

At a regular meeting of the Warren County Planning Commission held in the Warren County Government Center on June 12th, 2024.

Present: Robert Myers, Chairman (Happy Creek District); Hugh Henry, Vice-Chairman (Fork District); Scott Kersjes (North River District); Kaylee Richardson (South River District); William Gordon (Shenandoah District); and Jordan Bowman, of Litten & Sipe LLP, attorney for the County; also, present; Matt Wendling, Planning Director; Chase Lenz, Zoning Administrator; Kelly Wahl, Planner; Allison Mutter, Clerk to the Planning Commission

Call to order and Pledge of Allegiance of the United States of America

Adoption of the Agenda

Mr. Gordon proposed moving Z2024-06-02 - Contractor Storage Yard from the consent agenda to the end of new business.

Mr. Wendling stated that the Warren County Sherriff's Office submitted a request for conditional use permit for a public protection facility for a police training facility in the Bentonville area and it is requested that it be added as a consent agenda item.

On a motion made by Mr. Henry, seconded by Mr. Kersjes, and by the following vote, the Planning Commission approved the Adoption of the Agenda as amended.

Ayes: Myers, Henry, Kersjes, Richardson, Gordon.

Adoption of Regular Meeting Minutes

On a motion made by Mr. Kersjes, seconded by Ms. Richardson, and by the following vote, the Planning Commission approved the minutes from the May 8, 2024 Planning Commission regular meeting and work session, as presented.

Ayes: Myers, Henry, Kersjes, Richardson, Gordon.

Public Presentations:

Public presentations are limited to issues that are not included on the meeting agenda. It is intended as an opportunity for the public to give input on relevant planning issues, and not intended as a question-and-answer period. No one spoke at the public presentation item on the agenda.

Public Hearings:

22024-05-01- Storage of Cars, Boats and RV's - Pennoni, Inc. - A request to amend Chapter 180 of the Warren County Code to amend §180-8C to add a definition for Storage

of Cars, Boats and Recreational Vehicles and to amend the existing definition for Recreation Vehicle (RV), to amend §180-21D to add Storage of Cars, Boats and Recreational Vehicles as a use allowed by conditional use permit in the Agricultural zoning district, and to enact §180-56.5 to add supplementary regulations for Storage of Cars, Boats and Recreational Vehicles.

Mr. Lenz stated that staff is requesting to add a new use to the ordinance: storage of cars, boats, and recreational vehicles. It is proposed to be permitted by conditional use permit in the agricultural zoning district with new supplementary regulations. There is also an adjustment to the definition of recreational vehicle, to remove constraints that do not apply anymore.

The storage of cars, boats and recreational vehicles is currently only permitted in conjunction with rental and storage of moving vans and trailers by conditional use permit in the commercial zoning district. The commercial use was adopted as a zoning ordinance on August 19th, 2003 with no definition or supplementary regulations.

The proposed zoning text amendment adds only the commercial storage of cars, boats, and recreational vehicles as a use permit by conditional use permit in the agricultural zoning district. It also adds the new definition and supplementary regulations.

The proposed definition is a facility or lot used for storage of cars, boats, and recreational vehicles in exchange for compensation. The use shall comply with the supplementary regulations set forth in §180-56.5 of this chapter.

The proposed supplementary regulations for storage of cars, boats, and recreational vehicles includes a 15-acre lot size minimum, state-maintained road frontage and access requirement, illustrative development plan requirement, 50-foot setback requirement for parking and storage areas away from any property line, internal access road and parking storage area surfacing requirements, and screening landscaping and lighting requirements. The supplementary regulations also include a prohibition on the commercial storage of inoperable vehicles and recreational vehicles, as well as various prohibited activities related to vehicles and recreational vehicles.

Mr. Myers opened the public hearing and, with no one coming forward, the public hearing was closed.

Mr. Kersjes asked what is the definition of inoperable vehicle and does it include current license and inspection?

Mr. Lenz stated that the vehicle needs to be legally ready for highway use, meaning it would need to be operable and have proper inspection and tags.

Mr. Kersjes asked if that should be included in the text amendment?

Mr. Lenz stated that the definition of inoperable vehicle is in the definition section of the ordinance already.

