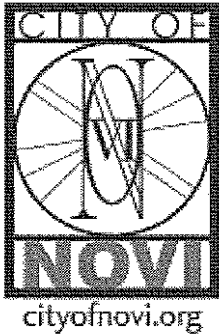


MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
THRU: BARBARA MCBETH, AICP, COMMUNITY DEVELOPMENT
DEPARTMENT DEPUTY DIRECTOR
FROM: KRISTEN KAPELANSKI, PLANNER
SUBJECT: EXTENSION OF PRELIMINARY SITE PLAN, HAGGERTY
CORRIDOR CORPORATE PARK, PHASE II, SP 06-41
DATE: MARCH 14, 2008

Matthew Sosin of Northern Equities Group is requesting an extension of the Preliminary Site Plan for Haggerty Corridor Corporate Park Phase II, Site Plan 06-41. The applicant is proposing to construct the second phase of the Haggerty Corridor Corporate Park, between the M-5 Connector and Haggerty Road, to the north of Thirteen Mile Road. The applicant is proposing to construct an extension of Cabot Drive and a new street, Mackenzie Drive, along with the associated storm water management facilities and other utilities to serve the corporate park. The Planning Commission reviewed the Preliminary Site Plan on November 29, 2006 and approved the plans.

The applicant requests a one-year extension for the approved preliminary site plan in a letter dated March 4, 2008 (see attached). This is the first site plan extension request for HCCP Phase II. To date, the Community Development Department is not aware of any ordinance changes or other issues that would warrant denying the extension request. **The Community Development Department recommends approval of the Preliminary Site Plan extension.**

If you have any questions prior to Wednesday's meeting, do not hesitate to contact me at 248-347-0586.

SITE PLAN

**EXTENSION REQUEST
FROM APPLICANT**



**NORTHERN
EQUITIES
GROUP**

39000 COUNTRY CLUB DRIVE
FARMINGTON HILLS, MI 48331
(248) 848-6400 FAX (248) 848-6700
www.noreq.com

March 4, 2008

Planning Commission
c/o Barb McBeth
City of Novi
45175 W. Ten Mile Rd.
Novi, Michigan 48375

RE: SP06-41 Haggerty Corridor Corporate Park Phase II – Roads and Utilities

Dear Barb:

Please accept this letter as a request for extension of the Preliminary Site Plan for the Haggerty Corridor Corporate Park Phase II. This is mostly due to the delay associated with the required MDEQ permit and the proposed nature path, both of which have been approved.

If you have any questions, please contact me at (248) 848-6400.

Sincerely,

Matthew S. Sosin
President

cc: Angela Pawlowski, City of Novi

**PLANNING COMMISSION MINUTES
EXCERPT – NOVEMBER 29, 2007**



APPROVED

PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 29, 2006 7:30 PM
COUNCIL CHAMBERS - NOVI CIVIC CENTER
45175 W. TEN MILE, NOVI, MI 48375
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:30 PM.

ROLL CALL

Present: Members Brian Burke, Victor Cassis, Andrew Gutman, David Lipski, Michael Lynch, Michael Meyer, Wayne Wrobel

Absent: Member John Avdoulos (excused), Mark Pehrson (excused)

Also Present: Barbara McBeth, Director of Planning; Tim Schmitt, Planner; Kristen Kapelanski, Planner; Ben Croy, Engineer; David Beschke, Landscape Consultant; Doris Hill, Woodland Consultant; John Freeland, Wetland Consultant; Tom Schultz, City Attorney

PLEDGE OF ALLEGIANCE

Member Lipski led the meeting in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Burke, seconded by Member Lynch:

ROLL CALL VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER LYNCH:

Motion to approve the Agenda of November 29, 2006. Motion carried 7-0.

1. HAGGERTY CORRIDOR CORPORATE PARK, PHASE 2, SP06-41

The Public Hearing was opened on the request of Matt Sosin of Northern Equities Group for Preliminary Site Plan, Woodland Permit, Wetland Permit and Stormwater Management Plan approval. The subject property is located in Section 1, west of Haggerty Road, north of Thirteen Mile, in the OST, Planned Office Service Technology District. The Applicant is proposing the construction of roads and utilities for the second phase of the office park.

