

REPORT OF CITY PLAN COMMISSION

August 6, 2018 – 6:00 PM

Police Department – 933 Michigan Avenue, Stevens Point, WI 54481

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Arntsen, Commissioner Haines, Commissioner Rice, and Commissioner Cooper.

ALSO PRESENT: Director Ostrowski, Director Lemke, Associate Planner Kearns, City Clerk, City Comptroller/Treasurer, City Attorney, Alderperson Jennings, Alderperson Nebel, Alderperson Oberstadt, Alderperson Johnson, Alderperson Slowinski, Alderperson Dugan, Alderperson McComb, Alderperson Phillips, Alderperson Morrow, Brian Formella, Russ Trzebiatowski, Rob Enright, Kyle Kluck, Brent Jacobson, Ross Rettler, Mike Splinter, Larry Zywicki, Ernest Zywicki, Ken Somers, Jane Somers, Rick Seefeldt, Brian Bronk, Tina Bronk, Tracie Pagel, David Pagel, Jeff Schuler, Jen McNelly, LuAnne Piotrowski, Michael Bronk, Paul Molitor, Oren Jakobson, and David Wilz.

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1. Roll call.

Discussion and possible action on the following:

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3. Public Hearing and action on a request from David O'Brien for a conditional use permit to construct a storage warehouse building at 5370 Highway 10 East (Parcel ID 281240835210025).
4. Public Hearing and action on a request from Oren Jakobson, representing Up Stream Cider, for a conditional use permit to operate a small-scale alcohol production facility at 3501 Church Street (Parcel ID 281230804301510).
5. Public Hearing and action on a request from Kyle Kluck for an extraterritorial subdivision plat review for a new subdivision located within the Town of Hull, south of Manowski Court and between Torun Road and Burgundy Lane (County Parcel ID's 020240811-11.02, 020240811-12.02, 020240811-11, & 020240811-12).
6. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, specifically section 23.01(10), to allow for setbacks to be measured at the base of a structure if the eave of the structure protrudes 24 inches or less.
7. Request from the Town of Stockton to remove the City deed restriction requiring the property at 4206 County Highway J (County Parcel ID 034230919:01.01) to be utilized for a public use.
8. Public Hearing and action on amending the Official Street Map of the City of Stevens Point to map and name streets within and near East Park Commerce Center, located north of County Highway HH and between Brilowski Road and Burbank Road.
9. Request from the Wisconsin Public Service for an easement in Bukolt Park (100 Bukolt Avenue) to install utility improvements to serve 100 Bukolt Park Street (Parcel ID 281240830400808).
10. Request from the Public Utilities Department for an easement to Wisconsin Public Service Corporation for the purpose of constructing electric overhead and underground at 1925 Cypress Street (Parcel ID 281240832300411).

11. Request from the Public Utilities Department for an easement to Wisconsin Public Service Corporation for the purpose of constructing electric overhead and underground at 4400 Main Street (Parcel ID's 281240834120001, 281240834120002, & 281240834120003).
 12. Zoning Code Rewrite.
 13. Community Development Department Monthly Report for July, 2018.
 14. Director's Update.
 15. Adjourn.
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1. Roll call.

Present: Wiza, Kneebone, Arntsen, Haines, Rice, Cooper

Excused: Hoppe

Discussion and possible action on the following:

2. Report of the July 2, 2018 meeting

Motion by Commissioner Haines to approve the report of the July 2, 2018 Plan Commission meeting; seconded by Commissioner Cooper.

Motion carried 6-0.

3. Public Hearing and action on a request from David O'Brien for a conditional use permit to construct a storage warehouse building at 5370 Highway 10 East (Parcel ID 281240835210025).

Director Ostrowski briefly summarized the request to operate a mini-warehouse storage building on the rear of 5370 Highway 10 East. The proposed building would be a little under 12,000 square feet and hold 26 units. Storage and warehousing was a conditional use within the B-5 Highway Commercial district, and the request also required a site plan review. Staff recommend approval, noting no real concerns with the request as several commercial uses currently existed on or adjacent to the property.

Mayor Wiza provided an explanation of the process for a public hearing.

Commissioner Haines asked what the empty space east of the proposed development was, to which it was noted that it was a retention pond.

Mayor Wiza declared the public hearing open.

Russ Trzebiatowski (East Point Properties LLC), owner and applicant, provided several reasons for his request, noting storage issues and cleaning up views for residential properties.