Mr. Gordon stated that this is not a fitting use in the Agricultural district. The Agricultural district's use is for areas where general agricultural pursuits or practice low density residential developments may be situated without degrading the environment and where expansion of open space best exists for parks, playgrounds can, preserves and similar uses. He stated that he sees this use as not conforming to that definition. It does not maintain it as an open space and doesn't make sense as a use in the Agricultural district.

Mr. Henry asked if this use is only permitted by conditional use permit?

Mr. Lenz confirmed that it would be by conditional use permit, giving the Board of Supervisors discretion to approve the application.

On a motion made by Mr. Henry, seconded by Mr. Kersjes, and by the following vote of 4-1, the Planning Commission moved to forward the zoning text amendment to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Henry, Kersjes, Richardson

Nay: Gordon

CUP2024-05-01 - Pennoni, Inc. - Mike Artz - Robert and Vivian Lake - Owner -A request for a conditional use permit for Storage of Cars, Boats and Recreational Vehicles. The property is located at 3434 Guard Hill Road and identified on tax map 12, as lot 41-1. The property is zoned Agricultural (A) and located in the North River Magisterial District.

Mr. Wendling stated that the applicant is requesting a Conditional Use Permit for the Storage of Cars, Boats, and Recreational Vehicles. The property is located at 3434 Guard Hill Road in the North River Magisterial District. The property is 18.522 acres in size and is zoned Agricultural (A). The proposed storage area consists of an existing workshop and garage for the owner's personal use and will have an area for outdoor storage of vehicles, which will be fenced for security purposes. The applicant has submitted a zoning text amendment, which, if approved, will add "Storage of Cars, Boats, and Recreational Vehicles" as a use permitted by Condition Use Permit in the Agricultural (A) district with a new definition and supplementary regulations. The concept plan shows that the parking area projects into the adjacent lot, which is owned by the applicant. Planning Staff recommends that the applicant modify the concept plan to meet the setbacks in the proposed ordinance. This property has not had any previous Conditional Use Permits issued for uses in the Agricultural (A) zoning district. This property was formerly used for a nonconforming paving contractor's storage yard. Our office does not have record of current zoning violations for the property.

Planning Staff is recommending the following conditions be added to this conditional use permit if the Planning Commission chooses to recommend approval of this permit to the Board of Supervisors. Please note that additional conditions may be added after all agency comments have been received, prior to the Planning Commission public hearing.

1. The applicant shall comply with all Virginia Department of Transportation, Warren County Building Inspections, Warren County Health Department, and applicable environmental regulations and requirements.
2. Outdoor storage areas shall be screened from view of the right-of-way and adjacent properties with landscaping and fencing approved by County staff. Such fencing shall be a minimum of 6 feet in height.
3. The existing woodland buffer on the property shall be maintained and shown in the illustrative development plan.
4. All vehicles shall have valid license plates and valid inspection decals while stored on the site.
5. The hours of operation shall be 7:00 AM to 7:00 PM, 7 days a week.
6. The applicant or owner shall submit a boundary line adjustment within 60 days of approval of the conditional use permit demonstrating compliance with the setback of fifty feet (50') for parking/storage areas from adjacent property lines. The boundary line adjustment must be properly recorded with the Warren County Clerk of the Circuit Court prior to issuance of a Certificate of Zoning.

Mr. Myers opened the public hearing and, with no one coming forward, the public hearing was closed.

Mr. Kersjes asked if there was any issue with possible runoff from the vehicles?

Mr. Wendling stated that there currently is a conditional use permit with the applicants for an auto repair facility in conjunction with a single family dwelling off of Guard Hill Road and the have been very diligent about monitoring that property for trash, debris, and any type of environmental impacts such as fluids.

Mr. Gordon asked if there had been any comments received from the applicant's neighbors?

Mr. Wendling stated that no comments had been received.

Mr. Gordon stated that, while he isn't thrilled about the use in an Agricultural zoning district, this would be an appropriate location for it.

On a motion made by Mr. Henry, seconded by Ms. Richardson, and by the following vote of 5-0, the Planning Commission moved to forward the conditional use permit to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Henry, Kersjes, Richardson, Gordon

Z2024-05-02 - Rural Resort Center - Jennifer Wynn - A request to amend Chapter 180 of the Warren County Code to amend §180-8C to add a definition for Rural Resort Center and to amend the existing definition for Lodging Unit, to amend §180-21D to add Rural Resort Center as a use allowed by conditional use permit in the Agricultural zoning district, and to enact §180-55.4 to add supplementary regulations for Rural Resort Center.