Planner Tim Schmitt said that this plan is related to Item Three on the Agenda. This plan is the infrastructure and roads for the area north of Thirteen Mile, bound by Haggerty and M-5. It was located on the overhead projection in red. There is additional property to the north that is owned by a different development company. They have had plans in for review off and on over the years, and eventually Cabot Drive will be finalized. This first phase of the project will take Cabot Drive half-way up and will eventually come out to Haggerty Road, and up north to Fourteen Mile, unless some major tenant comes forward and takes a huge chunk of land.

This proposal has three aspects to it. First, the road and utility construction is proposed. Second, the drain relocation will be further discussed with the Ryder plan that will be presented next. Third, there are some minor wetland mitigation issues related to this plan.

The subject property is zoned OST, Office Service Technology, and is master planned for Office, as are all of the properties to the north and south. The zoning to the east, in Farmington Hills, is a combination of Single Family Residential and Multiple Family Residential along Haggerty Road.

There are wetlands throughout the subject property. The drain corridor will be discussed at this meeting, and the wetland edge that is near Cabot Drive. The woodlands are in similar areas. As is consistent with the other road and utility plans, any impacts to each of the individual units will be addressed at the time of their site plan submittals.

The Applicant is seeking a couple of Sidewalk Waivers and some modifications. The Applicant requests a waiver for the sidewalk along Haggerty Road. A majority of this area is a wetland and a boardwalk would be required. The Applicant can discuss this. The Thirteen Mile request will be addressed with Ryder's plan and the future lot's

plan. There is one gap not shown on the plan that would also be a boardwalk, in an area along Cabot and MacKenzie Drive. The Applicant is proposing to do the work on Cabot and MacKenzie Drive as each unit comes in, which is consistent with Phase One. The Planning Department does not have a problem with that request. The Applicant is also proposing to fill in the gaps in both Phases One and Two – either through the use of boardwalks or bringing the sidewalk closer to the road. The Waiver requests will have to go before City Council for Design and Construction Standards Variances. The Planning Commission could provide feedback on this item.

The Wetland Review and the Woodland Review don't recommend approval. Both Consultants would like additional information. Since this item was put off from its original Public Hearing date, the Planning Department has now met with the Applicant and their Wetland Consultant to discuss the wetland issues. The City's Wetland Consultant, Dr. John Freeland, was present at that meeting. A happier conclusion has been reached and some of these details can be discussed at this meeting. A little more of a naturalization of the stream work has now been agreed upon. The wetland mitigation area will be congregated into one larger area rather than in smaller pockets. Doris Hill, the City's Woodland Consultant, and Dr. Freeland were present at this meeting to answer to any questions.

The Landscape Review indicated that the plan can be approved. The Fire Department Review and the Engineering Review both said that the Applicant must show that 4,000 gallons of water pressure is available. Otherwise, the Applicant will have to loop the water main or seek a Design and Construction Standards Variance.

The sidewalk issues were also raised by the Engineering Review. Civil Engineer Ben Croy was available to discuss these items.

The Traffic Review does not recommend approval. There are minor items that the Traffic Consultant would like to see changed. The Applicant has commented on these items in his response letter.

Matt Sosin addressed the Planning Commission. He was excited to come before the board to discuss this plan, the extension of 1999's Phase One. He thought it would take ten years to get to this phase, though it has only been seven. They have been successful with this park.

Mr. Sosin said the wetland issues were discussed at a meeting, and since then, the Applicant has decided to scale back the extent of the drain relocation, by about two-thirds. Before, 1,100 lineal feet of the drain was to be relocated; now they are proposing 300-400 lineal feet instead. This reduces the wetland impacts to the stream. It reduces the buffer impacts. It reduces the woodland impacts. By a rough count, forty additional trees will be saved. There are some other wetland impacts, but Mr. Sosin is mitigating at a ratio of about 2:1, which is more than what is required by the Ordinance. Last year he mitigated with the Columbus plan, and that plan was successful. This plan will add to that area, which is now self-sustaining. That plan turned out exactly as planned. The same team involved in that mitigation will be involved with this mitigation. He believed this will be as successful.