Mayor Wiza declared the public hearing closed.

Aldersperson Kneebone noted no concerns with the development within her district, but suggested they amend the conditions of approval to include the eastern area of the property facing Windy Drive within the fenced/landscape area.

Mayor Wiza asked the applicant whether Aldersperson Kneebone's request would cause undue hardship, to which Mr. Trzebiatowski stated that he was planning on placing fencing along that area, and only leaving an opening for bicyclists.

Motion by Alderperson Kneebone to approve the request from David O'Brien for a conditional use permit to construct a storage warehouse building at 5370 Highway 10 East (Parcel ID 281240835210025) with the following conditions:

- 1. An eight foot tall opaque fence shall be installed along the north property line as well as a landscape buffer, so that it will provide complete screening at full growth. The design of the fencing and landscaping shall be approved by Community Development Department staff.**
- 2. Additional architectural design elements or materials such as masonry, trim, or windows shall be incorporated onto the façade. Updated plans shall be submitted and reviewed/approved by Community Development Department staff.**
- 3. Informational/directional signage shall be installed to direct mini-warehouse users to the rear of the property.**
- 4. The development shall meet applicable Utility and Stormwater requirements, as well as any other jurisdictional requirements (i.e. WDNR). The utility department shall review and approve plans.**
- 5. The development shall meet all applicable zoning standards including those related to parking, such as hard surfacing, parking ratios, and screening. The applicant shall submit an updated site plan to be reviewed and approved by the Community Development Department.**
- 6. All exterior mechanical equipment including refuse storage shall be continuously screened with fencing and landscaping.**
- 7. Applicable permits shall be obtained for the development.**
- 8. Minor modifications to the plan may be approved by staff.**

seconded by Commissioner Haines

Motion carried 6-0.

4. Public Hearing and action on a request from Oren Jakobson, representing Up Stream Cider, for a conditional use permit to operate a small-scale alcohol production facility at 3501 Church Street (Parcel ID 281230804301510).

Director Ostrowski briefly summarized the request to operate a small-scale alcohol production facility within an existing 1,500 square feet building suite. The proposed use would be a conditional use within the M-1 zoning district, thus required review. The cider production aspect would occur on site, with sales occurring off-site. Staff saw no real concerns with the request, noting that the suite was within a commercial mixed use building, and periodic deliveries to the site would occur off Minnesota Avenue.

Mayor Wiza declared the public hearing open.

Oren Jakobson (1579 Church St), applicant, explained that their production had moved to Stevens Point several years ago. They planned to remain small and work with whole sale distribution only. He added that deliveries would occur once or twice a week during the day.

Alderperson Nebel inquired about screening, crates, noise levels, and whether neighbors had been notified, to which Director Ostrowski noted that the crates would be visible, and confirmed that neighbors would have been notified.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Cooper to approve the request from Oren Jakobson, representing Up Stream Cider, for a conditional use permit to operate a small-scale alcohol production facility at 3501 Church Street (Parcel ID 281230804301510) with the following conditions:

- 1. This conditional use permit shall expire within two years, upon which the Community Development Department shall review the request and shall have the authority to extend the conditional use permit for successive years.**
- 2. The storage of exterior equipment, refuse containers or other associated with the use shall be screened with fencing and landscaping to be reviewed and approved by the Community Development Department.**
- 3. Applicable permits shall be obtained for the development.**
- 4. Minor changes to the use may be approved by staff.**

seconded by Commissioner Arntsen

Motion carried 6-0.

5. Public Hearing and action on a request from Kyle Kluck for an extraterritorial subdivision plat review for a new subdivision located within the Town of Hull, south of Manowski Court and between Torun Road and Burgundy Lane (County Parcel ID's 020240811-11.02, 020240811-12.02, 020240811-11, & 020240811-12).