Mr. Lenz stated that this ordinance was created through a collaboration between Staff, the applicant, and the applicant's attorney. The ordinance would create a new use that is a facility located on a parcel of land 15 acres or greater in size, utilized for hospitality and recreational purposes, including temporary lodging, meals, entertainment, and recreational activities such as picnicking, boating, fishing, swimming, hiking, playgrounds, indoor games, outdoor games, and other sports and activities. The facility and lodging unit accommodations shall comply with the supplementary regulations set forth in §180-55.4 of this chapter.

The use will be by conditional use permit in the Agricultural zoning district with supplementary regulations. The proposed supplemental regulations include a state road frontage and access requirement, an illustrative development plan requirement, a 100-foot setback requirement from any building to adjacent property lines, parking requirements, and an option to specify an occupancy limit via the conditional use permit process. The supplementary regulations also include requirements and standards for lodging unit accommodations which include density standards that would allow no more than 25 lodging units on lots 15 to 30 acres in size and no more than 50 lodging units on lots greater than 30 acres in size. It also includes proximity standards requiring 20 feet of separation between lodging units, design standards for a size range for the lodging units that is between 250 and 1,000 square feet, restrictions on the use of lodging units as permanent living quarters, and camping unless permitted as a campground through the conditional use permit.

Mr. Lenz stated that Mr. Gordon provided comments about the parking requirement and modified the parking requirement to address some of Mr. Gordon's concerns. He stated that the requirement in the draft ordinance is one space per lodging unit, but Mr. Gordon noted that the use had activities that would include people who are not lodging unit guests, so there should be parking for those other guests and for employees. The suggested amendment states that onsite parking shall be provided in an amount equal to one space per 100 square feet of area dedicated to indoor and outdoor recreation, plus one space per staff member. Additionally, onsite parking shall be provided in an amount equal to two spaces per lodging unit, and the parking areas for the resort shall be in locations approved by the Planning Department.

Mr. Myers asked the applicant if she had anything to add to the staff comments?

Jennifer Wynn, 149 South Funk Street, Strasburg

Ms. Wynn stated that they are trying to build and provide a place where families can come in together for family reunions and weddings. They are looking to provide places where people can be together on one property in their individual places to stay.

Mr. Myers opened the public hearing and, with no one coming forward, the public hearing was closed.

Mr. Kersjes asked if there was a maximum number of days that a lodger could stay?

Mr. Lenz stated that the code is based on the rental contract not exceeding 30 consecutive days and that it is not for permanent living quarters and there would be room for interpretation about what constitutes permanent, but that he would interpret the ordinance to mean that any rental beyond 30 days would be considered permanent.

Mr. Bowman agreed with Mr. Lenz on his interpretation.

Mr. Gordon stated that he has concerns about the 15-acre lot size. He is concerned that this use would allow more units on a lot size smaller than the one for rural event facilities, which requires no more than 10 units on a 20-acre lot. He stated that this ordinance should also have a 20-acre minimum.

Mr. Henry asked if Mr. Gordon believed that the ordinance in front of them had too many units or if the rural events facility did not have enough?

Mr. Gordon stated that he believed that 15-acres was too small, if it was going to be different than the rural resort center.

Mr. Lenz stated that the principal use of a rural events facility is events and lodging is permitted as an accessory use to the event facility. In the rural resort, the center's principal use would be lodging and recreational activities and the events would be considered an accessory use.

Mr. Henry asked if the lodging unit numbers would be restricted by the septic system?

Mr. Lenz stated that the number of lodging units that are being proposed would have to be approved by the Health Department.

Mr. Henry asked the applicant what the goal was for the center?

Ms. Wynn stated that their intent was not to have a restaurant on premises or to be hosting large events. Their intent is primarily to be lodging for groups of people to stay together, but in separate units.

Mr. Gordon stated that he would prefer the ordinance to have a larger parcel size and suggested the item be tabled until the July meeting to give staff an opportunity to revise the ordinance.

Mr. Wendling asked Mr. Gordon if he wanted to decrease the number of lodging units and accessory uses on the smaller lots and increase the number of lodging units and accessory units as the lot size increased?

