

MINUTES
PENNINGTON COUNTY PLANNING COMMISSION
December 12, 2022 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Administration Building

MEMBERS PRESENT: Charlie Johnson, Karen McGregor, Jim Coleman, Kevin Kuehn, Mikal Lewis, Kevin Burton, and Lloyd LaCroix.

STAFF PRESENT: Brittney Molitor, Cody Sack, Megan Talmage, Christine Phillip, and Jason Theunissen.

ROLL CALL

1. APPROVAL OF THE NOVEMBER 28, 2022, MINUTES
Moved by Burton and seconded by McGregor to approve the Minutes of the November 28, 2022, Planning Commission meeting. Vote: unanimous 7 to 0.

2. APPROVAL OF THE AGENDA
Moved by Burton and seconded by Lewis to approve the Agenda of the December 12, 2022, Planning Commission meeting. Vote: unanimous 7 to 0.

Moved by Coleman and seconded by Burton to approve the Consent Agenda of the December 12, 2022, Planning Commission meeting, with the removal of Item #3. Vote: unanimous 7 to 0.

CONSENT AGENDA

The following items have been placed on the Consent Agenda for action to be taken on all items in accordance with staff's recommendation by a single vote. Any item may be removed from the Consent Agenda, by any Planning Commissioner, staff member, or audience member for separate consideration. The findings of this Planning Commission, on certain items from this agenda, are recommendations to the Pennington County Board of Commissioners who will make the final decision.

4. **CONDITIONAL USE PERMIT REVIEW / CU 06-33:** Zachary and Chelsea Burke. To review a customary home occupation, an animal hospital, in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot A Less Seger Drive, Freeland Subdivision, Section 19, T2N, R8E, BHM, Pennington County, South Dakota.

To approve the extension of Conditional Use Permit / CU 06-33 with the following eleven (11) conditions:

1. **That a Building Permit be obtained for any structure exceeding 144 square feet or located on a permanent foundation, which requires a site plan to be reviewed and approved by the Planning Director;**
2. **That no more than four (4) employees are employed at any given time;**

3. That the home occupation is conducted entirely within an enclosed structure and no stock in trade be displayed outside the enclosed structure;
4. That no alterations to the property or any structure thereon shall indicate that it is being utilized in whole or in part for any purpose other than residential use;
5. That a minimum of one (1) business sign be allowed. The sign may either be one (1) wall sign or one (1) free standing sign, and must not exceed six (6) square feet in area;
6. That the applicant disposes of the animal waste in a timely manner;
7. That a minimum of five (5) off-street parking spaces be provided. Each parking space shall measure at least nine (9) feet by eighteen (18) feet and shall be kept in a dust free manner;
8. That the home occupation be limited to a vet clinic business only. Any expansion beyond this will require the Conditional Use Permit to be reviewed;
9. That the daily hours of operation shall be from 7:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 12:00 p.m. on Saturdays;
10. That the number of large animals be limited to 10 at any one time; and,
11. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to ensure that all conditions are being met.

Vote: unanimous 7 to 0.

5. **CONDITIONAL USE PERMIT REVIEW / CU 19-21:** Joe Kubick / Black Hills Haven, LLC. To transfer an existing Vacation Home Rental in a Suburban Residential District in accordance with Sections 209, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 4R, Block D, Edelweiss Mountain Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

(Continued from the November 28, 2022, Planning Commission meeting.)

To approve the transfer of Conditional Use Permit / CU 19-21 with the following fifteen (15) conditions:

1. That the maximum overnight occupancy, per Pennington County Zoning Ordinance (PCZO) § 319(F)(1), be limited to ten (10) people and the maximum daytime occupancy is limited to twenty (20) people, per PCZO § 319(F)(13);

