

**MINUTES OF THE  
MIAMI COUNTY PLANNING COMMISSION  
July 11, 2023**

**MIAMI COUNTY ADMINISTRATION BUILDING  
COMMISSION CHAMBERS  
201 SOUTH PEARL STREET  
PAOLA, KANSAS 66071**

**ATTENDANCE**

|                                  |                                                                                |
|----------------------------------|--------------------------------------------------------------------------------|
| <b>CHAIR:</b>                    | John Menefee                                                                   |
| <b>VICE-CHAIR:</b>               | Kelli Broers                                                                   |
| <b>PLANNING COMMISSION:</b>      | Bret Manchester, Charles Armour, Joe Flake, Topher Philgreen, and Gary Brockus |
| <b>ABSENT MEMBERS:</b>           | Joshua Brown, Randy Kitchen                                                    |
| <b>EX-OFFICIO MEMBERS:</b>       | None present                                                                   |
| <b>PLANNING DIRECTOR:</b>        | Kenneth Cook                                                                   |
| <b>ASST. PLANNING DIRECTOR:</b>  | vacant                                                                         |
| <b>PLANNER:</b>                  | Not Present                                                                    |
| <b>CODE ENFORCEMENT OFFICER:</b> | Not Present                                                                    |
| <b>PC SECRETARY:</b>             | Casey d'Augereau                                                               |
| <b>COUNTY COUNSELOR:</b>         | Not present                                                                    |
| <b>ECONOMIC DEVELOPMENT</b>      | Not present                                                                    |
| <b>COUNTY COMMISSION:</b>        | None Present                                                                   |
| <b>COUNTY CLERK:</b>             | Not Present                                                                    |
| <b>PRESS:</b>                    | Not Present                                                                    |

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**CALL TO ORDER**

Chairman John Menefee called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Roll Call was taken with seven (7) members present.

**DISCLOSURE OF ANY EX PARTE COMMUNICATIONS OR POTENTIAL CONFLICTS OF INTEREST**

Broers noted that her daughter is enrolled in dance with a studio in Hillsdale. They held a dance recital at the Living Proof Church in May. That is the extent to her interaction with Living Proof and wanted to make the Planning Commission aware of this.

Manchester recused himself from Rascal Ridge (23005-SUB, on the Consent Agenda).

**ADOPTION OF THE AGENDA**

Philgreen moved to accept the Agenda as presented. Armour seconded; the vote was unanimous via show of hands (7-0).

**CONSENT AGENDA**

Cook made the following statements regarding items on the Consent Agenda:

- Rascal Ridge (23005-SUB); Staff received a letter from the Rural Water District stating they have the ability to provide water services to the subdivision. The applicant is still working with Evergy getting the blanket easement redefined. Staff's recommendation is for approval contingent on the blanket easement getting addressed.
- Wade Ranch (23003-SUB); received the updated application with all signatures and the updated subdivision plat with the drainage easement on it. All conditions for Wade Ranch have now been addressed and Staff's recommendation is for approval and then taken to the County Commissioners for final signatures.
- Hoover Farms (23008-SUB) & Leonard Estates (23009-SUB); the Staff Reports included in the packet were different than the final version and are missing the Staff Recommendations or the Conditions. An updated version of the two (2) reports have been handed out to the Planning Commissioners.
- Hoover Farms (23008-SUB); Staff has received a letter from the Rural Water District but still working with the property owner on the shared access between the lots. Once Planning & Zoning has received the updated plan 23008-SUB will be ready to go to the Board of County Commission.
- Leonard Estates (23009-SUB); waiting on the blanket easements to be defined.

Philgreen asked if Wade Ranch was on a previous agenda.

Cook stated no. Wade Ranch was an incomplete application and missing the Rural Water information. The applicant requested the item be tabled until they had an opportunity to get everything

required/corrected.

Brockus moved to approve the Consent Agenda as amended. Armour seconded; the vote was unanimous via show of hands (6-0), Manchester abstained due to recusing himself from 23005-SUB: Rascal Ridge.

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## REGULAR AGENDA

**Old Business:** None

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**New Business:**

**Agenda Item 23003-SUB: South Mission Farms (Withdrawn):** no discussion.

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### **Public Hearing 23004-CUP: Chris Cakes – (Amended)**

Public Hearing for consideration of an application to amend the site plan for the conditional use permit approved as 22011-CUP - Chris Cakes, for the operation of a catering business per Section 6-2.02.33 of the Miami County Zoning Regulations. The subject property of approximately 20 acres is located at the southwest corner of 247th St and State Line Rd, in the Southwest Quarter of Section 2, and part of the Northwest Quarter of Section 11, Township 16S, Range 25E, Wea Township. Submitted by Mark and Amanda Shore, property owners of record.

Cook presented the Staff Report stating the original Conditional Use Permit (CUP) for Chris Cakes was approved in March of 2023. After approval of the original Conditional Use Permit the applicant wanted to amend the site plan. Staff is asking the Planning Commission to consider approving the amended site plan allowing the applicant to move the building further back and a future building to the west which is not part of the CUP.

Brockus asked if Staff believes this is a better site plan.

Cook replied yes.

Cook noted the applicant discussed putting up a privacy fence as part of the screening. Cook stated Condition #7 has changed from the original CUP to state "Adequate screening shall be provided as per Miami County Zoning Regulations around the perimeter of the area used for the Conditional Use Permit, as shown on the site plan, and including the area between the parking lot and 247<sup>th</sup> Street. All screening shall be maintained and kept in good health or replaced immediately."

Cook stood for questions and noted that the applicants were present to answer questions as well.

Broers asked if procedurally the Planning Commission needs to approve new Findings and the new set of Conditions or just amend the previous application.

Cook stated the Planning Commission will need to adopt the new Findings and Conditions which will amend the original CUP, if the Planning Commission agrees with Staff's Findings based on the *Golden Criteria*.

Broers stated maybe it should say, previously the *Golden Criteria* (Recording was inaudible) and with minor changes.

Cook agreed.

Menefee verified this item was published in the paper as a new CUP.

Cook stated yes and everyone was notified. No neighbors contacted us about the application this time.



Manchester asked about the dust control on the original CUP, asking if the County pays for the dust control.

Cook stated the County at one time did pay for the application of the dust control but no longer does. Cook noted the dust control in question was on the previous CUP that was approved when Chris Cakes was at a different location.

Menefee invited the applicant to the podium at 7:20 p.m.

