



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION

Meeting scheduled to begin at
6:30 p.m. on Tuesday, November 12, 2019
in the City Hall Council Chambers
at 702 North U.S. Highway 175; Seagoville, Texas

Vice Chairman David Grimes, acting as chairman in the absence of Chairman Mike Dupuis, called the meeting to order at 6:31 p.m.

Commissioners present: Commissioner and Vice Chairman David Grimes
Commissioner Olu Olajimi
Commissioner Charles Galbreth
Commissioner Tommy Lemond
Commissioner Tyree Roberson

Commissioners absent: Commissioner and Chairman Mike Dupuis
Position 7 is vacant.

City Staff present: Community Development Director Ladis Barr
Planner Jennifer Bonner

Commissioner Olajimi was asked to lead the group in an invocation. Afterwards, he led those present in the Pledge of Allegiance.

Vice Chairman Grimes gave an opportunity for the public to comment on items not on the agenda. No one approached the podium.

1. **Approval of Minutes:** Vice Chairman Grimes asked if there were any corrections to the minutes from the October 15th meeting. Commissioner Olajimi moved to accept the minutes as presented. Commissioner Lemond seconded the motion. By a show of hands, the minutes were approved five (5) to zero (0).
2. **Zoning Request Z2019-31: Public Hearing** Vice Chairman Grimes introduced the first item of business on the agenda at 6:34 pm. The request is for a Special Use Permit for a religious institution at 150 South Watson Street in Suite 110. The vice chairman then opened the public hearing and asked for the staff report.

Jr. Planner Jennifer Bonner began by stating this request would be located between West Cypress Street and West Malloy Bridge Road as well as between South Railroad Avenue and South Watson Street. The property owner has been contacted about renting part of his building at 150 South Watson Street for use by a church. Special Use Permits (SUPs) are required for churches and other similar institutions. Religious institutions are permitted in all zoning districts. She continued by stating that the applicant also owns the parking lot that is across Cypress Street from this location. The attendees of the church would most likely park their vehicles in the parking lot across Cypress Street.

Planner Bonner then moved on to the summary of the staff report. There is an aerial photograph on the front page. The yellow star with the red outline shows which portion of the building that the church is interested in renting from the property owner. This SUP request is only for that portion of the building. The area of the request is about 1500 square feet, and the entire parcel's size is about 0.5-acres. The building parcel is zoned C, Commercial while the parking lot belonging to the same property owner is zoned R-5, Residential Single Family. Planner Bonner summarized the surrounding zoning districts and then explained that this site is in a corner of the Town Center designation on the Future Land Use Map. The areas to northeast, northwest, and southwest are also in the Town Center area, but everything to the southeast is in an area of Low Density Residential. Planner Bonner then stated that staff is recommending approval of the request with the following conditions: this SUP limited to maximum 2 calendar years and that it will expire when one of the following happens: the church relocates; the church closes its doors; or the church applies for a new SUP for this location. Moving onto the second page of the staff report, Planner Bonner compared the subject property to the 2002 Future Land Use Map and Plan, the 2006 Thoroughfare Map and Plan, and the 2009 Zoning Map before going into the review criteria for comparing the request to code requirements for granting SUPs. The review criteria specifically that don't meet code were covered, but in most cases those items were a "no" because the criteria ask about proposed items and in this case the building, parking lot, and other improvements already exist. She then summarized the public notices and responses as well as the example motion for the commissioners. Finally she covered the other exhibits that were attached in this portion of the meeting packet. She then stated she would be willing to answer any questions the Commissioners had.

Commissioner Roberson asked about Suite 110 being exactly 1500 square feet in area. Planner Bonner responded that the building has been partially divided on the inside, but Suite 110 is not exactly 1500 square feet nor do the interior walls shown on the copy of the building's footprint that she found in the files in city hall correspond with a 1500 square foot area. She went on to explain that if the SUP is granted, the next step is for the church renting the space to come in and apply for a Certificate of Occupancy. As part of that approval process, Director Barr would review the area of the building to be used and confirm that everything needed for the church to operate would be available in the rented area. In other words, the area amount will most likely not be exactly 1500 square feet, but the closest staff could determine for this application is that the suite number will be Suite 110

until the building review has been completed. What staff was provided was the end of the building were Suite 110 is located – no actual building dimensions. Commissioner Roberson also asked about the parking lot. Planner Bonner stated that the parking lot across Cypress can be used for by the renters of this request as long as the parking lot remains in the same ownership as the building they are renting.

Commissioner Olajimi asked, so they are only trying to use the existing building and parking lot. Planner Bonner responded, yes with no changes to the building or the parking lot from their existing external condition. Commissioner Roberson, but only a portion. Planner Bonner responded, yes just a portion of the building.

There were no other questions from the Commissioners.

Vice Chairman Grimes asked if the applicant or his representative were asked if they had anything they wanted to say. No one came forward.

Vice Chairman Grimes then opened the floor for comments from the public. No one came forward with public comments, so the vice chairman closed the public hearing at 6:43 pm.

The vice chairman then asked for a motion. Commissioner Lemond moved to recommend to City Council the approval with conditions on the request for a religious institution at 150 South Watson Street in Suite 110, Seagoville, Dallas County, Texas from C, Commercial to C-SUP, Commercial with a Special Use Permit. The conditions of approval were: SUP limited to maximum 2 calendar years and that this SUP will expire when one of the following happens: the church relocates; the church closes its doors; or the church applies for a new SUP for this location. Commissioner Olajimi seconded the motion. By a show of hands, the motion passed unanimously in favor (five to zero).