Mr. Sosin said that there are two areas where they will seek Sidewalk Waivers. The first area is along Thirteen Mile in between two buildable sites. There are several hundred feet of non-buildable land known as Seeley Drain. There is a height difference of at least ten-fifteen feet between Thirteen Mile and the drain. A boardwalk there is probably impossible. The second area is along Haggerty Road. This is also in the area of the Seeley Drain. There is very little right-of-way distance in between the Seeley Drain and the shoulder of Haggerty Road. There would be significant wetland impacts, notwithstanding any other permit issues with the MDEQ or the County. In lieu of that sidewalk, Mr. Sosin proposes a 1:1 replacement ratio for other sidewalk gaps not required by the Ordinance to be filled in. These areas are near non-buildable lots. Mr. Sosin felt this was a fair alternative, given the environmental impacts and safety issues associated with the Ordinance-required sidewalks along Haggerty and Thirteen Mile roads.

Mr. Sosin said the second phase of the park will look just like the first phase: Class A buildings with nice landscapes – timeless designs with international and domestic Fortune 500 companies.

Chair Cassis asked if the regular sidewalk could be connected within the site, where it can't be placed near the

drain. Mr. Sosin said there will be sidewalks along Cabot Drive. There are sidewalks along Haggerty Road along the Farmington Hills side. There are gaps where Mr. Sosin does not own the land – the corner of Thirteen Mile and Haggerty is an example. There will be gaps no matter what. On the east-west road, on MacKenzie Drive, there could be minimal sidewalks being installed when those lots are developed, but they will stop at their own property line, because those lots end at the Seeley Drive. People will be able to walk through the park; they will be able to ride their bike from Twelve Mile to the northernmost portion of the park. They can cross the street at MacKenzie and continue to ride their bike on the Farmington Hills side of the road. There is still a lot of connectivity. The intent of the sidewalk Master Plan has been met, according to Mr. Sosin.

Chair Cassis said that there are people who want to be active in this community. Mr. Sosin agreed that people who work in his first phase do want to walk. Where there are certain easements, these people have to walk on the street. The proposal set forth by Mr. Sosin would further connect these blips in the sidewalk pattern. This would be of benefit to his tenants and to the City.

Chair Cassis opened the floor for public comment:

- Barbara Duncan, 39321 Lilley Court, Farmington Hills: Asked whether a time study regarding traffic patterns has been performed for Haggerty Road. She was most concerned about the traffic. Haggerty backs up going south, from 7:30 AM to 8:45 AM. In the afternoon, between 2:00 PM and 6:30 PM, the traffic going north backs up. She said that the trucks moving dirt during the summer changed their traffic pattern to be further from her subdivision, which was a help, but there was constantly dust. She assumed the new plan will be paved roads. If the developer is considering the same entry for the actual plan, she suggested it be changed to the southern entrance area to minimize disrupting her subdivision.
- Kevin Elam, 39384 Lilley Court, Farmington Hills: Concerned about noise and traffic. He said that Haggerty traffic makes traveling difficult – it is hard to make a left into his subdivision. If another street is going to cross Haggerty, there should be a center lane. There should be sidewalks for the pedestrians. There is a huge hill in the area, and it could be a safety concern.

Member Wrobel read the Public Hearing correspondence into the record:

- Regan Lee, 30579 Crest Forest: Objected to the plan and wanted the wetlands to be saved. She thought it was too much commerce next to residential. She thought the noise would be a problem. She wrote two letters.
- Lawrence Schenden, 30265 Stratford Court, Farmington Hills: Wanted wetlands and natural areas to be preserved. Stated a traffic light was needed at Lancaster and Haggerty.
- Dorothy and Kathleen Kelly, 40801 Lenox Park Drive: Objected because of the traffic and wanted Haggerty and Thirteen Mile widened first.
- Lawrence Bossman, 30842 Crest Forest: Objected for traffic reasons. He did not think more office space was necessary.
- Manuel and Iluminada Cedro, 30301 Stratford Court, Farmington Hills: Approved if the wetlands are maintained and the entrance is not on Haggerty.
- Christopher Relf, 30662 Crest Forest, Farmington Hills: Approved but wanted to know about traffic calming measures.
- Salvatore J. Petres, 30429 Stratford Court: Opposed the plan for traffic, noise, dust and pollution reasons. He cited the top soil operation as a problem to his neighborhood.

Chair Cassis closed the Public Hearing.