2. That each review of Conditional Use Permit / CU 19-21, be subject to PCZO § 511(F)(4), which imposes a \$100 fee per review;
3. That the applicant continually maintain current licenses with the South Dakota Department of Health (Lodging License) and the Department of Revenue (Sales Tax License) and that copies of these licenses be provided to the Planning Department prior to operation;
4. That the applicant maintain an Evacuation (Emergency) Plan and provide copies to all overnight guests in case there is a need to evacuate guests from the property in the event of an emergency and that a copy of said plan be provided to the Planning Department upon request;
5. That a minimum of three (3) off-street parking spaces be provided on-site, per PCZO § 310(A)(9)(gg), with each measuring a minimum of 9-feet by 18-feet and surfaced with gravel, concrete, or asphalt and maintained in a dust-free manner;
6. That an interior informational sign be posted in accordance with the requirements of PCZO § 319(G), with 9-1-1 and (605) 394-2151 listed as contacts for Fire Department and Sheriff's Office respectively, during operation of the Vacation Home Rental;
7. That the proper permits be obtained prior to utilizing a fire pit on the property and all fire restrictions be followed at all times;
8. That the applicants shall provide the phone number and/or internet address to clients regarding the current day's fire condition, as pertaining to the use of a fire pit;
9. That the lot address (205 Danube Lane) be posted on the residence and be clearly visible from Danube Lane at all times, in accordance with Pennington County's Ordinance #20;
10. That the applicant ensure the Vacation Home Rental is continually operated in accordance with the requirements of PCZO § 319(F) (Performance Standards) at all times;
11. That if the person designated as the Local Contact is ever changed from Laura Huber, the interior informational sign be updated and the applicant re-notify the Planning Director and surrounding landowners within 500 feet via notices sent by First Class Mail;
12. That all applicable Federal, State, and local regulations be adhered to at all times, including South Dakota Administrative Rule 44:02:08, which regulates Vacation Home Rentals;

13. That an approved Sign Permit be obtained prior to the placement of any sign(s);
14. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director; and,
15. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

Vote: unanimous 7 to 0.

6. **CONDITIONAL USE PERMIT REVIEW / CU 22-10:** Children’s House Montessori / Michelle Kagarmanov. To review a school in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot A Less Seger Drive, Freeland Subdivision, Section 19, T2N, R8E, BHM, Pennington County, South Dakota.

To end Conditional Use Permit / CU 22-10 with the applicant’s concurrence.

Vote: unanimous 7 to 0.

7. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 18-05:** Grant and Sandra Parsons (Plum Creek Homes). To review a Bed and Breakfast on the subject property in accordance with Sections 213 of the Pennington County Zoning Ordinance.

Tract 43, Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

To approve the extension of Minor Planned Unit Development Amendment / PU 18-05 with the following nine (9) conditions:

1. That the Conditions of Approval of Planned Unit Development / PU 17-08 be continually adhered to;
2. That the uses on Tract 43 of Rushmore Ranch Estates be limited to a single-family residence in accordance with PU 17-08 or a Bed and Breakfast;
3. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;
4. That the applicants obtain all necessary permits from other governing bodies for operation of the Specialty Resort (Bed and Breakfast) including, but not limited to, approval from the South Dakota Department of Health

for the Bed & Breakfast and Specialty Resort and a Sales Tax License from the South Dakota Department of Revenue and that copies of the valid permits be provided to the Planning Director upon receipt;

- 5. That a smoke detector be placed in each sleeping room utilized for the Bed and Breakfast with a minimum of at least one (1) smoke detector per floor;**
- 6. That a portable fire extinguisher with a minimum 2 A-BC rating is on each floor level of the Bed and Breakfast so it accessible to all guests at all times, and hung on the walls at the appropriate height (5'3" to the gauge) and be inspected and tagged annually;**
- 7. That the maximum number of people staying at the Bed and Breakfast establishment, at one time, be in compliance with the South Dakota Lodging Establishments Health and Safety Manual;**
- 8. That at all times, the applicants comply with South Dakota Codified Law 34-18; and,**
- 9. That this Minor Planned Unit Development be reviewed in two years, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.**

Vote: unanimous 7 to 0.

END OF CONSENT AGENDA

3. CONDITIONAL USE PERMIT AMENDMENT REVIEW / CU 89-36: Clyde and Dianne Graumann. To review a roofing business as a home occupation in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 5, Carlin Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

Commissioner Lewis asked to have this Item removed from the Consent Agenda for discussion.

Staff recommended approval of extension of Conditional Use Permit Amendment / CU 89-36 with ten (10) conditions.

Discussion followed.

Moved by Coleman and seconded by Kuehn to approve the extension of Conditional Use Permit Amendment / CU 89-36 with the following ten (10) conditions:

- 1. That the hours of operation be between 6:00 a.m. and 7:00 p.m.;**
- 2. That upon the transfer of the subject property, the landowner notifies the Planning Department and Conditional Use Permit / CU 89-36 be reviewed;**
- 3. That Conditional Use Permit / CU 89-36 be automatically revoked one (1) year after Clyde Graumann or Dianne Graumann no longer operate the business or transfer the subject property;**
- 4. That one sign may be located no closer than seventeen (17) feet from the street right-of-way and may not be larger than four (4) square feet;**
- 5. That no alteration to any building shall indicate from the exterior that the building is being utilized in whole or in part for any purposes other than that of a residential use;**
- 6. That the home occupation be conducted within the enclosed structures located on the subject property;**
- 7. That members of the family residing on the premises and no more than six (6) additional employees shall operate the business;**
- 8. That appropriate measures be taken to protect the Hawthorne ditch from debris, sediment, or any other material entering the ditch;**
- 9. That the applicants obtain an approved Building Permit for any structure exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director; and,**
- 10. This Conditional Use Permit be reviewed in five (5) years, on a complaint basis, or as directed by the Pennington County Planning Commission and/or Board of Commissioners to verify that all Conditions of Approval are being met.**

All voting aye, the Motion carried 7 to 0.