Director Ostrowski explained the request for an extraterritorial plat review for a new subdivision located within the Town of Hull, noting that the City had extraterritorial plat review authority within three miles of municipal limits. The proposed subdivision would be composed of 25 lots on approximately 53 acres, with each lot being a minimum of two acres each. While the residential use would be appropriate for the area, the land would not be suitable for development as proposed, and the quality of the proposed subdivision would have negative effects for the adjacent properties. Staff recommended denial with reasons detailed within the staff report, which included:

- The low density, large lots create an effective barrier, to which the City would be effectively landlocked in this area, as the cost to extend and provide services to this area and beyond would be prohibitive.
- The proposed layout inhibits the ability to effectively further subdivide this area into smaller lots when utilities would be made available.
- The proposed layout impedes the ability to connect future subdivisions to the north with this subdivision.
- The lack of access points in the proposed subdivision, as well as the constraints that would be placed on areas further to the north, creates challenges for emergency response, the efficient delivery of municipal services, such as snow plowing and other maintenance, and transportation access.
- The installation of 25 additional private septic systems creates additional groundwater contamination issues and impacts the quality of the municipal recharge area, not to mention the adjacent private wells that are down-gradient to this development (identified in the County Study).

Mayor Wiza declared the public hearing open.

Kyle Kluck (1675 Meadow View Ln), applicant, spoke in favor of the request, noting the groundwater contamination argument was not fair.

Mike Splinter (1475 Torun Rd), committee member of the Portage County Board of Supervisors and Torun Road resident, spoke against City sewer and water connections, and in favor of the applicant's subdivision request.

Rick Seefeldt (1545 Torun Rd N) spoke against City sewer and water connections.

John Holdridge (Town of Hull), Chairperson, distributed a Hull Governing Principals handout, noting the importance of item 4 which detailed the Town of Hull remaining sustainable. He explained that Well 11 had caused negative effects for Town of Hull's water, noting Hull's commitment to protecting the water supply. He spoke against City water and sewer connections, and in favor of the Kyle Kluck subdivision being developed and remaining within the Town of Hull.

Brent Jacobson (1257 Main St), legal representation for Mr. Kyle Kluck, referred to his letter submitted to staff with the agenda packet to argue in favor of the applicant's request.

Aldersperson Jennings (District One) spoke against the applicant's request.

David Wilz (1909 Mary's Dr) Town of Hull board member, spoke in favor of the applicant's request.

Aldersperson Dugan (District Eight) spoke against the applicant's request.

Bob Enright (5753 Algoma St), Town of Hull Planning Commission member, spoke in favor of the applicant's request and urged approval.

Aldersperson Morrow (District Eleven) spoke against the applicant's request, and in favor of running City sewer and water in the Town of Hull.

Brian Formella (Anderson O'Brien Law Firm), on behalf of the Town of Hull, spoke in favor of the request, citing potential legal issues with the City of Stevens Point and Town of Hull whereas the City could not exercise their extraterritorial plat review authority to impose land use regulations that should have been done in cooperation with neighboring towns through extraterritorial zoning.

Kyle Kluck (1675 Meadow View Ln) responded to Aldersperson Morrow's comments, noting that Town of Hull residents would indeed pay for running City sewer and water to his subdivision, and that no long term agreement without annexation had been proposed.

Mike Splinter (1475 Torun Rd), committee member of the Portage County Board of Supervisors and Torun Road resident, spoke in favor of the applicant's request and rejected the notion of increasing the density of the area through the development.

Mayor Wiza declared the public hearing closed.

Mayor Wiza called Director Lemke to the podium and asked him to explain the process in which his department would take in running City sewer and water, and how residents would be effected financially.

Director Lemke reviewed and discussed some of the following:

1. Previous productive discussions with the Town of Hull.
2. Well 11 Guarantee Area.
3. Sharing a common goal of protecting water resource.
4. Possibility of running municipal utilities without annexation.
5. Not forcing installation of municipal utilities.
6. Not being able to assess out of City residents for public improvements and ability to defer assessments.

7. While a discussion on water quality was important, it was only one of five overall reasons for recommending denial.
8. Impacts of septic systems.
9. Discussing the potential of running utilities without annexation was an attempt at cooperation.

Mayor Wiza asked Director Lemke for clarification if a Town of Hull resident would need to pay for utilities if they were run near their residence, to which Director Lemke stated that they would not be able to require the resident to pay for those improvements until they were annexed into the City.

Mayor Wiza asked Director Lemke that if municipal utilities were run for a resident, would they be forced to be annex into the City, to which Director Lemke confirmed that they would not be forced into annexation.

Commissioner Arntsen asked whether an alternative development plan had been presented to the opposite parties by City staff, to which Director Lemke clarified that a specific alternative plan had not been presented, but rather a discussion on whether the subdivision was appropriate for the City.

