

AGENDA
KING & QUEEN COUNTY PLANNING COMMISSION
MONDAY, AUGUST 5, 2024
6:00 P.M.
COURT ROOM

1. Call to Order
2. Roll Call/Determination of Quorum
3. Approval of Minutes
 - a. May 6, 2024 – Regular Monthly Meeting
4. Citizens Comment Period – Planning Related Issues Only *(other than items on the agenda)*
5. New Business
 - a. Comprehensive Plan Update *(discussion)*
6. Old Business
7. Staff's Comments
 - a. Upcoming Application(s) *(if any)*
 - b. Other Comments/Updates *(if any)*
8. Commissioner's Comments
9. Meeting Schedule

The next meeting will be on Tuesday, September 3, 2024 at 6:00 p.m. in the Court Room of the Courts & Administrative Building.
10. Adjournment

AGENDA: *Monday, August 5, 2024, PC Meeting*

ITEM #1:

Chairman calls the August 5, 2024, Planning Commission meeting to order.

Note: In the absence of the Chairman, the Vice-chair will lead the meeting. In the absence of both the Chairman and Vice-chair, the Secretary will call the meeting to order.

AGENDA: *Monday, August 5, 2024, PC Meeting*

ITEM #2:

Chairman asks the Secretary to call the roll to determine if there is a Quorum.

AGENDA: *Monday, August 5, 2024, PC Meeting*

ITEM #3:

Approval of Minutes:

Chairman will ask for a motion and a second to accept or not accept the May 6, 2024, minutes as presented.

Note: If you did not attend the meeting, when taking a roll call vote, you abstain.

If you have any corrections or additions, this is the time to note such and include in your motion.

**King & Queen County
Planning Commission Minutes
May 6, 2024**

The King & Queen County Planning Commission met on Monday, May 6, 2024, at 6:00 p.m. in the King & Queen County Courts and Administrations Building in the General District Courtroom for their regular monthly meeting.

Planning Commission Members Present:

Ed Wilson, Jr.	Barry Allen
Mac Bradley	David Campbell
Robert Coleman, Jr.	Jonathan Massey

Also in Attendance:

Vivian Seay, County Attorney/County Administrator
Donna Elliott Sprouse, Director of Community Development

Call to Order

Vice-Chairman, Mr. Coleman called the meeting to order.

Roll Call/Determination of Quorum

Mr. Campbell took roll call and determined that a quorum was present.

**Approval of Minutes
April 1, 2024**

After review of the minutes, a motion was made by Mr. Allen to accept the minutes as presented, seconded by Mr. Massey.

Voting For: Massey, Campbell, Coleman, Bradley, Allen
Voting Against: None
Abstain: Wilson

Welcome Newly Appointed Commission Member – Ed Wilson, Jr., St. Stephens Church District

Mr. Coleman welcomed Mr. Wilson to the Commission.

Citizens Comment Period

Mr. Coleman opened the floor for citizens comment period.

Hearing none, citizens comment period was closed.

New Business

A. ZA24-01, Chapter 5, Erosion and Sediment Control (*public hearing*)

Mr. Coleman opened the public hearing for ZA24-01, Chapter 5, Erosion and Sediment Control Ordinance. He asked Mrs. Sprouse to please review the proposed text amendment and provide proof of publication.

Mrs. Sprouse noted that public notice ran in both the Tidewater Review and Rappahannock Times for 2 consecutive weeks (April 24th and May 1st editions). She noted that this text amendment would be a re-write of the current local code per Chapters 68 and 758 of the 2016 Acts of Assembly, referred to as the “Consolidation Bill”, which combines stormwater management and erosion sediment control requirements under the Virginia Erosion and Stormwater Management Act, per §62.1-44.15:24 – §62.1-44.15:50 of the Code of Virginia.

Mrs. Sprouse identified the areas of the model code that were added in the draft ordinance but then excluded because it was not relevant to King & Queen County, such as the definitions for town and city and any reference to the local wetlands board. She also noted areas where additional text was added such as the definition of “Common Plan of Development” and adding requirements for disturbance greater than 1 acre.

Mr. Coleman asked if there was anyone in the audience that wished to speak. Hearing none, public comment was closed and the public hearing was closed. Mr. Coleman asked the Commission if there were any comments or questions for staff. Hearing none, Mr. Coleman asked for a motion. A motion was made by Mr. Allen recommending approval of ZA24-01 as prepared, seconded by Mr. Campbell.