Moved by Lewis and seconded by Kuehn to wave rules to discuss directly related and similar Agenda Items #8 and #9 at the same time. All voting aye, the Motion carried 7 to 0.

- 8. COMPREHENSIVE PLAN AMENDMENT / CA 22-20: Brian Schroeder; Davis Engineering - Agent To amend the Comprehensive Plan to change the Future Land Use from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.**

Lot 5 Revised, Knotty Pine Subdivision, Section 33, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the October 24, 2022, Planning Commission meeting.)

Sack reviewed the Staff Report indicating the applicant has applied for a Comprehensive Plan Amendment to change the Future Land Use from Agriculture District to Ranchette District.

Staff recommended denial of Comprehensive Plan Amendment / CA 22-20, as staff is concerned with increasing density on a road not constructed to Ordinance #14 Road Standards with a single means of ingress and egress and lack of proper infrastructure.

Discussion followed.

Moved by Burton and seconded by Kuehn to deny Comprehensive Plan Amendment / CA 22-20, as staff is concerned with increasing density on a road not constructed to Ordinance #14 Road Standards with a single means of ingress and egress and lack of proper infrastructure.

All voting aye, the Motion carried 7 to 0.

9. REZONE / RZ 22-27: Brian Schroeder; Davis Engineering - Agent. To rezone 14.17 acres from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

Lot 5 Revised, Knotty Pine Subdivision, Section 33, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the October 24, 2022, Planning Commission meeting.)

Sack reviewed the Staff Report indicating the applicant has applied for a Rezone to rezone from Agriculture District to Ranchette District.

Staff recommended denial of Rezone / RZ 22-27, as staff is concerned with increasing density on a road not constructed to Ordinance #14 Road Standards with a single means of ingress and egress and lack of proper infrastructure.

Discussion followed.

Moved by McGregor and seconded by Kuehn to deny Rezone / RZ 22-27, as staff is concerned with increasing density on a road not constructed to Ordinance #14 Road Standards with a single means of ingress and egress and lack of proper infrastructure.

All voting aye, the Motion carried 7 to 0.

10. VACATION OF PLAT / VP 22-01: Joy Jojola and Traci Mescher. To vacate notes on the plat of Lot 3, Block 1 of Mountain Meadows Subdivision in Section 17, T2S, R7E.

Lot 3, Block 1 of Mountain Meadows Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

Sack reviewed the Staff Report indicating the applicants have applied for a Vacation of Plat to vacate notes on the plat.

Staff recommended approval of Vacation of Plat / VP 22-01 with the following two (2) conditions:

1. That notes #7, #9, #13, and #14 be vacated for only Lot 3, Block 1, of Mountain Meadows Subdivision; and,
2. That all necessary resolutions for Vacation of Plat / VP 22-01 be recorded by the applicant at the Register of Deeds office.

Discussion followed.

Moved by Lewis and seconded by Burton to approve of Vacation of Plat / VP 22-01 with the following two (2) conditions:

1. **That notes #7, #9, #13, and #14 be vacated for only Lot 3, Block 1, of Mountain Meadows Subdivision; and,**
2. **That all necessary resolutions for Vacation of Plat / VP 22-01 be recorded by the applicant at the Register of Deeds office.**

All voting aye, the Motion carried 7 to 0.

11. PLANNED UNIT DEVELOPMENT OVERLAY / PU 22-16: Black Hills Weddings, LLC / Andy and Jen Pfister. To allow a Planned Unit Development Overlay for a Specialty Resort in accordance with Section 216 of the Pennington County Zoning Ordinance.

Lot 1R, CL Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

Sack reviewed the Staff Report indicating the applicant has applied for a Planned Unit Development Overlay to allow a Specialty Resort.