Mr. Gordon stated that he would be fine with 25 lodging units if things like a restaurant were not included, adding that only rural resort centers on parcels over 30 acres should be permitted to have an accessory restaurant.

Ms. Richardson asked if the ordinance applied to all property or would it have to be connected to a state-maintained road?

Mr. Lenz stated that the supplemental regulations require state-maintained road access and frontage.

Ms. Richardson stated that the road requirements could limit the number of parcels eligible for the conditional use permit.

Mr. Henry asked if she would like this requirement to be able to be waived?

Ms. Richardson stated she would like the road frontage requirement to be able to be waived to open it up to more property owners.

On a motion made by Mr. Gordon, seconded by Mr. Henry, and by the following vote of 5-0, the Planning Commission moved to table the zoning ordinance until the July 10th, 2024 meeting.

Ayes: Myers, Henry, Kersjes, Richardson, Gordon

R2024-05-01 - Turker Investments, LLC - Greenway Engineering - A request to amend the Warren County Zoning Map to rezone a 5.0-acre parcel from Agricultural (A) to Commercial (C). The property is located at the corner of Cabin Ct. and Rte. 340-522N (Winchester Road) and identified on tax map 12 as lot 33. The property is located in the North River Magisterial District and the proposed land-uses are for mixed commercial. The future land use zoning map in the Comprehensive Plan identifies the parcel for Commercial (C) zoning.

Mr. Wendling stated that the property is located at the corner of (0) Cabin Court and Winchester Rd. in Cedarville and identified on tax map #12 as lot 33. The property is located in the North River Magisterial District. The property is currently zoned Agricultural (A) and the applicant is requesting that the property be zoned Commercial (C) in order to develop a proposed restaurant, strip retail center and brew

pub with a drive-thru beer-liquor store which are by-right land-uses. The property is identified in the Comprehensive Plan's Future Land-Use map to be Commercial.

The subject property is located in part in the Highway Corridor Overlay District located to the north of Cabin Ct. and the Residential-One zoned Hill & Dale Subdivision.

All of the property is located within the Highway Corridor Overlay District Chapter 180-29.1 and is included in the Rt. 340/522 Corridor Transportation Plan Rural Principal Arterial for the plan for a parallel road connecting Crooked Run Blvd. and Reliance Rd.

The applicant has submitted community environmental impact statements with this application along with a revised concept plan and a set of signed proffers, which they recently submitted with a revision for the cash proffers to be 12 cents per developed building square foot to be used for North Warren Fire Department (Station 10).

The land uses themselves are not specified as to what is to be prohibited, but it is addressed in the proffer relating to weekday traffic generation trips not to exceed 4,999. If the traffic exceeded that number, then there would be a traffic impact analysis (TIA) that would be required.

Mr. Myers invited the representative from Greenway Engineering to speak.

Ms. Marisa Whitacre declined, stating that she would answer any questions that arose.

Mr. Myers opened the public hearing and, with no one coming forward, the public hearing was closed.

Mr. Kersjes asked why there was a gas station listed in VDOT's traffic calculations when there isn't one shown on the concept plan.

Ms. Whitacre stated that the first plan sent to VDOT did not have specific uses listed, so VDOT generated those numbers based on the highest use possible. The revised plan did have a specified use attached to it which allowed VDOT to generate a use limit of 4,999 trips per day.

Mr. Myers stated that he was concerned about how that use limit was going to be enforced.

Ms. Whitacre stated that the daily use would be tabulated based off of the exact proposed use. There will be a table on the site plan that lists the VDOT calculation for each use and the total trips per day based off of those uses.

On a motion made by Mr. Henry, seconded by Mr. Kersjes, and by the following vote of 5-0, the Planning Commission moved to forward the rezoning to the Board of Supervisors with the recommendation of approval.

Ayes: Myers, Henry, Kersjes, Richardson, Gordon

SV2024-05-01- Subdivision Variance - Samuel & Margaret Smith - A request for a variance from Warren County Code §155-3.B(l)(b) of the Subdivision Ordinance to allow the voluntary transfer of a proposed family subdivision lot to an immediate family member within the required five (5) years of having held fee simple title to the property. The property is located at (0) Coe Drive and identified on tax map 19, as lot 120D. The property is zoned Agricultural (A) and located in the Sam-Mag Properties subdivision adjacent to the Twin Oaks Mobile Home Park in the North River Magisterial District.