Applicant declined but was available for questions.

Menefee opened Public Hearing for 23004-CUP: Chris Cakes at 7:21 p.m. With no public comment, the public hearing was closed at 7:22 pm.

Philgreen moved to approve 23004-CUP for Chris Cakes based on the Findings and subject to the Conditions listed below. Flake seconded. The vote was unanimous (7-0) via show of hands.

### **Findings**

1. The requested use, as conditioned, will be compatible with the surrounding large-lot residential, adjacent uses approved by Conditional Use Permits and the agricultural character of the neighborhood.
2. The Agricultural zoning district permits certain similar uses with a conditional use permit when compatible with the other uses allowed in the district. The requested use, as conditioned, will be consistent with the surrounding Agricultural zoning of the neighborhood based on its residential character and low intensity of use.
3. The detrimental effects created by this use, including noise and traffic, will be effectively mitigated with the location of the activity on the property and by the screening proposed.

### **Conditions**

1. Except as amended by these conditions, the property shall be developed according to the site plan, attached hereto as Exhibit A.
2. Except as amended by these conditions, the property shall be developed according to the applicant's narrative report, attached hereto as Exhibit B.
3. The term of this conditional use permit shall remain March 1, 2033, as approved with Resolution No. R23-03-010.
4. This CUP is approved exclusively for the applicant (Mark & Amanda Shore) at this location. Change of ownership or subleasing of the property/facilities shall require review by the Planning Commission to ensure the use substantially complies with the original conditional use permit.
5. Development shall comply with all sanitary, building, fire and other applicable County codes and permit requirements, including:
  - Americans with Disabilities Act Accessibility Guidelines (ADAAG).
  - A code footprint shall be provided with the building permit application showing details on how building and site improvements comply with all model codes adopted by Miami County for the new proposed building. Building designs shall be sealed by an architect or engineer that is licensed by the State of Kansas.
  - Wastewater system shall comply with the Miami County Sanitation Code and State of Kansas Sanitary Codes



6. All lighting needs to be of shoebox design and directed downward with no part of the lightbulb exposed to prevent offsite glare. The maximum height of poles is 25'. Lighting locations need to be shown on the Site Plan.
7. Adequate screening shall be provided as per Miami County Zoning Regulations around the perimeter of the area used for the Conditional Use Permit, as shown on the site plan, and including the area between the parking lot and 247<sup>th</sup> Street. All screening shall be maintained and kept in good health or replaced immediately.
8. The outside storage of vehicles and/or trailers associated with the catering business shall be limited to eight and shall be located to the South of the catering building.

Cook stated this application will go before the Board of County Commission on August 2, 2023, at 1 pm.

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### **Public Hearing 23005-CUP: Living Proof Expansion**

Consideration of an application to amend the existing conditional use permit for a church facility, per Sections 5-2.02.24 and 14-2.01.16 of the Miami County, Kansas Zoning Regulations, to include the following phases: Phase I – a new 24' x 120' (2,880 square feet) addition of Sunday School rooms and storage space to the East of the North building (sanctuary); Phase II – expansion of the vestibule area connecting the North & South buildings by moving the Western wall 26-feet west (1,040 square feet); and, Phase III – a 120' x 70' Youth Activity Building located to the Southeast of the existing buildings for: Wednesday night Youth Group, open classroom & activity space for youth on Sundays and including basketball & volleyball courts, Male & Female bathrooms and a shower facility. The subject property of approximately 15.75 acres is located in the Southwest Quarter of Section 28, Township 17 South, Range 23 East, and is addressed as 32401 Harmony Road, Paola.

Cook presented the Staff Report, noting there was a similar request just over a year ago. Staff will review the differences during the presentation. There have been several things that have happened on this property over the years with the most recent being an amended Conditional Use Permit (CUP) was approved in 2018, for the expansion of the church. The church requested to rezone the property in 2019 from Countryside (CS) District to Commercial (C-2) which would have allowed them to operate without the use of a CUP, but it was denied.

Cook stated just over a year ago there was an application for expansion to Living Proof Church for additional classroom space and the youth activity building. Both Staff and the Planning Commission made a recommendation of approval for the expansion and activity building. At the time, Staff found that it met the criteria of the Zoning Regulations and Comprehensive Plan. When the application went to the Board of County Commissioners, it was discovered that the site plan had multiple architects involved. One of the architects did not authorize the amendments to the site plan and due to lack of a valid site plan the Board of County Commission denied the application. The applicant couldn't reapply for one (1) year from the date of the denial by the Board of County Commission.

Cook stated the current application is very similar to the original request but there are changes. The classroom space has been changed. They are proposing additional space to the entrance allowing people to check their kids in and out. Another change is the youth activity building which proposes a 70' X 120' structure rather than a 60' X 120' structure.

Cook noted the applicant's narrative is not proposing any other changes to their current Conditional Use Permit (CUP) in regard to what was previously approved. Staff received updated site plan documents and the amended narrative statement from the applicant before the meeting and they have been distributed to



the Planning Commission. These amended documents took into consideration staff comments. Staff requested the narrative be considered all-inclusive of the new application so there would be one (1) document describing the uses being proposed. There have been a number of amendments in the past, keeping one (1) document overall will be easier for all parties involved. Cook noted the updated narrative addresses most of the changes with the main items included. There is an item from 2018 regarding traffic that is not included and suggests this being added to an amended narrative if that is still their anticipated traffic volumes for the site.

Cook noted the Codes Department has specified a new Fire Plan will need to be submitted with the building permit. The Fire Plan will need to take into consideration the effects of the fire access as well as how the fire access will be maintained during construction. The applicant has agreed the Fire Plan will be included as part of the building permit. Cook stated the original narrative from 2017 showed approximately 650 seats, the Code Footprint shows only 630 occupants. The updated narrative states 630 occupants, Staff considers this issue to be resolved. The former Codes Director, Dave Delp, commented he was ok with moving forward with the application and the Conditional Use Permit (CUP) process with the understanding a Fire Protection Plan be submitted and taken into consideration.

Cook stated the updated narrative addresses the size of the Vestibule correcting it from 26-feet to 20-feet. Cook stated there are no current changes proposed for the existing youth classrooms.