Voting For: Massey, Campbell, Coleman, Bradley, Allen

Voting Against: None

Abstain: Wilson

B. RZ24-01, CUP24-01 & SP24-01, Virginia Electric & Power Company d/b/a Dominion Energy Virginia (*public hearing*)

Mr. Coleman opened the public hearing for RZ24-01, CUP24-01 & SP24-01, Virginia Electric & Power Company d/b/a Dominion Energy Virginia. Mr. Coleman asked Mrs. Sprouse to please provide her report and proof of publication.

Mrs. Sprouse noted that public notice ran in both the Tidewater Review and Rappahannock Times for 2 consecutive weeks (April 24th and May 1st editions). She also noted that all adjacent property owners were notified of the hearing via certified return receipt mail.

Mrs. Sprouse stated that the Planning and Zoning Department received the application on February 9, 2024 from Dewberry on behalf of Virginia Electric & Power Company d/b/a

Dominion Energy Virginia, requesting approval of a Rezoning, Conditional Use Permit, and Level 3 Site Plan approval to construct a permanent electrical substation. The subject property is located at the intersection of Carltons Corner Road (Rt. 617) and The Trail (Rt. 14), in the existing overhead power line easement. Further identified as County Tax Map Parcel No. 1624-53R-1022A2 in the Stevensville Magisterial District. The property owner is Virginia Electric and Power Company. The parcel size is 5.443 ac.

Virginia Electric & Power Company is requesting approval to rezone their 5.443-acre parcel from Agricultural to Industrial. They are also requesting approval of a conditional use permit and level 3 site plan to construct a new permanent electrical substation.

Mrs. Sprouse noted that according to Kyle Kennedy, Office of Stormwater Management with Virginia Department of Environmental Quality (DEQ), for projects under an approved Annual Standards and Specification program (AS&S), DEQ is the enforcement authority for both Erosion and Sediment Control (ESC) and Stormwater Management (SWM). The county does not issue a land disturbance permit, does not provide an ESC site plan review, and is not responsible for any land disturbance inspections. Such inspections for ESC and SWM will be performed by DEQ. Under the conditions of the AS&S, Dominion will review and certify that the plans meet all applicable SWM and ESC requirements.

Dominion Energy does have an approved AS&S with DEQ as a public utility. Mrs. Sprouse noted that she included in the packet, a copy of the email received from Mr. Kennedy, dated February 22, 2024, confirming this statement.

She noted that the Fire Marshal/Emergency Services Coordinator, Greg Hunter, also received the site plan for review and provided the following comments:

"I reviewed it and really didn't have a major issue. We (fire) are not entering a substation until the power company arrives. So general signage and brush management are good, I don't want Knox access into a true substation.

Battery storage caught my attention... what are you referring to? They may have batteries on site for their communications and monitoring equipment for power failures. Are you speaking of bulk power battery storage? I think their monitoring items are acceptable, I mean any radio tower with cell has a pretty big bank for backup. Just may need to be clear."

Mrs. Sprouse noted that comments were received via email from Ronald Chad Brooks on behalf of Robert Butler, P.E. on April 2, 2024. Mr. Butler noted the following:

"This office has reviewed the referenced site plan (SP24-01) with a license stamp date of March 22, 2024 per the minimum standards as received on March 29, 2024, and we have no comments. Therefore, the Department has no objection to the approval of the site plan. Should you have any questions concerning this plan review, please contact Chad Brooks at (804) 761-2148 to discuss any technical issues."

Mrs. Sprouse informed the Commission that according to Article 4, Permitted Uses, Table 4.1, Permitted Use Table, Energy Generation Facility is permitted in the Industrial zoning district by approved Conditional Use Permit and Level 3 Site Plan.

The minimum lot size for Industrial zoned property is 5 acres. The subject parcel is a 5.443-acre parcel. Therefore, if the Commission were to recommend approval, the acreage would meet the minimum acreage requirement.

She added that staff had prepared recommended conditions, should the request be considered for approval. Those conditions were sent to the applicant/property owner for review. She noted that Dominion did not have any objections with the proposed conditions.