Mayor Wiza asked City Attorney Beveridge to clarify some of the legal questions and concerns brought forward.

Attorney Beveridge reviewed and discussed the following:

1. Wellhead Protection.
2. Joint commission to review and discuss boundary agreements.
3. Public Improvements and long term land use.
4. Density and lot arrangement that would prevent additional development.
5. Not a blanket denial.

Commissioner Arntsen briefly reviewed the wellhead protection map and touched upon some of the concerns brought forward.

Mayor Wiza reiterated the importance of density and placing infrastructure that would support future growth, in addition to the City's commitment in protecting its water supply.

Commissioner Rice asked how many septic systems existed in the Wellhead Protection area and if it was found to be excessive, to which Director Lemke estimated hundreds. Mr. Lemke noted that there were better and more responsible ways to distribute our resources.

Aldersperson Kneebone, while noting that she understood the Town of Hull's position, stated that the layout, especially with such large lots, could often cut off future development, noting that increased density would lead to an increased tax base which would lead to the ability to increase services.

Commissioner Arntsen briefly explained that research had found that a two acre sized lot was sufficient for limiting certain concentrated contaminant levels, however the size was meant to be a basis for rural development, not for areas to be fully divided into residential lots. He noted that this was a bit of a misuse of that research.

Motion by Mayor Wiza to deny the request from Kyle Kluck for an extraterritorial subdivision plat review for a new subdivision located within the Town of Hull, south of Manowski Court and between Torun Road and Burgundy Lane (County Parcel ID's 020240811-11.02, 020240811-12.02, 020240811-11, & 020240811-12) for the following reasons:

- The low density, large lots create an effective barrier, to which the City would be effectively landlocked in this area, as the cost to extend and provide services to this area and beyond would be prohibitive.
- The proposed layout Inhibits the ability to effectively further subdivide this area into smaller lots when utilities would be made available.
- The proposed layout impedes the ability to connect future subdivisions to the north with this subdivision.
- The lack of access points in the proposed subdivision, as well as the constraints that would be placed on areas further to the north, creates challenges for emergency response, the efficient delivery of municipal services, such as snow plowing and other maintenance, and transportation access.
- The installation of 25 additional private septic systems creates additional groundwater contamination issues and impacts the quality of the municipal recharge area, not to mention the adjacent private wells that are down-gradient to this development (identified in the County Study).

seconded by Commissioner Arntsen.

Roll Call:

Yeas: Wiza, Kneebone, Arntsen, Cooper, Haines

Nays: Rice

Motion carried 5-1, with Commissioner Rice voting in the negative.

6. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, specifically section 23.01(10), to allow for setbacks to be measured at the base of a structure if the eave of the structure protrudes 24 inches or less.

Director Ostrowski briefly explained that the building code and zoning code were conflicting in whether the measurement for a setback should begin at the base of the structure or the eave. The ordinance amendment would make it clear and consistent that the setback should be measured at the base or wall of a structure unless the eave was to exceed 24 inches.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Rice to approve the request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, specifically section 23.01(10), to allow for setbacks to be measured at the base of a structure if the eave of the structure protrudes 24 inches or less; , with the following amendments: seconded by Alderperson Kneebone.

Motion carried 6-0.

7. Request from the Town of Stockton to remove the City deed restriction requiring the property at 4206 County Highway J (County Parcel ID 034230919:01.01) to be utilized for a public use.

Mayor Wiza explained that the City had owned the property when it had been a part of the Stevens Point School District. It was then provided to the Town of Stockton to be used as a town hall and meeting facility.

A deed restriction had been placed by the City to ensure that the building would continue be to be utilized for public use. However, with the building now being used as a Community Center, and in need of major repairs, the Town was looking to explore additional options for its future use.

Michael Bronk (Town of Stockton), Chairperson, in response to some of the notes within the staff report, stated that even if the repairs were too substantial for the Town to pursue, they would still want to see the building saved rather than to demolish it.

Motion by Commissioner Haines to approve the request from the Town of Stockton to remove the City deed restriction requiring the property at 4206 County Highway J (County Parcel ID 034230919:01.01) to be utilized for a public use; seconded by Alderperson Kneebone.

Motion carried 6-0.

8. Public Hearing and action on amending the Official Street Map of the City of Stevens Point to map and name streets within and near East Park Commerce Center, located north of County Highway HH and between Brilowski Road and Burbank Road.