Cook stated the youth activity building is proposed to be located Southeast of the structures at the location of the playground. The playground will be moved to a different location. The facility will include boys and girls accessible restrooms and a shower. The updated narrative describes the shower facility to be a single shower. The youth facility is described to be used primarily on Wednesday nights for the youth group meetings and does include basketball and volleyball courts. It is proposed the facility will be used on Sunday mornings for younger kids to provide classroom and open activities. Cook noted the 2021 request included discussions of leagues and public sports to be held in the youth facility, but the applicant's current narrative does not include these uses as being proposed. Staff suggests a condition the youth facility not include events which are not commonly associated with a church.

Cook noted the applicant's narrative states the storage building will only be used for storage and not for any other purpose.

Cook stated the West ballfield is proposed to be removed. The applicants, following the preapplication meeting, moved forward and installed the new parking lot. This parking lot took the place of the ballfield. Although the parking lot has not been approved, it does match the plans as described with the application. Cook noted parking has been an issue discussed under the previous approvals and the consideration last year. Parking on the road could be an issue for emergency services. The new parking lot could help with reducing parking on the roads.

Cook noted Resolution No. R18-02-006 restricts the use of the ballfields to church related functions and Staff recommends having a similar condition on the current application if approved.

Cook stated an updated Stormwater Plan and Fire Plan will be needed for this application. Staff typically requires these plans to be submitted upfront with the application. The applicant requested consideration to move forward without updating these documents. The applicant believes the previous documents address many of the questions and concerns and noted they would make sure all documents would be updated prior to any building permits being issued.



Broers asked for clarification; stating the applicant would like the Planning Commission to consider the application using old information until the time they apply for the building permit then submit the updated stormwater management plan.

Cook agreed. Cook stated the applicant has agreed to provide all plans prior to applying for a Building Permit if this application is approved without the plans present. Cook noted there was a new fee schedule adopted and effective January 1, 2023, that requires the applicant to be responsible for the cost of the 3<sup>rd</sup> party review of the stormwater plan.

Broers stated for today's purpose the Planning Commission is being asked to consider an old plan that has not undergone a 3<sup>rd</sup> party review.

Cook stated the old plan did undergo a 3<sup>rd</sup> party review at the cost of the county. There have been some changes with the parking and classroom that might affect the stormwater. Staff informed the applicant the Planning Commission has the ability to say they want the stormwater plan prior to moving forward.

Cook stated regulations do require screening of all properties adjacent to the subject property that are zoned for single-family-use. There is a significant amount of trees by the stream and was considered sufficient screening for that area. There used to be a ballfield between the church and the property to the south, now it is a parking lot, and questioned if additional screening is needed there. Cook noted this adjacent property is also owned by the church. The parking area is relatively large and is close to a residential house on the adjacent property. While the church currently owns the property with the house, should that house change hands in the future will screening be an issue.

Brockus asked for clarification of the property owned by the church.

Cook stated it is directly to the south of the church.

Brockus asked if the church would be able to develop onto this property.

Cook stated they would need to do Boundary Line Adjustment or Merger, then will need to go through a new Conditional Use Permit (CUP) process in order to expand the CUP area.

Cook stated this property is zoned Countryside (CS) but wants to note that commercial parking requires trees or shrubs along the right-of-way between the parking lot and road. Since churches are permitted through the CUP process in the CS District but permitted in Commercial Zones, he wanted to verify if screening should be requested in the right-of-way. Cook stated the Commercial Zoning Regulations requires screening at least 15-foot wide in the right-of-way.

Cook stated the 2017 plan had anticipated 350 to 400 cars on a normal Sunday. When that was approved the site plan only showed parking for approximately 246 vehicles with 7 ADA spaces. Cook stated the new site plan shows parking for 359 vehicles plus ADA putting them in the area they originally estimated of 350 to 400 vehicles. Staff anticipates the additional parking will help mitigate some of the parking on the roadway.

Cook stated the new narrative anticipates 10-events per year as part of the church's operation.

Cook stated he was going to highlight some of the *Golden Criteria* pertaining to this application as included in the Staff Report:

1. **Character of the neighborhood:** The character of the neighborhood is agricultural and low density residential as well as bordering the Northwest corner of U.S. 169 Highway. Cook noted U.S. 169 Highway is annexed by the City of Paola.



2. **The zoning and uses of property nearby:** Most of the properties adjacent to this property are used for residential purposes or agricultural purposes. There are some C-1, C-2, and I-1 districts located in the general vicinity (around 2,000-feet from the property).
3. **The suitability of the subject property to its present use.** The property was considered well-suited to the use as a small church in a rural residential area in 2013 but the church has had substantial growth since the initial inception. Harmony Rd has four (4) other residents currently located along it that are impacted by the traffic. Due to the impact of the traffic the Staff recommends the activities at the church be limited to church activities only and not be used for community or public activities.
4. **The extent to which removal of the present zoning will detrimentally affect nearby property.** It is not believed the approval of the expansion for additions of classrooms, the entrance, youth activity building, or parking will detrimentally affect nearby properties. The applicant isn't expecting the expansion to add to the occupancy or load, it will only allow for additional space they are needing. Cook noted the additional parking spaces will assist in mitigation of parking on the roadway and providing access to emergency services. Cook notes the current narrative is keeping the already approved Conditional Use Permit (CUP) enforced without changing the number of outside events, existing Harmony Road load, nor any existing parking lot light changes except moving some existing lights from the old East wall to the new East wall. Staff finds the proposed amendment to the CUP, as described in the applicant's narrative and as conditioned, will not detrimentally affect nearby properties and the expansion of the parking lot will improve emergency access along Harmony Road by allowing parking to occur on-site. If the applicant would decide to submit another amendment to their CUP for uses outside of the current use of a church, such as the public use of the ballfield and other buildings on the property, a traffic impact study will be needed to determine impacts and any improvements that may be needed before a decision is made.
6. **The relative gain to the public health, safety, and welfare by the possible diminution of value of the developers/applicant's property as compared to the hardship imposed upon the developer/applicant if the request is denied.** Staff notes the International Fire Code as adopted by Miami County, requires access roads to have a minimum width of 20-feet. The access roads to the subject's property meets that requirement averaging 21-feet to 22-feet. Staff's primary concern is having the proper access for emergency services and takes that into consideration with any expansions. City of Paola Fire Chief Martin has expressed concern of allowing the construction of any Assembly occupancy without proper water supply and the required sprinklers. Mark Whelan, Miami County Emergency Management, commented it would be beneficial to have a fire hydrant on the appropriate size water main in order to provide fire protection for the property.
8. **The recommendations of the County's permanent or professional staff.** This request is similar to a request in which county staff and Planning Commission previously recommended approval and which it had been determined the spirit and intent of the Zoning Regulations had been met. Staff is supportive of this request with the conditions suggested and included at the end of the Staff Report. Cook stated in the 2021 staff report it was noted that rural areas of the county are sometimes not the best locations for some uses. At some point, the applicant may need to look at creating a sister church at a different location or consider finding an alternative location for the church. Staff questions how far this property can be further developed. From a Staff prospective

he believes the church is reaching their limits with this site as the infrastructure provided in the county is different from what is available in the cities.

