are allowed in commercial zones, from the Texas Alcoholic Beverage Commission's private clubs, which are allowed to serve mixed beverages without providing restaurant services.

Public Hearing opened at 7:43 p.m.

Mr. Yenne stated the city's zoning code is by prescription which means if it is not listed, it is not allowed. Bars are not allowed. In the past if you wanted to have alcohol in a restaurant, you would have to get a private club license with specific rules. Years ago, a citizen went to the county to put on the ballot to get restaurant mixed beverage and this passed. Now 40% has to be food and 60% alcohol. The problem now is there is not a definition for a membership club and we would like to add a definition for what it was originally intended. If we want to allow bars, then the proper process would need to be followed.

Ms. Rodgers went over the history of how these clubs started. The very first being El Chico restaurant in 1979. El Chico wanted to serve alcohol. At the time, council looked at it and said it fit as a membership club which was allowed in the zoning ordinance and their primary business is a restaurant. So, if you wanted to serve alcohol you had to be a restaurant and would have a license under TABC as a private club. The citizen who went to the county wanted to have a restaurant and serve beer and alcohol without all the paperwork involved with a private club. This is when it went to the county for a local option election. It was put on the ballot and the citizens voted to allow a restaurant mixed beverage license with a food and beverage certificate. This meant restaurants could now operate as a restaurant which is their primary business and serve alcohol. What has started happening is because the precedence was set as far back as 1979 of allowing private clubs to come in as a membership club which is listed in our zoning ordinance, we've had two and maybe three that came in as private clubs and told city council that they were going to serve food. Brody's, Ricochet's and Club 332 are the private clubs. Club 332 has stopped selling food. TABC has a definition that you must sell entrées to have a food and beverage certificate. TABC rules are now at least 40% of sales must be food. The intent of this item is to put our city back where it was intended.

Ms. Rodgers stated that the city does not sign off on private club licenses. The only way the city can limit private clubs in Lake Jackson is if the definition is put in the ordinance for a membership club that defines it as not being a bar or a private club licensed by TABC.

Mr. Yenne went over his suggested definition. Mr. Yenne re-stated that what needs to happen is correct the zoning code. If you want the city to allow liquor stores or bars, then go through the legal process and not a loophole in the zoning code or TABC.

Our zoning ordinance currently lists membership clubs, but there is not a definition for it. Some private clubs are no longer selling food.

Ms. Colegrove asked if membership could be taken out of our ordinance. Mr. Yenne said we have membership clubs like gyms. Ms. Rodgers said this is why it would be a lot easier if there was a definition.

Mr. Gilbert and Mr. Fey asked why this was now coming up. Ms. Rodgers stated she knew two more private clubs were coming in and because Lake Jackson is a dry city, is this what council would want. She felt council should know. If people want to put a petition together for the city to go wet, then they could do that.

Mr. Gilbert asked what the city has done to notify TABC to ask them to step up enforcement. Ms. Rodgers mentioned some role changes within TABC people, but the city has not directly asked TABC to come to town and audit the existing establishments serving alcohol.

Ms. Rodgers mentioned council had discussed this at a strategic plan meeting. Council did not want to see just bars opening in Lake Jackson. They felt a public hearing would be necessary and see what planners felt.

Mr. Fey felt if a private club is not selling food, then their license should be revoked. Mr. Gilbert said it would have to be revoked by the TABC and not the city.

Ms. Rodgers stated the only way to open a bar in Lake Jackson without serving food is to come in as a private club. Any business prior to the change of the ordinance would be grand fathered.

Mr. Gilbert wanted to make sure that before any changes were made to the ordinance by way of definition, would it really fix the problem and not allow them to go through TABC rules and open a private club. Would changing a definition preclude them from opening?

Ms. Rodgers said if there was definition, we could.