Member Meyer asked about the boardwalk along Ten Mile between City Hall and Novi Road. Mr. Schmitt said that all of the boardwalks in the City are in good shape. This boardwalk is about 600 feet long. There is a good specification sheet for developers to use. Mr. Schmitt said that the Haggerty sidewalk seems more feasible than the other sidewalk. Mr. Schmitt felt that the MDEQ would look kindly upon a boardwalk design for this area. Generally, the MDEQ has approved these throughout the City. It is likely that the substantial drop near the Seeley Drain may prove difficult. The Planning Department gave a recommendation for a waiver in a similar situation at Twelve Mile and Meadowbrook.

Member Meyer asked if the sidewalk could go around the drain. Mr. Schmitt said the drain would have to be

crossed at some point. It curves east into Farmington Hills.

Member Meyer thanked Northern Equities for what they have accomplished. He appreciated their collaboration with the Planning Department on this plan. Member Meyer asked Mr. Sosin to be more conscientious of the dust generated by this plan. Mr. Sosin stated that he did close the entrance near the homes. He also moved his topsoil operation as far west as he could. He can send out water trucks out to water down the dust. He stated he was in compliance with his soil erosion permits. It was not in his best interests to have neighbors mad at him. He will monitor the situation.

Mr. Sosin said that the traffic study was performed on the entire 400 acres, with Phase One. He hoped to have a light one day at the east-west road. This is out of his control. It is a County budgeting issue. The left-hand turn lane on Haggerty would be great but it is a County/State issue. There was also a traffic study done with the M-5 construction.

Chair Cassis asked Mr. Sosin why there were so many complaints regarding the soil operation. Mr. Sosin said that he has done his best – it is a natural occurrence that dirt will have to be moved if the roads are going to be built. It is inevitable that dust will spill over the property line. Mr. Sosin wished that the dust wasn't a problem. He moved the entrance. He placed mud mats at the entrances and they are cleaned regularly. He brings in new stone as required. He keeps up on the silt fence maintenance. He is not an absentee owner and he knows of the dust problem. Water trucks are called when the dust is really bad. He agreed that he would like to have the job done as soon as possible.

Chair Cassis said that other developers meet with the neighboring homeowners. He asked if Mr. Sosin was available to these homeowners. Mr. Sosin said he did a lot of these fixes without being asked to – he just did it. He told the homeowners to contact him if they have additional problems.

Director of Planning Barbara McBeth said that the dust is a code enforcement issue. She forwarded the Petres e-mail to Mr. Sosin when it arrived at City Hall. She agreed that Mr. Sosin does respond to these concerns. Neighborhood Services is also aware of the concerns. She reminded the Planning Commission that they should focus on the plan before them.

Member Lynch asked about Haggerty Road. Mr. Schmitt said that it was an Oakland County road. He asked if this property was recently rezoned to office. Mr. Schmitt said it was rezoned as part of the City's OST initiative, which he believed occurred in 1997. It was residential acreage prior to that time.

Member Lynch said if the sidewalks weren't contiguous, he almost wanted to say don't have them. A sidewalk that leads to nowhere was a problem to him.

Member Lynch asked about the wetlands. Dr. John Freeland, the City's Wetland Consultant, said that the original proposal was to move about 1,200 lineal feet of the Seeley Drain. This is pretty naturalized – there are a lot of shrubs and wetland habitat. He now understood that Mr. Sosin was going to reduce his impacts. Dr. Freeland was pleased to hear this. He has met with the Applicant to discuss elements of the plan. He needs more detail, but he felt they were moving in the right direction. There is room onsite to mitigate. The wetlands in question are mediocre in quality. They will be easier to recreate and possibly make better. The Applicant will need a State permit as well as a City permit.

Member Lynch understood how dust is a problem with new development. He was glad that the entrance was moved. Unfortunately the prevailing winds move eastward. Certainly, the Applicant has agreed to make the situation as palatable as possible.

Member Lipski asked the City Attorney about the issues brought up by the citizenry. Member Lipski suggested that the Farmington Hills residents contact their own city government to assist them with the ongoing issues of this development. He asked to what extent the comments from Farmington Hills residents are considered. City Attorney Tom Schultz responded that the question was timely, in that the new standards brought forward in the Michigan Zoning Enabling Act improve dialogues between communities. The new standards basically state that

communities must worry about adjacent property owners regardless of city boundaries. Mr. Schultz thought this dust was an enforcement issue, and he felt that Novi was on top of issues such as this. Novi did not and does not have to wait for formal communication from a neighboring community in order to act. Mr. Sosin is reasonable, and Mr. Schultz felt that city boundaries were not keeping Mr. Sosin from being a responsible neighbor. The City gave notice to Farmington Hills, as they were obligated to, and the Planning Commission is expected to give credence to the Farmington Hills comments. The legal and civic obligations have been met.