Cook asked if the Planning Commission would like him to cover the conditions or if they have questions for him at this time.

Flake stated he read Mark Whelan's report and asked if there is a plan to fix that problem.

Cook stated there are a couple of different ways it might happen: Either the Rural Water District would upgrade that line, or if the property to the West is developed and the water line would have to be upgraded at that point.

Flake asked what size line is coming from 319<sup>th</sup> Street.

Cook asked applicant if he knows the size of line.

Gerken stated it is a 2-inch line.

Manchester asked if it was in 2021 when the applicant was before the Planning Commission last time. Manchester stated the applicant wasn't interested in installing a new line because of the cost.

Cook stated that could be right, it is an expensive project.

Broers stated a fire plan might suggest creative solutions to that problem.

Cook stated the applicant already has an approved Fire Plan. Once the applicant's size increased beyond what is required for fire suppression system they were required to hire a Fire Engineer. They have an upgraded alarm system that senses more smoke detection, heat detection, and better alarms. Additional exits were required as part of this plan as well.

Flake stated there are other buildings in Miami County that don't meet fire code, how is that handled.

Philgreen asked if he could speak on this. Philgreen stated he oversees a camp, and they don't have a water supply for fire plans. They had to hire a Fire Engineer to create a Fire Plan and prove everyone would be able to exit the building within the allotted time required. Philgreen asked if the professionals are involved in this to make sure people can get out of the building.

Philgreen stated that would be for a tender truck. That addresses the property but not getting the people out safely. Philgreen stated not having an 8-inch line is no reason to deny an application, it's realizing the property probably won't be saved but the people get out.

Cook stated there is a Fire Engineer looking at this and saying this can be done, a lot of people will say that's good enough for them. There are others that will say once an applicant goes over the requirement of the Fire Code it should be required to have Fire Suppression and if the capacity is not there then it shouldn't be approved. Cook stated he falls somewhere in the middle. With a rural county there needs to be some variance to allow for a slightly larger building especially if the occupancy is relatively low or maybe it should be located in a municipality that can provide the needed fire protection.

Philgreen asked since it is adjoining Paola property what would prevent it from being annexed into the city.

Cook stated the applicant would need to have a desire to annex into the city and the city agree to annex them. Cook stated there is a process to annexing.

Broers stated with a structure this large Paola will be responding to a fire call anyway.



Cook agreed. Cook stated in most cases they won't want to be annexed due to additional property taxes. Philgreen asked about the septic system.

Cook stated it is a lagoon.

Flake stated other than the highway they aren't close to City of Paola.

Cook agreed and stated there are other city services that won't make since due to their location such as Police.

Broers asked if this is the same area the County presented a Rezoning Application for an EMS station.

Cook stated that would have been before his employment with Miami County and would have to look into that.

Flake stated as a firefighter that could go to a call at this facility he is not comfortable with a 2-inch line, however, if there is an engineer that is willing to sign off and says the necessary steps have been taken Flake would feel more comfortable. Flake asked if this can be put off until an engineer signs off on this.

Cook stated he has spoken with the applicant advising the drainage plan, and fire protection plan could be required by the Planning Commission if they are not comfortable approving without those documents then this could be tabled until the applicant provides the documents.

Menefee asked if they already have an approved Fire Plan.

Cook stated they do on the existing facility and will be working with the Fire Engineer to modify the plan based on these changes.

Brockus stated to Philgreen's point it is about proving they can get out in adequate time.

Philgreen stated he believes one of the reasons there are conditions is because it can be too expensive to do them all up front. Doing a Fire Plan is very expensive. If the application is approved based on getting a Fire Suppression Plan that allows the applicant time to get it done after the application is approved without paying for it not knowing if the application will be approved.

Cook stated yes, partly. Cook believes the biggest part on this application is that Staff would want these reports up front so they know how the applicant is dealing with stormwater because it could have a significant impact on surrounding property owners. In this case there is a current Stormwater Plan and Fire Plan, they just need modifications for the changes.

Menefee stated at the end of the day, nothing will move forward without the plans.

Cook agreed.

Manchester stated the Fire Chief and Mark Whelan have a lot of concerns about the fire plan. People have been parking on the roads when there is to be no parking. Manchester asked who paid for the no parking signs that needed to be posted.

Cook stated typically off-site signage would fall on the County's responsibility, but in this case it was directly related to the application's request and so it was the applicant's responsibility.

Menefee invited the applicant to the podium at 8:28 p.m.

David Kaster, Kaster Architects, 7304 W. 130<sup>th</sup> St, Overland Park, KS, stated the access for the addition of classrooms is through the sanctuary. The occupant load is not increased for the facility because of the

classrooms it is an alternate function to the sanctuary. Kaster stated the current entry is congested and part of the expansion is to give them more entryway room.

Broers asked for clarification on the occupancy stating Living Proof is not asking for a bump up of occupancy even though more space is being added.

Kaster stated that is correct.

Kaster stated the expansion of the parking lot was to prevent people from parking on the street.

Broers asked what is the timeline for the phases, will building permits be requested all at the same time.

Kaster stated there are five (5) different engineers involved in this project. Civil Engineer is already hired before building a Stormwater Engineer will be hired, a Fire Protection Engineer, Mechanical Engineer, and Electrical Engineer. The entry expansion will be first which is P6, the classrooms (P5) will be second, and P7 will happen at some point.

Brockus asked for clarification on the occupancy stating it won't be raised at all.

Kaster stated it will be on the books, but the number of people isn't expected to change. The same number of people that have been using the sanctuary for their classroom will be the ones using the classrooms once the expansion is completed.

Bo Gerken, 22360 W 303<sup>rd</sup> St, Paola, KS, stated it was brought up that maybe Living Proof should look into a sister church or another property. Since the application was denied last year Living Proof used the funds to start a campus in Drexel, MO. Once the campus in Drexel, MO and families left to attend in Drexel Living Proof in Paola grew by 15%.