The staff recommended conditions included were:

1. The property shall be kept free of nonessential combustible material and refuse.
2. Warning signs shall be posted conspicuously around the facility on the outside of the fence.
3. All fencing and gates shall be maintained and upkept until the time in which the facility has been decommissioned.
4. No battery storage shall be permitted on the parcel, except for batteries that are utilized for communications/monitoring purposes.
5. The mature vegetated buffer as shown on the site plan, dated XXXX, shall be kept and maintained until the time in which the facility has been decommissioned.
6. The area within the fence and a minimum of 15' around the exterior of the fence shall be kept free of tall grass, shrubs and brush.

**Note that the date in #5 will be inserted with the date of the approved site plan from the Board's public hearing.*

Mrs. Sprouse noted that she had received a written letter from an adjacent property owner, regarding Dominion Energy's proposal. She asked if she may read it into the record. Mr. Coleman asked her to please read it.

"To Whom It May Concern,

Due to an unforeseen emergency out of the area, I am unable to attend this planned hearing tonight in person but would like to express my concerns as to the placement of the proposed permanent electrical substation which will be literally constructed in my backyard.

When attending the previous meeting held at the High School, I was assured that what was to be established on this parcel of land was a "temporary" substation, only being put there to help with the updating of the light line, which runs behind my home. I asked several questions at that time and was assured that it would not be a permanent fixture and would be removed after the project was completed.

Why would it be considered a good idea for the placement of a permanent substation in anyone's backyard, not only mine? A place where I find solitude in quietness. A place where I have lived for forty + years in peace. A place where I find myself sitting on a nice day to clear my mind, reading, listening to the birds and inhaling the fresh air around me. This County is sparsely populated with wooded areas in which the light line is established, why not permanently place a substation in one of those areas, away from homes occupied by residents?

I have lived in King and Queen County all my life, as well as my forefathers for generations. I grew up here, attended and graduated from this county's public school system. I raised my family here, worked in the county and previously for the county until I retired and planned to stay here for the duration of my days, left on this earth. I am not accustomed to humming noises all day and night, or trucks rolling in & out of the driveway established for ingress and egress beside my property. I hear talking, laughing, and everything else from early morning to night, from my backyard. Wondering if this structure will eventually pose a danger to my health and others near the area is a concern. If something goes wrong at the substation, will that cause me to lose my home and/or life? No one can answer those questions with 100% certainty.

With all of this being said, I am asking the Planning Commission of King and Queen County to reject the rezoning of parcel: 1624-53R-1022A-2 from Agricultural to Industrial by Virginia Electric & Power Company d/b/a Dominion Energy Virginia at the above-mentioned location and to hopefully establish a permanent substation on another parcel of land on the electric light line nowhere near residential housing.

*With Sincere Thanks for your Time,
Vanessa D. Porter, owner of parcel 1624-53R-1025A"*

Mrs. Sprouse noted that a member with Dominion and their team were present tonight to speak more to their request.

Mr. Coleman asked if there was anyone that wished to speak regarding Dominion's proposal.

Mr. Stefan Brooks with Dominion Energy and partner with Dewberry approached the Commission. He noted that he would be more than glad to answer any questions that the Commission may have regarding the proposal. He also stated that he can answer any of their questions regarding the Annual Standards and Specification, if necessary.

Mr. Brooks also asked if he may provide the Commission with a revised plan sheet, identifying an increase in the limits of disturbance at the end of the proposed level spreader up to the property line between Dominion Energy and the Gibson property. *(copy has been provided for the PC packet file)* Mr. Brooks noted that the vegetation at the end of the level spreader needed to be cleared, but no other areas would be impacted and this area is at the rear left corner of the property.

Mr. Allen asked how far will this project be from Ms. Porter's residence.

Mr. Brooks noted that the site plan doesn't provide a measurement from her home to the proposed substation, but did note that the fencing around the substation will be 100' from the property line between Ms. Porter and Dominion's property. Mr. Brooks also noted that they have no intentions of clearing any vegetation that is shown outside of the limits of disturbance as shown on the plan set.

Mr. Massey asked about lighting of the site. Mr. Brooks noted that a light plan was included in the plan set and that there will be 3 lights in total for security and safety purposes. He noted that those lights will be shielded and directed down into the fenced area.