Mr. Wendling stated that the applicants originally acquired the property from Elvin Coe in December 1986 and was operated as Twin Oaks Mobile Home Park and titled in their names. Then after 12 years they transferred the deed to their Sam-Mag Properties LLC in 1998 for liability reasons and because an additional 10 acres were added to the original 47.72-acre parcel for a total of 57.72 acres. In August 2023 they applied for an exempt subdivision to subdivide 21.16 acres of the parent tract and it was deeded back in their names. It is the County's opinion that the date for having the fee simple title to the property start at the last recordation of a deed for the property which would be August 2023. The applicants would like to be able to subdivide the property this year in order to deed the lots to their family members and are willing to have the additional time placed on the family subdivision plats to compensate for the full 10-year window of ownership.

The applicants agreed to the condition be placed on the subdivision plat that the lot may not be voluntarily transferred to a non-immediate family member for at least nine (9) years after approval of the family division plat in lieu of the required five years. This would make the timeframe approximately ten years and concurrent with the ordinance requirement of five years to subdivide and five years to transfer outside the family.

Mr. Myers opened the public hearing and, with no one coming forward, the public hearing was closed.

Mr. Gordon stated that he was not sure there was a substantial injustice or hardship that could warrant the granting of a subdivision variance.

On a motion made by Mr. Henry, seconded by Mr. Kersjes, and by the following vote of 4-1, the Planning Commission moved to forward the subdivision variance to the Board of Supervisors with the recommendation of approval with the addition of the proposed condition.

Ayes: Myers, Henry, Kersjes, Richardson
Nay: Gordon

New Business:

Discussion & Recommendation to Board of Supervisors - Termination Procedures for CUP2023-04-02 - Discussion of termination procedures for a conditional use permit for a short-term tourist rental for the property located at 259 Cashmere Court and identified on tax map 23A, section 8, block 47, as parcel 38A. The property is zoned Residential-One (R-1) and is located in the Happy Creek Magisterial District.

Mr. Lenz stated that Conditional use permit 2023-04-02 for a short-term tourist rental at 259 Cashmere Court was approved and issued by the Board of Supervisors on July 18, 2023. Since that date, Planning staff has received a total of 8 separate incident reports from the Warren County Sheriff's Office for the subject property, 5 of which document separate violations of Warren County Code §180-56.4C, which restricts the parking of vehicles in or along rights-of-way for short-term tourist rentals. The incident reports were requested by Planning staff on Monday, February 26, 2024, upon receipt of a complaint for which the complainant indicated the Sheriff's Office was contacted. Planning staff immediately contacted the applicant and encouraged them to take measures to enforce the parking restrictions to resolve this issue. Planning staff received the final incident report dated April 27, 2024, confirming a fifth violation of Code §180-56.4C. Upon receipt of the final incident report, Planning staff initiated conditional use termination procedures. Attached is the required notice of termination procedures letter issued to the applicant on April 29, 2024.

Code §180-63H(2)(c) lists repeated violations of other provisions in the Code of Warren County as a reason for which the Board of Supervisors may terminate an active conditional use permit. Prior to holding a public hearing before the Board of Supervisors, the Planning Commission must discuss the proposed termination of CUP2023-04-02 and vote on a recommendation to the Board of Supervisors. The complete Code §180-63H regarding procedures for termination of a conditional use is included below. As the Zoning Administrator, it is my opinion that the Board of Supervisors should terminate conditional use permit 2023-04-02 for repeated violations of Warren County Code §180-56.4C.

Mr. Myers invited the permit holder to speak.

Scott Frost, 259 Cashmere Court.

Mr. Frost stated that the volume of the complaints were unsubstantiated. He stated that there has been no contact between him and Mr. Semenov and the Planning Staff, Sheriff's Office, and their neighbors. He stated that they have laid out how they are addressing the parking issues, including that the neighbor had moved their trailer and that the homeowner's association has begun paving the road.

Mr. Henry asked when the owner was made aware of the complaints?

Mr. Lenz stated that some of these complaints were registered last year and were handled by the then Zoning Officer, David Burke, but there is no documentation for these complaints. He stated that he spoke with Mr. Semenov about remedying the issues and informed him that, if the issues continued, a termination would be pursued.

Mr. Henry asked when that call was made?

Mr. Lenz stated that it was on February 26th, 2024.