Mr. Glen Jones – 118 Cypress

Mr. Jones said folks downtown from Thursday through Saturday are eating and having drinks. The businesses are very well attended. Mr. Jones mentioned he was at the Wine Review while they were getting audited.

Mr. Yenne once again stated that the city's zoning code is by prescription. Bars are not allowed, it is not listed anywhere in the code. If we want to allow them, it must go through the public process. What we are seeing is businesses are coming in the back door and upsetting those who are following the rules. We are simply trying to make our zoning code clear.

Stacy Bernard – 285 Fawn Trail

Ms. Bernard stated a private club is supposed to provide food. If they are not, it is up to the city or the public to let TABC know. Ms. Bernard asked the board to make sure the current private clubs are doing what they are supposed to be doing and not limit others who are trying to come in and do things the proper way.

Mr. Gilbert asked Ms. Bernard if Brody's is not serving food, is it in violation of TABC laws? Ms. Bernard replied and said it is. Mr. Gilbert then thought this is when their CO should be pulled. Ms. Rodgers mentioned this would be a management decision.

Carlos Bernard– 285 Fawn Trail

Mr. Bernard said they are wanting to bring in a business for people to relax. It would fall into a private club. The building that they have is very small and would not accommodate a full kitchen. TABC requires food be provided for their patrons and be on the premise. It does not have to be sold or prepared at the establishment but must be provided. A private club cannot serve drinks to a non-member.

Mr. Sargent suggested adding a definition of a membership club and private club.

Mr. Bernard stated food doesn't have to be sold, just provided under the private club. TABC can't audit the sale of food, because it's not required.

Ms. Bernard stated she felt the issue is the verbiage in different ordinances regarding membership and private clubs. It's hard to make sense of them.

Mr. Broaddus mentioned you could change the zoning ordinance to restrict bars from opening without a private club license from TABC. Ms. Rodgers agreed and said that's what could happen if that's what the city wants or does the city want to define what a membership club is? Mr. Broaddus wants to do what the people want.

Mr. Broaddus felt it would be beneficial to have two definitions as it would allow more control.

Scott Schwertner – 110 Spanish Oaks Circle

Mr. Schwertner asked what the problem was and why all the sudden a need for change. (Mr. Schwertner arrived 2 hours after this discussion had started.)

Mr. Yenne and Ms. Rodgers again explained why this was coming before the planning commission. There are establishments coming in as private clubs that are not selling food.

Ms. Russell concluded that going forward, we would define both private and membership clubs and restrict the zones or have an overlay where the private clubs can be. We want more control, but don't want to limit those businesses that are doing it correctly. We need to make sure that when they say they will provide food, that food is being provided. This is the recommendation to council from planners.

Mr. Yenne stated we could incorporate some of TABC rules into our code, so we could enforce and take action on the ones that are not obeying the rules.

Ms. Rodgers made it clear this was never meant to attack a current business. It is simply to clarify what is and what is not allowed in the city.

Public hearing closed at 9:09 p.m.

SIGNATURE OF DOCUMENTS

Lake Jackson Town Center, Reserve B (Lot C)
Replat of Lake Jackson Town Center, Reserve B (Lot G)
Lake Jackson Town Center, Reserve B (Lots J, K, L and M)

ITEMS OF COMMUNITY INTEREST

Mr. Fey mentioned the right turn lane going south bound on SH 288 from SH 332 there was a large hole.

Mr. Gilbert stated he was glad to see the BISD Bond passed.

Mr. Broaddus mentioned the dog park was moving along.

Mr. Yenne stated Olive Garden was coming in and the new building permit for the Abner Jackson facility is in. Alden trying to come in and will need several special meetings.

SET NEXT MEETING DATE – Tuesday, June 4, 2019 @ 6:30 p.m.

ADJOURN

There being no further business the meeting was adjourned at 9:15 p.m.

These minutes read and approved this _____ day of _____, 2019.

Locke Sanders, Chairman

Harry Sargent, Secretary