Director Ostrowski briefly stated that they should look at naming streets within and near East Park Commerce Center, especially with upcoming new developments, and the potential development of making main road connections back to County Road HH and County Road R, in addition to additional backage and frontage roads. He noted that a motion would not be required if the commission was not ready to move forward with naming the roads. Naming themes for the East Park Commerce Center could also be explored.

Commissioner Haines asked who Carrie Frost was, to which Mayor Wiza briefly explained that Carrie Frost was a significant female figure who had opened her own lure company within Stevens Point. Mayor Wiza also expanded on the idea of a theme whereas they used names of influential people and contributors to the City of Stevens Point, noting that he had received interest by the Vetter's who had started Vetter Manufacturing.

Mayor Wiza declared the public hearing open.

Jeff Schuler (Portage County), Planning and Zoning Director, asked for clarification on Badger Avenue and whether it was an officially mapped street north of the train tracks.

Mayor Wiza declared the public hearing closed.

Director Ostrowski noted that the official map took from its terminating point in the Town of Hull and extends it down to Old Highway 18.

Motion by Mayor Wiza to approve amending the Official Street Map of the City of Stevens Point to map and name streets within and near East Park Commerce Center, located north of County Highway HH and between Brilowski Road and Burbank Road with the following:

1. Name north-south road Badger Avenue;
2. Rename a majority of Venture Drive to Carrie Frost Drive; and
3. Rename the portion adjacent to Highway HH from Venture Drive to Vetter Drive.

seconded by Commissioner Cooper.

Motion carried 6-0.

9. Request from the Wisconsin Public Service for an easement in Bukolt Park (100 Bukolt Avenue) to install utility improvements to serve 100 Bukolt Park Street (Parcel ID 281240830400808).

Director Ostrowski briefly stated that the next three agenda items would be from Wisconsin Public Service for easements. Item 9 would specifically relate to requesting an easement to install utility improvements to serve 100 Bukolt Park Street, the only remaining residential property within the Bukolt Park. Due to the placement of the parcel not extending to the official right-of-way, they would also need an easement to connect from the parcel to the existing right-of-way in addition to needing an easement for Bukolt Park.

Motion by Commissioner Cooper to approve the request from the Wisconsin Public Service for an easement in Bukolt Park (100 Bukolt Avenue) to install utility improvements to serve 100 Bukolt Park Street (Parcel ID 281240830400808); seconded by Commissioner Arntsen.

Motion carried 6-0.

10. Request from the Public Utilities Department for an easement to Wisconsin Public Service Corporation for the purpose of constructing electric overhead and underground at 1925 Cypress Street (Parcel ID 281240832300411).

Director Ostrowski briefly stated that a 12 foot easement off Bliss Avenue was required to provide power to the building. Staff saw no concerns with the request and recommended approval.

Mayor Wiza asked for comments from the audience.

Aldersperson Jennings (District One) stated preference for having buried lines rather than overhead lines. While the cost was higher, it made sense to move forward with burying lines during new construction. While buried lines would provide better aesthetics, she understood that there may be times when lines couldn't be buried.

Mayor Wiza asked Director Lemke why the decision had been made to have overhead lines rather than underground.

Director Lemke clarified that the lines were expected to be underground for the building.

There was a general consensus among commissioners on preferring underground utilities.

Motion by Aldersperson Kneebone to approve the request from the Public Utilities Department for an easement to Wisconsin Public Service Corporation for the purpose of constructing electric overhead and underground at 1925 Cypress Street (Parcel ID 281240832300411); seconded by Commissioner Rice.

Motion carried 6-0.

11. Request from the Public Utilities Department for an easement to Wisconsin Public Service Corporation for the purpose of constructing electric overhead and underground at 4400 Main Street (Parcel ID's 281240834120001, 281240834120002, & 281240834120003).

Motion by Commissioner Cooper to approve the request from the Public Utilities Department for an easement to Wisconsin Public Service Corporation for the purpose of constructing electric overhead and underground at 4400 Main Street (Parcel ID's 281240834120001, 281240834120002, & 281240834120003); seconded by Commissioner Haines.

Motion carried 6-0.

12. Zoning Code Rewrite.

Director Ostrowski briefly explained that staff had run into issues regarding driveway standards. While the ordinance was made to be part of the Zoning Ordinance rewrite, recent difficulty with enforcement and lack of clarity in the existing ordinance had led staff to recommend adopting driveway standards in the near

future, prior to the Zoning Code rewrite. The adoption would improve the ability to regulate the ordinance, he added.