Member Lipski asked what would happen if a developer of a lesser caliber ran rampant and caused problems for Farmington Hills citizens. Mr. Schultz responded that Novi writes tickets because it enforces its own Ordinances. This City does not care about boundary lines. If dust is created in Novi, its enforcement officers will address the situation. Member Lipski encouraged the Farmington Hills residents to also contact their own government, to ensure their rights are protected fully.

Member Burke said the two main issues seem to be traffic and dust. The dust will go away, but is there a remedy for the traffic? Mr. Schmitt responded that short term, there is no remedy. The Road Commission of Oakland County and the State don't have a plan or the funding for the Haggerty Road widening. While M-5 was expected to resolve the Haggerty problems, stopping it at Pontiac Trail did not do the trick. This development will come forward much like Phase One. Eventually, a light was placed at Twelve Mile and Cabot Drive. Presuming a light will ultimately go at Thirteen Mile and Cabot Drive, traffic will be directed to that entrance. People will know that they can make the light and do the Michigan Left very quickly. At Thirteen Mile, people may actually be able to make the direct left. The light will first have to meet the traffic warrants. Three or four buildings will have to be built before that happens. Long term, Haggerty will probably have to be widened. Though Mr. Schmitt is not a traffic engineer, he understood that eventually there will have to be Haggerty fixes. There is some potential for Lewis Drive in Phase One and MacKenzie Drive in Phase Two to get Haggerty traffic lights. If this happens, traffic will break up for the Lilley Road drivers. There is no short term answer for traffic. Eventually, Cabot will reach Fourteen Mile, which will help keep people off of the side roads. In Phase One, it was noted that Lewis Drive does not get the same use as Cabot Drive.

Mr. Schultz reminded the Planning Commission that this review is regarding the installation of Cabot, the utilities and MacKenzie. Regarding the parcels between Haggerty and Cabot, the more difficult questions regarding three lanes will be explored. Tonight's review is narrowly focused on the other issues.

Member Wrobel asked about the sidewalks. Mr. Schmitt clarified that the Applicant is seeking waivers for Thirteen Mile, Haggerty, and the internal streets, though the latter will get sidewalks as each lot is developed (this way, the sidewalks don't get torn up with construction). Mr. Sosin has suggested that he fill in the gaps that aren't required – both Phases One and Two – in lieu of the Thirteen Mile and Haggerty sidewalks. Mr. Schmitt disagreed with Mr. Sosin's position that there are sidewalk gaps in Phase Two that wouldn't be required to be filled in. Under the new Road and Utilities Ordinance, sidewalks are required. The Phase One gaps predate this Ordinance. Cabot Drive was constructed under the Wetland and Woodland Ordinances. Filling in the Phase One gaps is a good idea, but the Planning Department is never going to be in a position to support a Sidewalk Waiver. The Planning Department does understand that the Thirteen Mile sidewalk is going to be an engineering difficulty. It is up to Mr. Sosin to prove to City Council that the area is not buildable. If it is just not possible – Mr. Sosin is the one who has to prove it. Member Wrobel commented that anything can be built, the question is, how much will it cost? Mr. Schmitt concurred.

Member Wrobel is working on the sidewalk issues in the City. He was afraid that granting these waivers will just cause a problem down the road. He was hesitant to endorse Mr. Sosin's request.

Ms. McBeth wished to note that some improvements along Haggerty Road are proposed with this site plan. Ingress/egress lanes and turn lanes have been added to Haggerty. Mr. Sosin has worked with the City to get the Twelve Mile/Cabot Drive light. This same cooperation can be brought forward again if Mr. Sosin believes another traffic light is necessary. Typically, this will be reviewed with each incoming site plan.

Member Gutman asked about the wetlands and woodlands. Mr. Schmitt said that this plan was postponed from a previous meeting because of the Public Hearing publication issue with the Novi News. As it turned out, it was

beneficial because the City had time to work with the Applicant on the wetland issues. Everyone met, and headway was made in naturalizing the stream. This relocation will actually be better than the relocation done with the Columbus plan. The new plan will emulate a stream versus a channel. The woodlands will have some removals, but the number of trees has been reduced. A reduction in numbers will make everyone happy. The final count will be shown on the Final Site Plan.