Mr. Coleman asked about the stone in the ditch around much of the perimeter around the substation. Mr. Brooks noted that the stone was part of the stormwater/E&S plan which lines the ditches to each level spreader.

Mr. Coleman asked what would the benefit of the substation be to the citizens here in King & Queen County. Mr. Brooks noted that it would provide a more consistent and reliable power source to the citizens in the area, including the Courthouse complex.

Hearing no further comments, public comment and the public hearing was closed.

Mr. Coleman asked what was the Commission's pleasure. A motion was made by Allen to recommend approval of RZ24-01, CUP24-01, and SP24-01 with staff recommended conditions. Mr. Allen's motion was properly seconded by Mr. Massey. Hearing no further discussion, Mr. Coleman asked for a roll call vote.

Voting For: Massey, Campbell, Coleman, Bradley, Allen
Voting Against: None
Abstain: Wilson

Old Business

None

Staff's Comments

Mrs. Sprouse provided a brief recap of the meeting she attended with DEQ at the Middle Peninsula Planning District Commission Local Planners Meeting regarding the upcoming changes to the Chesapeake Bay Act Ordinance.

Ms. Seay noted that the Board of Supervisors adopted the budget and that there was a 2-cent increase on the real estate, now the rate will be \$.50.

Mr. Coleman asked Ms. Seay if she would please inform the Board of Supervisors that there is a lack of representation from the Newtown district. Though Ms. Alsop has appointed herself to the Commission while she is looking for someone to fill the vacancy, she has not attended a meeting. He noted that he wanted to help and would not mind reaching out to other citizens in the Newtown district to see if they would be interested in serving.

Commissioner's Comments

Mr. Coleman welcomed Mr. Wilson and said that Mr. Watkins will certainly be missed, that he had served on the Commission prior to him being appointed.

Mr. Campbell welcomed Mr. Wilson to the Commission.

Mr. Allen welcomed Mr. Wilson to the Commission.

Mr. Massey welcomed Mr. Wilson, from one new member to another.

Mr. Wilson stated that he has recently retired and was looking to give back to the community in some fashion. He also noted that he will not be present during the July 1 meeting, as he will be out of town.

Adjournment

Mr. Coleman noted that the next meeting is set for Monday, June 3, 2024, at 6 p.m., unless the meeting is canceled and the Commission is notified otherwise.

There being no further business, the meeting was adjourned by all present members stating "Aye".

Robert Coleman, Jr., Vice-Chairman

AGENDA: *Monday, August 5, 2024, PC Meeting*

ITEM #4:

Citizen Comment Period:

Before opening the floor, advise the public that this is an opportunity to come before the Commission with comments that are not pertaining to the action items listed on the agenda.

Open the floor for citizen comment, ask that citizens state their name, address, the voting district in which they reside. If there's a full agenda, consider asking that they try to limit their time to 3-5 minutes so that everyone has an opportunity to speak.

Hearing all comments or if there are no comments, close citizen comment period.

AGENDA: Monday, August, 5, 2024, *PC Meeting*

ITEM #5:

New Business:

A. Comprehensive Plan Update

- **Review Code of Virginia, Chapter 22, 15.2-2223**
- **Review Online Resources**

(Discussion item only. Staff will review state code and available online resources for all members.

Code of Virginia
Title 15.2. Counties, Cities and Towns
Chapter 22. Planning, Subdivision of Land and Zoning

§ 15.2-2223. Comprehensive plan to be prepared and adopted; scope and purpose.

A. The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.

In the preparation of a comprehensive plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities.

The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature, including any road improvement and any transportation improvement, shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be.

B. 1. As part of the comprehensive plan, each locality shall develop a transportation plan that designates a system of transportation infrastructure needs and recommendations that include the designation of new and expanded transportation facilities and that support the planned development of the territory covered by the plan and shall include, as appropriate, but not be limited to, roadways, bicycle accommodations, pedestrian accommodations, railways, bridges, waterways, airports, ports, freight corridors, and public transportation facilities. The plan shall recognize and differentiate among a hierarchy of roads such as expressways, arterials, and collectors. In developing the plan, the locality shall take into consideration how to align transportation infrastructure and facilities with affordable, accessible housing and community services that are located within the territory in order to facilitate community integration of the elderly and persons with disabilities. The Virginia Department of Transportation shall, upon request, provide localities with technical assistance in preparing such transportation plan.