Broers stated she recalls from the last application there was a discussion about adding services and holding multiple services a day instead of one (1) service a day.

Gerken stated he meets with pastors of other churches regularly and have discussed multiple services. In the discussions it was determined that it actually hurts the traffic flow as they have multiples of vehicles coming and going at the same time. Gerken stated when a church offers multiple services the congregation is asked to attend one service and work another service, this increases the number of people at the various services. Gerken stated Living Proof provides breakfast on Sunday mornings prior to service, breakfast is called first service and then the actual service is called second service.

Gerken stated he would like to clarify the parking on the roadway issue. On Easter Sunday there were three (3) cars parked on the roadway. They identified the drivers and asked they move their cars, and they did. On Christmas Eve there were also cars on the roadway, they were not able to identify two (2) of them, and they remained on the roadway. Gerken believes these were the only two (2) times vehicles were parked on the roadway.

Gerken stated Living Proof is working with a neighbor to purchase more property and has made two (2) bids for property in the County to move the whole church somewhere without success. Gerken and the church members take that as a sign from God that He will move the church when He is ready.

Gerken stated they have been in this location for eleven (11) years, they have fought either the floodplains or lack of water flow the entire time. Living Proof spent \$4,000 on a stormwater study last year when their expansion was denied and cannot use now. With the current expansion application, a new stormwater study is needed, this is why they are asking not to make them get a stormwater study unless this application



is approved first. If this application is approved they will get the stormwater study prior to any building permits.

Manchester stated according to the Staff Report at some point the church won't be able to grow in the current location. Are there any ideas on this.

Gerken stated they have put bids on property as well as have been talking with a neighbor looking at purchasing property from the neighbor. Gerken asked where would the County like them to go and it be good for everyone for 200-300 cars to leave at the same time. At one time he was asked to look into the Square, but just doesn't see that feasible with 200-300 cars.

Manchester asked if the church grows to 1,000 people what will they do.

Gerken stated he hopes that's a problem. That's the goal. If you're part of a church community, evangelism is part of the body of Christ and God asks us to grow the church community. Gerken stated that is what Living Proof is attempting to do, attempting to grow. Gerken stated part of growth is pain. They are not wanting to be a detriment to anyone and doing everything they can to mitigate it.

Brockus asked how much property is the church looking at to move to one (1) location.

Gerken stated one of the properties was 36-acres and an offer was made to the property owner, at this time they are not interested in selling.

Brockus asked if 40-acres would work.

Gerken stated Living Proof is ran by a board not by the pastor and unable to answer that question.

Menefee opened Public Hearing 23005-CUP: Living Proof Expansion to the public at 8:39 p.m.

Menefee stated he will allow each person two (2) minutes to speak and will give a warning at 1:45 minutes. Menefee asked that all comments and questions be directed to the Planning Commission and that all speakers be respectful.

Don Bucher, 32585 Harmony Rd, Paola, stated he is the third house on Harmony Rd from the church. Bucher stated he has no objections to the construction of the facilities as proposed but has some concerns about the uses of the youth activity building and asked the Planning Commission to expressly adopt the restrictions on use the Staff proposed. Bucher believes there is a change in the language between last year's application and today and believes the change is significant. Bucher believes the language should be "expressly prohibit the use public community sports, games, leagues, practices, and tournaments and other events not commonly associated with church activities". Bucher stated his concern for this is raised by the amended narrative received at the meeting, at the end of the paragraph "E" states "other church outreaches". Bucher stated he visited with the pastor a couple years ago about the appropriateness of the church hosting the Elite Dance Recital, the pastor's response was "no one is going to tell me how my church can conduct outreach". Bucher is concerned that if the Planning Commission accepts that premise "then there is no need for a Planning Commission or Staff and Mr. Gerken can do whatever he wants." Bucher believes there has to be limitations to activities commonly associated with church activities and doesn't believe a dance recital fits that description. Bucher stated despite the conversation the church has hosted the dance recital the two (2) succeeding years. Bucher asked the Planning Commission to adopt Staff's recommendation of the limitations with his added comment.

Brockus asked Bucher if he has discussed his concerns directly with the church.

Bucher stated yes.

Ron Fritts, 32466 Reno Rd, Paola, stated his residence is directly behind the church. Fritts stated since he is on the same water line he has noticed times when the water pressure drops, additional building(s) will add more stress to the water line. Fritts stated he agrees with Bucher about limiting activities at the youth center to church activities. Fritts would like it to be the same as the ballfield, it went good, kids make noise, and there were no big shindigs. Fritts stated he agrees with Gerken about the parking on the road, there hasn't been a parking issue. Fritts stated the parking lot was part of a Phase and was put in without asking permission then asked for forgiveness. Fritts believes there has been a lot of things put in without asking permission and asking for forgiveness afterwards. Fritts stated his property has probably had the most impact from noise and activities, but believes the church has been good for the last year.

Flake asked Fritts for clarification of which road he lives on.

Fritts stated Reno Rd.

Menefee closed the public hearing at 8:45 p.m. and opened the deliberation between the Planning Commission.

Broers asked Staff, it was mentioned that the neighbor's water fluctuates, and she doesn't see anything in Staff Report.

Cook stated he did send request for comments from the Rural Water District but did not hear back.

Broers asked if they decide to add a restroom in P7 would they need to come back before the Planning Commission.

Cook stated there is no restroom facility being proposed in the classroom space. The narrative proposes both boys and girls ADA restrooms with a shower in the youth activity center.

Broers asked if the site plan needs to show that.

Cook stated the site plan is just the exterior of the building. We have received floor plans during the Conditional Use Permit (CUP) process, but that hasn't always happened (we did not receive floor plans for this application).

Brockus stated he doesn't believe the shrubbery issue for screening is an issue in this case as they are looking at the highway.

Menefee agreed.

Brockus stated he likes Philgreen's comment "save the people not the building". Brockus stated the more the church is committed to this property the less likely they will leave it making it an abandoned site. Brockus believes it is a good thing the church is wanting to expand, doing good for the community and people's lives have been changed.

Cook stated there are a few items from the Staff Report he believes should be addressed; some have been addressed already. Some of the parking areas have split rail fencing, is split rail fencing something the Planning Commission would like to consider throughout the parking lot to help identify parking spaces. Some of this would come more into play with the Fire Protection Plan.