Mr. Henry asked when the last complaint was received?

Mr. Lenz stated that the police report was received on April 27th, 2024.

Mr. Henry asked how many people the conditional use permit allows to be on the premises?

Mr. Lenz said six.

Mr. Henry asked how much parking is available?

Mr. Frost said they had space for four large vehicles, but that the driveway is very steep.

Mr. Henry stated that he would feel better about allowing the conditional use permit to continue if there is a specific location for parking that is not on the driveway.

Mr. Lenz stated that this would be going in front of the Board of Supervisors for a public hearing, so an additional condition could be added to require the establishment of an additional parking area.

Mr. Gordon stated that appears that the owners are taking measures to address the issue and that they could either clearly mark the parking area or pave the driveway.

Mr. Frost stated that they are concerned about sliding down the driveway in winter weather if it were to be paved and have purchased a stabilizer for the gravel.

Mr. Gordon stated that he isn't prepared to move forward on the termination because they are taking active steps to address the issues.

On a motion made by Mr. Henry, seconded by Mr. Kersjes, and by the following vote of 5-0, the Planning Commission moved to forward this item to the Board of Supervisors with the recommendation not to terminate the conditional use permit.

Ayes: Myers, Henry, Kersjes, Richardson, Gordon

Consent Agenda – Authorization to Advertise for Public Hearing:

Z2024-06-02 - Contractor Storage Yard - Warren County Planning Staff - A request to amend Chapter 180 of the Warren County Code to amend §180-8C to add a definition for Contractor Storage Yard, to amend §180-21D(48) to add Contractor Storage Yard as a use allowed by conditional use permit in the Agricultural (A) zoning district, to amend §180-28D(10) to amend the Yard for Storage of Coal, Lumber, Building Materials, or Contractors' Equipment listed use in the Industrial (I) zoning district, and to enact §180-43.3 to add supplementary regulations for Contractor Storage Yard.

Mr. Gordon stated that he does not believe that this use fits within the nature of the Agricultural zoning area.

On a motion made by Mr. Kersjes, seconded by Mr. Henry, and by the following vote of 5-0, the Planning Commission moved to authorize the text amendment for public hearing.

Ayes: Myers, Henry, Kersjes, Richardson, Gordon

CUP2024-06-02 – Warren County Sheriff’s Office – Public Protection Facility:

Mr. Wendling stated that Sheriff Cline wanted to get the conditional use permit on the consent agenda so that the permit could be at the Board of Supervisors in August. He stated that it would be located south of the transfer station on Shangri-La Road and that they are planning on building it in phases. The first phase would be a training range for Sheriff’s Office personnel.

Mr. Wendling stated that the Sheriff’s intent with the facility was to keep her staff in the county for their training, thus saving taxpayer money.

Mr. Myers suggested that the training facility could be rented out to other counties, thus bringing in further revenue.

Ms. Richardson also noted that the 4-H club could also make use of a shooting range.

On a motion made by Mr. Kersjes, seconded by Mr. Henry, and by the following vote, the Planning Commission approved the Authorization to Advertise as amended.

Ayes: Myers, Henry, Kersjes, Richardson, Gordon.

Commission Matters:

Planning Director:

Mr. Wendling thanked the Planning Commission for participating in the work session and the work of Mrs. Wahl and Ms. Mutter.

Attorney for the County:

Mr. Bowman had nothing to add.

Commission Members:

Mr. Myers echoed Mr. Wendling's thanks to Mrs. Wahl and Ms. Mutter.

Mr. Kersjes expressed concern about the lack of written record for the termination of the conditional use permit.

Mr. Henry recommended keeping a better record for complaints issued against a short-term tourist rental. He also extended an invitation from Shelly Cook for the opening of her event center.

Mrs. Richardson stated that she wanted the Commission to take into consideration the possibility of drawing in agritourism that could have people come in and have a place to stay in exchange for helping out on the farm and the ordinance would have to take into consideration that a lot of these farms are not on state maintained roads.

Zoning Administrator:

Mr. Lenz had nothing to add.

Planner:

Mrs. Wahl had nothing to add.

Adjournment:

On a motion made by Mr. Henry and the following vote, the meeting was adjourned at 9:00 PM.

Ayes: Myers, Henry, Kersjes, Richardson, Gordon.


Warren County Planning Commission Chairman