2. The transportation plan shall include a map that shall show road and transportation improvements, including the cost estimates of such road and transportation improvements from the Virginia Department of Transportation, taking into account the current and future needs of residents in the locality while considering the current and future needs of the planning district within which the locality is situated.

3. The transportation plan, and any amendment thereto pursuant to § 15.2-2229, shall be consistent with the Commonwealth Transportation Board's Statewide Transportation Plan developed pursuant to § 33.2-353, the Six-Year Improvement Program adopted pursuant to subsection B of § 33.2-214, and the location of routes to be followed by roads comprising systems of state highways pursuant to subsection A of § 33.2-208. The locality shall consult with the Virginia Department of Transportation to assure such consistency is achieved. The transportation plan need reflect only those changes in the annual update of the Six-Year Improvement Program that are deemed to be significant new, expanded, or relocated roadways.

4. Prior to the adoption of the transportation plan or any amendment to the transportation plan, the locality shall submit such plan or amendment to the Department for review and comment. The Department shall conduct its review and provide written comments to the locality on the consistency of the transportation plan or any amendment to the provisions of subdivision 1. The Department shall provide such written comments to the locality within 90

days of receipt of the plan or amendment, or such other shorter period of time as may be otherwise agreed upon by the Department and the locality.

5. The locality shall submit a copy of the adopted transportation plan or any amendment to the transportation plan to the Department for informational purposes. If the Department determines that the transportation plan or amendment is not consistent with the provisions of subdivision 1, the Department shall notify the Commonwealth Transportation Board so that the Board may take appropriate action in accordance with subsection F of § [33.2-214](#).

6. If the adopted transportation plan designates corridors planned to be served by mass transit, as defined in § [33.2-100](#), a portion of its allocation from (i) the Northern Virginia Transportation Authority distribution specified in subdivision B 1 of § [33.2-2510](#), (ii) the commercial and industrial real property tax revenue specified in § [58.1-3221.3](#), and (iii) the secondary system road construction program, as described in Article 5 (§ [33.2-351](#) et seq.) of Chapter 3 of Title 33.2, may be used for the purpose of utility undergrounding in the planned corridor, if the locality matches 100 percent of the state allocation.

7. Each locality's amendments or updates to its transportation plan as required by subdivisions 2 through 5 shall be made on or before its ongoing scheduled date for updating its transportation plan.

C. The comprehensive plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the locality's long-range recommendations for the general development of the territory covered by the plan. **It may include, but need not be limited to:**

1. The designation of areas for various types of public and private development and use, such as different kinds of residential, including age-restricted, housing; business; industrial; agricultural; mineral resources; conservation; active and passive recreation; public service; flood plain and drainage; and other areas;
2. The designation of a system of community service facilities such as parks, sports playing fields, forests, schools, playgrounds, public buildings and institutions, hospitals, nursing homes, assisted living facilities, community centers, waterworks, sewage disposal or waste disposal areas, and the like;
3. The designation of historical areas and areas for urban renewal or other treatment;
4. The designation of areas for the implementation of reasonable measures to provide for the continued availability, quality, and sustainability of groundwater and surface water;
5. A capital improvements program, a subdivision ordinance, a zoning ordinance and zoning district maps, mineral resource district maps and agricultural and forestal district maps, where applicable;
6. The location of existing or proposed recycling centers;
7. The location of military bases, military installations, and military airports and their adjacent safety areas; and
8. The designation of corridors or routes for electric transmission lines of 150 kilovolts or more.

D. The comprehensive plan shall include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated.

E. The comprehensive plan shall consider strategies to provide broadband infrastructure that is sufficient to meet the current and future needs of residents and businesses in the locality. To this end, local planning commissions may consult with and receive technical assistance from the Center for Innovative Technology, among other resources.

F. The comprehensive plan is encouraged to consider strategies to address resilience. As used in this subsection, "resilience" means the capability to anticipate, prepare for, respond to, and recover from significant multi-hazard

threats with minimum damage to social well-being, health, the economy, and the environment.