Member Gutman said that Northern Equities has been a friend to this community. They tend to go beyond the call of duty, which is appreciated. Member Gutman was glad to see the Farmington Hills residents come in to protect their interests.

Moved by Member Gutman, seconded by Member Meyer:

ROLL CALL VOTE ON HAGGERTY CORRIDOR CORPORATE PARK, SP06-41, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER GUTMAN AND SECONDED MEMBER MEYER:

In the matter of the request of Matt Sosin of the Northern Equities Group for Haggerty Corridor Corporate Park, Phase II, SP06-41, motion to grant approval of the Preliminary Site Plan subject to: 1) A City Council Variance to sidewalks along Thirteen Mile, Cabot Drive and MacKenzie Drive until construction of individual lots; 2) The Applicant providing water modeling showing 4,000 gallons per minute of water pressure; 3) Resolution of all environmental issues on the site related to the relocation of the drain on the property; and 4) Compliance with all conditions and requirements listed in the Staff and Consultant review letters; for the reason that the plan is materially in compliance with the Master Plan. *Motion carried 7-0.*

Moved by Member Gutman, seconded by Member Meyer:

ROLL CALL VOTE ON HAGGERTY CORRIDOR CORPORATE PARK, SP06-41, WOODLAND PERMIT MOTION MADE BY MEMBER GUTMAN AND SECONDED MEMBER MEYER:

In the matter of the request of Matt Sosin of the Northern Equities Group for Haggerty Corridor Corporate Park, Phase II, SP06-41, motion to grant approval of the Woodland Permit subject to additional woodland information being provided prior to the Woodland Permit being issued, for the reason that the plan is materially in compliance with the Woodland Ordinance. *Motion carried 7-0.*

Moved by Member Gutman, seconded by Member Meyer:

ROLL CALL VOTE ON HAGGERTY CORRIDOR CORPORATE PARK, SP06-41, WETLAND PERMIT MOTION MADE BY MEMBER GUTMAN AND SECONDED MEMBER MEYER:

In the matter of the request of Matt Sosin of the Northern Equities Group for Haggerty Corridor Corporate Park, Phase II, SP06-41, motion to grant approval of the Wetland Permit subject to additional wetland information being provided prior to the Woodland Permit being issued, for the reason that the plan is materially in compliance with the Wetland Ordinance. *Motion carried 7-0.*

Moved by Member Gutman, seconded by Member Meyer:

ROLL CALL VOTE ON HAGGERTY CORRIDOR CORPORATE PARK, SP06-41, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER GUTMAN AND SECONDED MEMBER MEYER:

In the matter of the request of Matt Sosin of the Northern Equities Group for Haggerty Corridor Corporate Park, Phase II, SP06-41, motion to grant approval of the Stormwater Management Plan for the reason that the plan is in compliance with the Stormwater Ordinance. *Motion carried 7-0.*

City Attorney Tom Schultz asked if the stipulation regarding all environmental issues related to the site and drain, and the comments found in the Staff and Consultant review letters, were part of the Wetland and Woodland

motions. Was this the intention of the Planning Commission, that these statements should have also been part of the wetland and woodland motions? Chair Cassis confirmed that this was indeed the case.

ADJOURNMENT

Moved by Member Gutman:

Motion to adjourn.

The meeting adjourned at or about 10:27 PM.

SCHEDULED AND ANTICIPATED MEETINGS

MON	12/04/06	CITY COUNCIL MEETING	7:00 PM
TUE	12/05/06	ZONING BOARD OF APPEALS	7:30 PM
THU	12/07/06	MASTER PLAN AND ZONING COMMITTEE MEETING	6:30 PM
WED	12/13/06	PLANNING COMMISSION MEETING	7:30 PM
MON	12/18/06	CITY COUNCIL MEETING	7:00 PM
MON/TUE	12/25 & 12/26	CITY OFFICES CLOSED	
MON	01/08/06	CITY COUNCIL MEETING	7:00 PM
WED	01/10/07	PLANNING COMMISSION MEETING	7:30 PM

Transcribed by Jane L. Schimpf, January 5, 2007
Date Approved: January 10, 2007

Signature on file
Angela Pawlowski, Planning Assistant

Date