Staff recommended approval of Planned Unit Development Overlay / PU 22-16 with the following sixteen (16) conditions:

1. That the permitted use allows a wedding venue, event structure, chapel, office, and caretakers residence, and any use that is a use by right in a Highway Service District;

2. That daily and event operations be conducted by owners, on-site managers, and staff as necessary;
3. That all-natural drainage paths be continually maintained;
4. That an address be assigned and posted on the venue so it is clearly visible, in accordance with Pennington County Ordinance #20;
5. That access to the site be only from the approved South Dakota Department of Transportation (SDDOT) approach and if any future warrants are met, turning lanes be installed, per SDDOT comments;
6. That off-street parking is provided in accordance with Pennington County Zoning Ordinance (PCZO) §310(A)(9)(z)(ff);
7. That all onsite wastewater treatment systems require proper permitting and review of the system by both the Pennington County Planning Department and South Dakota Department of Agriculture and Natural Resources and must comply with PCZO § 204-J and South Dakota Administrative Rules 74:53:01;
8. That the hours of operation, for the above-mentioned venue/event center, shall be between 8:00 a.m. and 12:00 a.m. only and that quiet hours be from 12:00 a.m. to 8:00 a.m.;
9. That outdoor music be limited to only that which supports wedding ceremonies from 12 p.m. to 8 p.m., all other music must be indoors;
10. That prior to the placement of any on-premise or off-premise signs, the applicant must adhere to PCZO § 312;
11. That all lighting to be installed is maintained to minimize spillage of light outside of the area, so as not to create a nuisance. Lighting must be effectively shielded to prevent beams or rays from being directed towards any portion of the traveled ways and must not be of such intensity or brilliance as to cause glare or impair the vision of any motor vehicle drivers;
12. That the applicant creates an Emergency Plan to evacuate guests from the property in the event of an emergency. The Emergency Plan must be posted in the structure at all times and a copy of said plan shall be submitted to the Planning Department;
13. That the applicant obtains all necessary permits from other governing bodies for the operation, including, but not limited to, a South Dakota Department of Revenue Sales Tax License, Department of Health License, and Liquor License;
14. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which will require a site plan to be reviewed and approved by the Planning Director;

15. That the Planning Director may allow additional uses, which are consistent with the uses approved in this permit. Significant changes in the use or impacts on adjacent lands shall require an amendment to this permit; and,
16. That this Planned Unit Development Overlay be reviewed in 1 year, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to ensure compliance with the PCZO, Conditions of Approval, and state law.

Discussion followed.

Moved by LaCroix and seconded by Lewis to approve of Planned Unit Development Overlay / PU 22-16 with the following sixteen (16) conditions:

- 1. That the permitted use allows a wedding venue, event structure, chapel, office, and caretaker's residence, and any use that is a use by right in a Highway Service District;**
- 2. That daily and event operations be conducted by owners, on-site managers, and staff as necessary;**
- 3. That all-natural drainage paths be continually maintained;**
- 4. That an address be assigned and posted on the venue so it is clearly visible, in accordance with Pennington County Ordinance #20;**
- 5. That access to the site be only from the approved South Dakota Department of Transportation (SDDOT) approach and if any future warrants are met, turning lanes be installed, per SDDOT comments;**
- 6. That off-street parking is provided in accordance with Pennington County Zoning Ordinance (PCZO) §310(A)(9)(z)(ff);**
- 7. That all onsite wastewater treatment systems require proper permitting and review of the system by both the Pennington County Planning Department and South Dakota Department of Agriculture and Natural Resources and must comply with PCZO § 204-J and South Dakota Administrative Rules 74:53:01;**
- 8. That the hours of operation, for the above-mentioned venue/event center, shall be between 8:00 a.m. and 12:00 a.m. only and that quiet hours be from 12:00 a.m. to 8:00 a.m.;**
- 9. That outdoor music be limited to only that which supports wedding ceremonies from 12 p.m. to 8 p.m., all other music must be indoors;**
- 10. That prior to the placement of any on-premise or off-premise signs, the applicant must adhere to PCZO § 312;**

11. That all lighting to be installed is maintained to minimize spillage of light outside of the area, so as not to create a nuisance. Lighting must be effectively shielded to prevent beams or rays from being directed towards any portion of the traveled ways and must not be of such intensity or brilliance as to cause glare or impair the vision of any motor vehicle drivers;
12. That the applicant creates an Emergency Plan to evacuate guests from the property in the event of an emergency. The Emergency Plan must be posted in the structure at all times and a copy of said plan shall be submitted to the Planning Department;
13. That the applicant obtains all necessary permits from other governing bodies for the operation, including, but not limited to, a South Dakota Department of Revenue Sales Tax License, Department of Health License, and Liquor License;
14. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which will require a site plan to be reviewed and approved by the Planning Director;
15. That the Planning Director may allow additional uses, which are consistent with the uses approved in this permit. Significant changes in the use or impacts on adjacent lands shall require an amendment to this permit; and,
16. That this Planned Unit Development Overlay be reviewed in 1 year, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to ensure compliance with the PCZO, Conditions of Approval, and state law.