1975, c. 641, § 15.1-446.1; 1976, c. 650; 1977, c. 228; 1988, c. 268; 1989, c. 532; 1990, c. 19; 1993, cc. 116, 758; 1996, cc. [585](#), [600](#); 1997, c. [587](#); 2003, c. [811](#); 2004, cc. [691](#), [799](#); 2005, cc. [466](#), [699](#); 2006, cc. [527](#), [563](#), [564](#); 2007, c. [761](#); 2012, cc. [729](#), [733](#); 2013, cc. [561](#), [585](#), [646](#), [656](#); 2014, cc. [397](#), [443](#); 2018, cc. [420](#), [691](#), [796](#), [828](#); 2023, cc. [353](#), [354](#), [424](#).

Page	Update Needed
6	Add this revision/update language here with date(s)
7	update map 1
10	Paragraph 4 - update population and census year
10	Paragraph 5 - update population and census year
10	Paragraph 6 - update population and census year
11	Paragraph 1 - update redistricting date and DOJ date
11	update demographics
12	update map 2
13	update map 3
14	Paragraph 3 - update IDA to EDA
15	update communications infrastructure paragraph
16	update development strategy #3 - VDOT traffic data
18-26	Chapter 3 - Transportation - update VDOT data (meet with VDOT)
29	Future Land Use - Paragraph 1 - correct/re-word
32	update map 6
33	update map 6a
34	update map 6b
35	update map 7
36	update map 7a
37	update map 7b
38	update American Community Survey data using 2018-2022 data
39	update American Community Survey data using 2018-2022 data
40	update American Community Survey data using 2018-2022 data
43	verify National Register of Historic Places data
44	update map 8 (if needed)
45	update KQ Histrocal Markers
45	update DMIME to DOE (last paragraph)
46	update map 9
47	update map 9a
48	update map 9b
49	update map 9c
50	update map 9d
53	update using new Coastal Resource Management (short comp plan language from VIMS website)
53	update/replace Appendix J document?
56	remove reference to local wetlands board, update image
62	verify VAC section for accuracy - Paragraph 1
62	#3 remove reference to local wetlands board
63	remove reference to local wetlands board
65	update map 14
66	update map 14a
67	update map 14b
68	update map 14c
69	update map 14d
70	update map 15
75	update map 18
76	update map 18a
77	update map 18b
78	update map 18c
79	update map 18d
80	storage tanks (remove "Inhibit")
81	septic system pumpout now enforced by VDH, not county
82	use DEQ biosolids language from DEQ website here
83	update map 20
84	update map 20a
85	update map 20b
86	update map 20c
87	update map 20d

88	consider updating language related to KQ landfill
91	update map 22
94	update map 24
95	update map 24a
96	update map 24b
97	update map 24c
98	update map 24d
99	remove reference to P25 radio system
101	update information regarding boardband/Riverstreet
102	update map 26
103	update map 28 (if needed)
105	update attendance #'s (work with school board staff)
106	map 29 may change??
Appendix A	update VEC report
Appendix C	update VDOT 6 year road plan
Appendix D	update to include 2010 and 2016 to show growth
Appendix E	update to current AADT Report
	update maps
	1,2,3,5,6,6a,6b,7,7a,7b,8,9,9a,9b,9c,9d,14,14a,14b,14c,14d,15,18,18a,18b,18c,18d,19,20,20a,20b,20c,20d,2
Appendix F	2,24,24a,24b,24c,24d,26,28,29?
Appendix J	update VIMS shoreline situation report
Appendix K	update soils report from NRCS
Appendix L	update CIP document

AGENDA: *Monday, August 5, 2024, PC Meeting*

ITEM #6:

Old Business:

A. None

AGENDA: *Monday, August 5, 2024, PC Meeting*

ITEM #7:

Staff's Comments:

A. Comments/Updates (if any)

AGENDA: *Monday, August 5, 2024, PC Meeting*

ITEM #8:

Commissioner's Comments:

Planning Commission will provide comments, if any, other than items already discussed during the meeting/public hearing.

AGENDA: *Monday, August 5, 2024, PC Meeting*

ITEM #9 & #10:

Meeting Schedule/Adjournment:

The next Planning Commission meeting will be held Tuesday, September 3rd at 6:00 p.m.

Ask the Commission for a motion to adjourn the meeting.

Ask is there a second.

All in favor say “Aye”

Note that meetings may be cancelled due to lack of agenda items or for other reasons as noted in the Planning Commission By-Laws.