Associate Planner Kearns stated that the new proposed code would address existing issues while allowing flexibility. He noted the following difficulties regarding driveway standards:

1. Enforcing driveway standards for certain residents, whereas their neighbors may not have had to due to not requiring permits or actively regulating the ordinance.
2. A lot of the issues occur in the center of the City.
 - a. Existing gravel driveways looking to expand.
 - b. Single stall driveways that don't meet current setbacks, but driveway can't be reconstructed due to not meeting current setbacks.
3. Limited authority and time to enforce expansion of driveways if used for parking of recreational vehicles.

Commissioner Haines stated for clarification that staff was looking for new comments prior to the next meeting, at which they would look to approving the adoption. Director Ostrowski confirmed the statement as correct.

Aldersperson Nebel (District Three) asked for clarification in regards to existing gravel driveways, to which staff stated that clarity would be added to the ordinance regarding gravel.

Director Ostrowski suggested looking at aerials for April 2018 when moving forward with the existing standards when approved.

Aldersperson Nebel (District Three) expressed concern with starting with 2018 aerials, as many properties had recently extended their driveways using gravel. She noted this degraded the area's aesthetics, and references the Housing Study's parking concerns. Aldersperson Nebel suggested going back to 2012, noting her frustration with the City's parking situation.

Aldersperson Jennings (District One) stated that the City should be looking at maintaining or retrieving back greenspaces lost to parking lots, rather than focusing on parking first. She noted several cities that kept a percentage of greenspace on every lot.

Commissioner Arntsen stated for clarification that in order to know setbacks, a resident would first need to know where the lot line was, to which Director Ostrowski confirmed accurate. It was also noted that if the lot line could not be determined, a survey would need to be performed.

Director Ostrowski stated that while prioritizing greenspace was important, the pressing issues needed to be dealt with immediately. He also noted that recreational vehicles would soon be addressed through another ordinance in the near future.

Mayor Wiza stated his preference for using 2018 aerials for enforcement, as going back to 2012 may cause undue hardship to residents, especially if those homes had changed hands. He also reiterated that while some of the concerns heard related to college rentals, the ordinance adoption would affect all residents.

Director Ostrowski expanded on the uses of the Pictometry program and provided a brief overview.

Aldersperson Nebel (District Three) reiterated the importance of getting the adoption in place prior to paid on street parking going into effect.

Staff asked that comments or concerns be provided to the Community Development Department, the Mayor's office, or corresponding Aldersperson.

13. Community Development Department Monthly Report for July 2018.

Director Ostrowski reviewed the Monthly Report for July 2018, noting that single family lots were becoming scarce, thus contributing to a decrease in their single family totals over the years. Overall construction values continued to trend upwards.

Director Ostrowski reviewed the following informational graphs:

1. Total New Single-Family Construction (Over 30 years).
2. Total New Two-Family Construction (Over 30 years).
3. Total Multi-Family Unit Count (All historic data available).
4. Total Permit Count by Year (Over 30 years).
5. Total Valuation by Year (Over 30 years)

Motion by Commissioner Cooper to accept the Monthly Report for July 2018 and place it on file; seconded by Commissioner Haines.

Motion carried 6-0.

14. Director's update.

Director Ostrowski stated that the end of the month Comprehensive Plan & Zoning Code Rewrite meeting would occur on August 27, 2018 at 7:00 PM in which they could most likely have Comprehensive Plan chapters to review, as well as Chapter 7 of the Zoning Code.

15. Adjourn.

Meeting adjourned at 8:36 PM

Hull Governing Principles

1. To improve the lives of residents and the conditions of neighborhoods in the Town of Hull.
2. To operate Hull government and use public financial resources both property taxes and other public funds in an efficient, effective, transparent and prudent manner.
3. To promote in the Town of Hull the values and practices of representative democracy and a free enterprise market economy.
4. To ensure and maintain the sovereignty, integrity, sustainability and independence of the Town of Hull as a governmental and geographical entity.
5. To endorse and foster the values of a civilized society in all interactions between Hull officials, Hull citizens and other human beings.

Approved unanimously by
Citizens at Hull Annual Meeting 4-17-18
Approved unanimously by
Hull Board of Supervisors 5-14-18