Menefee stated he doesn't believe this will make a difference; people are going to park where people want to park.

Broers asked if the site plan they are reviewing is the current site plan.



Cook stated it is the current site plan but once the Fire Protection...

Broers asked so Condition 4 needs to stay... (inaudible)

Menefee stated the same question for Condition 4 and 5.

Cook stated if memory recalls all major items with the plan were addressed.

Broers stated they will leave Conditions 4 until Staff is able to confirm them.

Menefee asked for clarification on Condition 5, did Staff receive the updated narrative.

Cook stated yes, however, the one thing it doesn't discuss is the Church's anticipation of parking.

Cook believes the larger issue is, should there a maximum square footage allowed for or percentage over the normal requirement for Fire Suppression. Or would the Planning Commission be ok with a letter from the Fire Engineer signing off on the Fire Protection Plan.

Cook also noted discussion in the Staff Report included the question of if the Planning Commission would want to place a limit that no additional expansion could occur without improvements to infrastructure occurring.

Menefee stated making it a condition on the CUP will require a lot of deliberation or that any of the Planning Commission would have the expertise in that field. Menefee stated he wouldn't feel comfortable with that decision.

Cook stated he mainly wanted it noted a discussion on this case included concern that any additional expansion or significant change from their narrative, that we have gone beyond...

Philgreen stated if that day comes, the church has some smart people, they know how to run things and what their limits are. Philgreen doesn't believe it is the Planning Commission's place to put a limit on the church.

Flake agreed with Philgreen stating he prefers case by case instead of blanket.

Philgreen stated the fire issue and roads comes up a lot. Philgreen stated he understands the County's minimum width for a road is 20-feet which takes into consideration would be a car parked on the road and a firetruck would still be able to get through. A firetruck is only 7-feet wide, isn't that true.

Cook stated according the Subdivision Regulations the road width minimum is 24-feet.

Menefee stated if there are cars parked on the road there will be cars trying to leave the fire scene as well.

Cook stated especially if cars are parked on both sides of the road. Cook stated 24-foot road width is the requirements per the regulations, but in the past when looking at Subdivision Plats, 20-foot road width is the minimum.

Flake stated with a 20-foot road and a car parked on it, he believes the fire truck would be fine.

Philgreen stated he respects Mark Whelan and when Whelan says, "it would be nice"... Philgreen stated it would be nice if they would put in a dry hydrant, but that would cost thousands of dollars.

Cook stated an individual asked him a similar question asking if they could build a pond and put some sort of a dry hydrant on the property. Cook stated there are a lot of issues that come into play if using a pond.

Menefee stated he heard the concerns of the neighbors and for the Planning Commission to decide what a “church related activity” is or isn’t is a slippery slope and doesn’t believe the Planning Commission can make that decision.

Broers stated if the activities/events need to be related. If the tickets to an event are being sold and no church members are present it’s clearly a public event.

Menefee believes this was addressed in the applicant’s narrative.

Broers stated she believes the neighbors’ concerns is that the narrative says one thing while the church does another thing. Broers stated the church needs to hear what its neighbors are saying and hear what the Staff is saying and needs to understand if they continue to engage with activities that are not church events but are public events then “any increase in intensity or expansion of the use may require upgrading of infrastructure including public roads and water”. Broers stated there are neighbors present stating the narrative/conditions are not always being used under the terms of the Conditional Use Permit (CUP). They expanded the parking outside of the terms of the Conditional Use Permit (CUP).

Cook stated Staff cannot treat the church any differently than they would a theater or some other type of assembly.

Broers used the Rodeo CUP as an example stating they had very specific and strict conditions placed on their CUP. Broers stated she doesn’t believe the conditions need to be reworded to stated, “expressly prohibited”.

Cook stated Recommended Conditions item 1 needs corrected to have the “a” in front of “additions” be removed.

Broers asked the applicant what his average service size is.

Gerken replied between 400 – 600.

Broers stated she was present at the last application process for the expansion and recalls the County Commission was very unhappy with the Planning Commission for sending an incomplete application to them. Broers recalls the issue was the site plan and here we are without a Fire Plan, Site Plan, and Stormwater Plan. We have something that’s close.

Menefee noted the issues with the Site Plan last time are probably not the same issues with the Site Plan this time.

Cook agreed. Cook noted the major issues with the Site Plan last time was there were two (2) architects involved. One architect made drawings first and the second architect used the first architects drawings for the modifications. When Staff reached out to the first architect he had said he did not give permission to anyone to use his plans for modifications. It was pulled as it was not considered a valid site plan. Cook stated there are some minor items needing corrected currently.

Broers verified Staff believes it is only minor corrections needing made to the Site Plan.

Cook stated yes and his bigger issue is the Fire Plan and once it is drawn up will there be something on the SitePlan that will need to be changed to accommodate the Fire Plan.

Brockus asked if that would make the Planning Commission go back through this process.

Cook stated no and used parking spaces as an example stating they already exceed the required parking spaces and if the Site Plan takes away a parking space they would be ok, and this is the minimum spaces.



Philgreen stated he believes there's no better place for a church, it is right on a highway on a dead-end road near a major road.

Broers stated she agrees and that is why this is difficult for her. This church is intense with service between 400 – 600 and they keep growing. If there are two people to each vehicle then the occupancy has expanded past what they are approved for. Broers expressed concern that it is naive of us to think they aren't going to continue to grow if the request is approved.

Brockus stated they are more and more committed to that site the more they do. Brockus believes this is a good thing.

Menefee stated back to Cook's point (paraphrasing) "is this it without making the necessary infrastructure improvements." If they come back with another expansion in the future, does the County then say not until road and water has been brought up to standards.

Philgreen stated the Planning Commission needs to cross that bridge when it comes.

Broers reminded that Whelan has already said he doesn't believe the water lines are big enough.

Menefee stated they have a Fire Plan that says it is.

Broers stated it is the current Fire Plan not a Fire Plan for the expansion application. Broers stated the Planning Commission will have to trust the church that they are not going to add head count.

Philgreen stated the Planning Commission needs to trust Staff to make sure when the church applies for a permit that they follow the conditions.

Broers stated we are a complaint based county. There are violations all over this County and the County doesn't do a thing about it until someone complains. So, on Sunday mornings there will be no one going into the church counting heads. It puts the County in a bad place, the County is short staffed, we don't want to go in and regulate ball games, basketball games, or volleyball tournaments that's not Staff's purpose. Broers does agree that this is an ideal place for a church, but believes there have been problems with the size of the church as it continues to grow.