All voting aye, the Motion carried 7 to 0.

12. PRELIMINARY PLAN / PPL 22-55: Michael and Lisa Gennaro; KTM Design Solutions - Agent. To reconfigure lot lines to create Tracts A and B of Gennaro Subdivision in accordance with Section 500 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All Less S360 ft, Less Glendale Sub and Less ROW (Also in Sec 14) of Hermosa #2 Lode MS 1111, and All, President Lode MS 1111 both in Section 14; and Glendale Tract Located in Section 23 and Section 14 of Gennaro Subdivision, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tracts A and B of Gennaro Subdivision, Sections 14 and 23, T2S, R6E, BHM, Pennington County, South Dakota.

Theunissen reviewed the Staff Report indicating the applicant has applied for a Preliminary Plan to reconfigure lot lines to create Tracts A and B of Gennaro Subdivision.

Staff recommended approval of Preliminary Plan / PPL 22-55 with the following four (4) conditions:

1. That at the time of submittal of the Final Plat, the Plat meet requirements of § 600;
2. That at the time of submittal of the Final Plat, the Note on Page 1 be corrected, per Register of Deeds comments;
3. That at the time of submittal of the Final Plat, the required certifications be added and corrected, per §1700; and,
4. That approval of this Preliminary Plan does not constitute approval of any further applications to be submitted for the above-described property.

Discussion followed.

Moved by Burton and seconded by Lewis to approve of Preliminary Plan / PPL 22-55 with the following four (4) conditions:

- 1. That at the time of submittal of the Final Plat, the Plat meet requirements of § 600;**
- 2. That at the time of submittal of the Final Plat, the Note on Page 1 be corrected, per Register of Deeds comments;**
- 3. That at the time of submittal of the Final Plat, the required certifications be added and corrected, per §1700; and,**
- 4. That approval of this Preliminary Plan does not constitute approval of any further applications to be submitted for the above-described property.**

All voting aye, the Motion carried 7 to 0.

13. CONDITIONAL USE PERMIT REVOCATION / CU 71-04: David Allard. To revoke a mobile home park in a Commercial District in accordance with Sections 211, 305, and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot D of SW1/4SE1/4 and RR Right-of-Way Across Lot 1, Subdivision of Section 31, 2N-6E, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

(Continued from the November 14, 2022, Planning Commission meeting.)

Theunissen reviewed that this item was continued from the November 14, 2022, Planning Commission meeting in order for the applicant to work with staff to bring the property into compliance.

Staff recommended to continue Conditional Use Permit Revocation / CU 71-04 to the January 23, 2023, Planning Commission meeting as the applicant has applied for a Planned Unit Development Overlay.

Discussion followed.

Moved by McGregor and seconded by Burton to continue Conditional Use Permit Revocation / CU 71-04 to the January 23, 2023, Planning Commission meeting.

All voting aye, the Motion carried 7 to 0.

14. PLANNING COMMISSION BY-LAWS.

Chairman Johnson spoke of the Planning Commission By-Law Sections 7.7, 7.8, and 7.9 regarding conflicts of interest and abstentions, along with the Board of Commissioner's By-Laws and Roberts Rules of Order.

Discussion followed.

Moved by Burton and seconded by Kuehn to amend the language in Sections 7.7, 7.8, and 7.9 of the Planning Commission By-Laws to reflect similar language of the Board of Commissioner's By-Laws and Robert Rules of Order and place the item on an upcoming Agenda for discussion.

All voting aye, the Motion carried 7 to 0.

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the November 14th and November 28th meetings, with the exception of:

1. Comprehensive Plan / CA 22-22 and Rezone / RZ 22-29: Lesley Rutter These items were approved.
2. Comprehensive Plan / CA 22-21 and Rezone / RZ 22-28: Argyle Properties; Anita Lee. These items were denied without prejudice.

16. ITEMS FROM THE PUBLIC

There were no items from the public.

17. ITEMS FROM THE STAFF

- A. Building Permit Report. Molitor reviewed the Building Permit Report for November 2022.
- B. Planning Department – Building Inspector. Molitor stated that David Grindle has been hired for the Building Inspector position.

18. ITEMS FROM THE MEMBERSHIP

There were no items from the membership.

19. ADJOURNMENT

Moved by McGregor and seconded by Burton to adjourn.

All voting aye, the Motion carried 7 to 0.

The meeting adjourned at 10:32 a.m.

Charlie Johnson, Chairperson