Manchester stated it is only 15.75 acres.

Broers stated and it's not all usable acres.

Cook stated he agrees as he had some of the same concerns as he reviewed the application and that is why he didn't present that as a condition. His thought was if someone develops the adjacent site and they put in a new road or upgrade the water, the property might be ok for further expansion.

Philgreen believes this is good discussion, because if they do grow and expand they will figure that out. They will buy adjacent property, they will raise the money to improve the road, and they know that will be part of a growth plan.

Philgreen moved to approve 23005-CUP for Living Proof Church 2023 Expansion with the Staff's recommendations for the conditions as presented, Brockus seconded.

Broers stated she is torn with this application because hypothetically this is a good location for this type of use but feels as though they are already past.

Philgreen stated as somebody that has attended a growing church and expanded there's no one wanting to keep this site to capacity more than the people that attend this church. If people park on the streets because

of no available parking the Sheriff's Office will write a couple of tickets then no one will be wanting to park on the streets again. Philgreen believes this plan is a good plan for what they are doing today.

Menefee stated there weren't as many neighbors here tonight that were upset and believes the neighbors' overall attitude towards the church tonight has improved to what it was in prior public hearings.

Flake stated he believes Philgreen said it best when he said the church board is smart, they'll continue to grow, and they'll figure it out as they go. Flake stated he supports this application and if there is a Fire Engineer he will feel a lot better about it.

Menefee stated it's no different than other Conditional Use Permits (CUP) the Planning Commission has seen over the last few years. Menefee stated like Gerken said "where do they go" because no matter where it is proposed in the County there will be neighbors that won't want it next to them.

Menefee called for a vote by show of hands. The vote was 5-2 with Broers and Manchester against.

### **Findings for Approval**

1. The proposed amendment to the existing conditional use permit for the construction of additions for classrooms, vestibule/entrance, construction of the youth activity building and expansion of the parking lot, are appurtenant facilities to the existing church and commonly associated uses of the church. The public / community use of the property including the ballfield, youth activity building and events in other buildings on the property not commonly associated with church activities are not permitted with the approval of this CUP expansion.
2. Restriction of the ballfields, youth activity building and other buildings and parts of the property to church related functions excluding public / community access for more intense uses such as organized sports, ball games, practices, and tournaments, and events not commonly associated with a church protects the rural character of the neighborhood and reduces negative impacts such as excessive noise and traffic commonly associated with such types of uses.

### **Recommended Conditions**

1. The construction of an additions for classrooms (2,880 sq. ft), vestibule (1,066 sq. ft.), 8,400 sq ft youth activity building and expansion of the parking lot is approved with this CUP expansion. The use of the ballfield, youth activity building and other buildings or parts of the property for public / community use for ballgames, practices, tournaments, or other events that are not commonly associated with a church facility are specifically excluded as part of this CUP.
2. Approval of this Conditional Use Permit (23005-CUP) incorporates the previous Conditional Use Permit (13002-CUP, approved on May 29, 2013, by Resolution R13-050-020, and 17005-CUP by Resolution R18-02-006) with the exception of the daycare. Upon approval of 17005-CUP approved on February 21, 2018, the previous conditional use permit (13002-CUP) was considered null and void.
3. Any illumination associated on the new building, parking or outdoor activities shall be shielded so that the light source (bulb) is not visible from, and so that it does not cast light upon, adjacent properties or rights-of-way. Any lighting for the parking areas or other portions of the site shall not exceed twenty-five (25) feet in height and shall adhere to standards for parking lot lighting outlined in the zoning regulations.
4. An updated site plan needs to be submitted that includes staffs comments dated June 16, 2023. A stormwater plan, fire protection plan and photometric plan shall be submitted for review and approval by the county prior to application for any building permit.



5. An updated Narrative needs to be submitted that is all inclusive regarding the uses occurring on the site and incorporates descriptions of uses and facilities as approved and currently in effect from previously approved Conditional Use Permits.
6. The storage building shall only be used for storage purposes and shall not be used as a meeting place. Any change in use shall require approval of an amended conditional use permit and change of occupancy with code footprint.
7. The term of this conditional use permit shall remain February 21, 2028, as approved with Resolution No. R18-02-006.
8. Uses that are listed as separate Conditional Use Permits in the Countryside district or are listed as uses permitted in more intense zoning districts must have separate zoning entitlement and are not allowed to occur in conjunction with this CUP.
9. A revised Narrative, which does not currently exist, shall be submitted, and included in the record as Exhibit "A".
10. A revised Site Plan, which does not currently exist, shall be submitted, and included in the record as Exhibit "B".

Cook stated this will go to the Board of County Commissioners on August 2, 2023. Cook noted the two (2) week protest petition period starts tonight now that the Public Hearing has been closed.

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Philgreen asked if Staff plans to have a discussion on road widths.

Cook stated he does plan to have discussions on this. Cook noted he has been watching past meetings where the Comprehensive Plan has been discussed to get up to date on where we are. Cook stated he hoped the issue of Subdivision requirements, including road width, would be included in the implementation section of the Comprehensive Plan.

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#### **Agenda Item Blanket easements Resolution**

Cook requested the Planning Commission to consider adopting a Resolution regarding the redefining of blanket easements for Subdivision Plats. Cook stated the Subdivision Regulations specifies they are to show where existing easements are located on the Plats and if there are blanket easements they are to be defined. Recently there have been several Subdivisions presented to the Planning Commission with blanket easements, his main goal is to have blanket easements redefined by the surveyors prior to the application being submitted to the Planning & Zoning office.

Cook stated this resolution is being used as a tool to show the Planning Commission agrees with the intent of the Subdivision Regulations that blanket easements need to be addressed with the small Subdivision plats.

Philgreen asked for an example of a blanket easement.

Cook stated the best example are pipelines. When the pipelines came through they might have gotten an easement over the whole quarter section, and it is basically going to be installed somewhere on that quarter section. They don't know exactly where it's going to go. Depending on the wording of the easement depends on the impact and development in the future.

Philgreen asked if this resolution would require that to be defined.

Cook agreed and stated this would define it down to 50-foot, 100-foot wide or whatever it is. Then we would know exactly where that easement is and how close buildings can be to it or if there are other issues involved.

Cook noted some easements might have additional wording stating parallel lines can be installed. Part of the desire is so Planning & Zoning can verify buildable lots are being created. This would also protect the constituents.

Philgreen stated it will protect the constituents and make Staff's job easier.

Brockus asked if Staff has spoken with utility companies about this. Brockus stated AT&T would get blanket easements all the time to run their cable from one property to another.

Cook stated with the recent applications the surveyors or applicants have been talking with at least Every regarding getting blanket easements defined. Sometimes it is a matter of time for the applicant or surveyor to locate the easement owner, and to file the new documents redefining the easement. Cook sated the pipelines are the biggest issue. There was a recent application dealing with a pipeline blanket easement from the 1910 era and the company(s) no longer around and there's no other documentation indicating another company ever acquired the existing easement. Cook believes Staff should not be reviewing an application until all documents are in the possession of Staff's hands.

Cook stated Sheila Schultz, Miami County's Acting Legal Counselor, reviewed the drafted resolution and approves of it.

Menefee stated Broers noticed the "adopted date" is incorrect, showing July 5, 2023, not July 11, 2023.

Philgreen stated this makes sense to him.

Menefee stated this is something they need to move toward, and the Section 2 left on the resolution should address any hardship concerns.

Cook stated the main thing he wants to point out, especially in the small plats, is the grey area. The regulation actually says the Planning Director has the authority to waive certain requirements.

Broers moved to adopt Resolution No. 23-001 regarding redefining of the blanket easements for Subdivision Plats, Armour seconded. The vote was unanimous (7-0), via show of hands.

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## **GENERAL DISCUSSION**

Menefee called for the Comprehensive Plan Discussion at 9:41 p.m.

Cook stated a copy of notes from previous Planning Commission Meetings and the Next Comprehensive Plan have been included in the Planning Commission Meeting Packet. Cook asked for feedback based on the notes. Cook noted this is not a final draft. The Planning Commission will have the opportunity to review the final draft prior to it moving forward.

Brockus asked if the legal staff has looked at or will they look at it at the end.

Broers stated she didn't believe it would be reviewed at the draft stage.

Menefee stated this provides guidance for the County. It does not bind the County to anything.

Cook stated it is a document that will hopefully be adopted and plans to talk with legal counsel.

Menefee stated the maps have not been corrected and doesn't see anything in the notes but the New Lancaster General Store and Winery on page 58 is not in that location. Menefee stated he knows it's not



in that location because that is where his house is located.

Philgreen stated he believes this draft might be a previous draft and not the more updated version.

Menefee agreed.

Cook stated if there were changes made he doesn't believe it was significant changes and maybe there was an updated acknowledgement.

Menefee stated he doesn't know what normal operating procedures is, but he believes any of the Planning Commissioners that have served in the past and present should be recognized.

Cook stated that is something he plans to bring up not only on Planning Commissioners but also on Staff. Cook believes there have been several Planning Commissioners and Staff that were here in the beginning of the process.

Philgreen asked if the last time this was visited was in September 2022.

Cook stated it is possible because that is the time when there were changes in Staff and the Solar Farms Moratorium came into the picture. Cook stated this process has taken a lot longer than anyone thought it would.

Cook stated he has been reviewing the past Planning Commission meetings pertaining to the Next Comprehensive Plan and still has a few more hours. He hopes with the review of the notes by the Planning Commission and himself that the consultant gets the full intent of what the Planning Commissioners have concerns on.

Cook stated the main item he has taken away from this review is protection of the rural character and agriculture is the highest priority issue from the Planning Commission and the public. Cook believes all other policies should be balanced off of the rural character and agriculture. Cook believes when they get to the Implementation Section is where the "rubber meets the road" and this is where they will see what they want to do.

Broers thanked Cook for going through all the meetings. Broer stated this is a good example of why diversity of viewpoint is so important. Broers stated Phil Elliott, a previous Planning Commissioner, had a lot of pointed feedback on things that might not have been caught that could be anti-agriculture that are buried in the draft of the Comprehensive Plan. He took the task of going through it line to line. Broers appreciated Elliott's work and experience.

Cook agreed with Broers that there are going to be a lot of viewpoints on this Planning Commission, much less the entire community. Cook noted there might be items where all Planning Commission members do not agree and where the Planning Commission might have to vote on the direction the County wants to go.

Cook stated some other items he noted were:

- There were concerns about the Next Comprehensive Plan being related to planning in a city than a county.
- A preference to providing more references to other Plans, and documents (Economic Plan, Airport Plan, etc.) rather than coming up with all new standards.
- Protect the County's cities ability to grow.
- Where development is being encouraged to occur is at the proper locations.
- Reword some of the document to be more from a planning perspective and providing direction.

Menefee state several of the Planning Commissioners don't feel like this was much of a Comprehensive Plan because a lot of times it would say "you should consider this" instead of this is the goal. This is not a Comprehensive Plan feel.

Philgreen asked if Staff is asking the Planning Commission to go through the notes and compare to the draft Next Comprehensive Plan.

Cook stated yes. Cook noted his main intent was to make sure the comments are accurate.

Cook stated he would like the Planning Commission to review the notes handed to them and give him feedback within the next week. Cook plans to present their feedback to the Board of County Commissioners. Cook noted he would like to get this moving forward.

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## **PLANNING COMMISSION TRAINING**

Time did not permit for training.

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## **ANNOUNCEMENTS BY STAFF / COMMISSIONERS**

Manchester asked if anyone heard about the Clay County Shooting Range.

Cook stated Miami County might be seeing something in our area as the Sheriff's CUP is expiring and they are already working on it.

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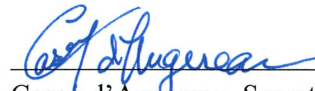
## **Possible Future Amendments to Zoning and Subdivision Regulations**

- A. Common Access Easement requirements
- B. Sign Regulations
- C. Telecommunications Regulations
- D. Height limits for radio, television, internet antennas and satellite dishes designed for individual residences.

There was no discussion regarding these "Possible Future Amendments" to the regulations.

Broers moved to adjourn the meeting, Philgreen seconded. The meeting adjourned at 10:05 p.m. with a unanimous vote (7-0), via show of hands.

Approved this 7<sup>th</sup> day of August, 2023.



Casey d'Augereau, Secretary



John Menefee, Chair / Kelli Broers, Vice-Chair

Minutes written by Casey d'Augereau