- Zoning Request Z2019-32: Public Hearing** Vice Chairman Grimes introduced the second item on the meeting agenda. The request is to change the zoning on 6 parcels of land on East Farmers Road from residential to a 36-acre residential plan development. The chairman then opened the public hearing at 6:45 pm and asked for the staff report.

Jr. Planner Jennifer Bonner began by stating that the application will be represented by Mr. Pat Atkins, representing his company and the property owners. The land is mostly vacant with a R-5 zoning. They are asking to change the zoning to a plan development with a R-5 base zoning. Together, the owners and Mr. Atkins have drafted a list of development regulations for the plan development that are provided both in the agenda comm as well as an exhibit attached to it. Planner Bonner stated that she has placed a map on the video screens that shown the 6 parcels owned by the applicants to help the Commissioners and the audience identify the area and location of this request in relation to the other properties and roads in the area. Planner Bonner then moved on to the first page of the staff report. She summarized the surrounding zoning and land uses. She also provided staff's recommendation of "Accept with Conditions" with the conditions to be the addition of a 5-foot

sidewalk along East Farmers Road with its pavement improvements, and 4-foot internal sidewalks on both sides of the street except as shown on the concept plan where additional locations of 5-foot internal sidewalks are to be provided.

Moving onto the second page of the staff report, Planner Bonner compared the subject properties (6 parcels totaling about 36-acres) to the 2002 Future Land Use Map and Plan. With the requested development base zoning of R-5, the Future Land Use Plan and Map will continue to be met. Per the 2006 Thoroughfare Map and Plan, it can be seen that only East Farmers Road will need to be improved, but code also requires a second point of access so the development plans calls for a new internal street that will connect East Farmers Road to a new internal street in the plan development to the south that is currently in its design phase and was granted a similar zoning with Mr. Atkins representing that owner as well. This new internal street for connecting to the south can be seen in the projected image for the audience on the left side of the screen. Additionally, the plan development to the south is also on the agenda for tonight for its construction (or preliminary) plat to be approved. It is staff's understanding that once the plan development to the south is built out - and the property to its east is purchased for the next phase of that development - that then this requested development would forward. In other words, this project won't go forward immediately but would likely occur in the near future. The second access street to the south will connect to Greenhaven Drive, which does run all the way to the Highway 175 frontage road to help with connectivity. Planner Bonner then compared the subject parcel to the 2009 Zoning Map before going into the review criteria for comparing the request to code requirements for granting a plan development request on Page 3. Again, she covered primarily only those items with a "no" answer – historical or identified features. She addressed review item #20 - authorizing less than the minimum requirements in regards to height, area, setbacks, parking, or landscaping. This question is in every PD review, but some of these items are specifically allowed by code to be revised with a plan development – but the applicant(s) must state that the item is to be revised and by how much. This is why every plan development is supposed to provide a list of development regulations. Any item not in an applicant's list of development regulations by definition will not be changed so that item must meet whatever the adopted code is when lots are created and when structures are built. She then covered the legal notices and responses received. No letters were returned as undeliverable. Earlier today the owner of the subject parcels submitted his written response letter stating he was in favor of the request. Each commissioner should have a copy of that letter in front of them. She also had received an email from an adjoining owner on May Road, which she had responded to but has not received any other written response from them since then. She mentioned the land use table that begins on page 5. Planner Bonner moved on to the rest of the exhibits in the packet. All of the paperwork that was part of the application are included in Exhibit 5. She concluded by asking the commission if they had questions or wanted more information about.

Commissioner Roberson asked about the timing for the street to be pushed through to the south. Planner Bonner stated that the planned location of that street is in the required detention pond area of the development to the south. Until that pond is relocated with the

future phase of that development, this street can't be pushed through so the development that we are looking at right now also can't move forward.

Commissioner Lemond asked about specify the street to the south as a condition of approval. Planner Bonner stated that the Commission could specify it if they choose to, but since this is the way that the concept plan was submitted – with the street going out to the south through the adjoining development - then that does not have to be specified because the concept plan as submitted will become part of the adopting ordinance if approved by City Council.

Commissioner Roberson asked about what would happen if the future phase of the adjoining development is not built prior to this development. Planner Bonner responded that if the future phase is not in place or under construction when this development moves forward, then whoever is planning to move this development forward will have to bring the development back through the rezoning process (P&Z and City Council) with a new concept plan that will show the location of the second access point and any other requested changes to the approved development regulations that they would like to make.

Vice Chairman Grimes asked the commissioners if there were any other questions for Planner Bonner. There were not.

Vice Chairman Grimes then asked Mr. Atkins to come forward at 6:55 pm for a chance to respond to the staff report. Mr. Atkins came forward and introduced himself and his company. He began by stating that tonight he is representing another development in this area of Seagoville. Staff has provided some of the site specifics. He then provided more details for Tredway Estates Phase 1 (left side of screen and maps). As part of that development, he had contacted the owners of these 6 parcels for drainage easements and possible sale of the property. Tonight this development is being called Edmonds Farms after the current owners. The owners do have two homes on the land and each would remain, as can be seen in the plan's outparcels. Each of the homes currently sit on separate parcels. The proposed concept plan for this development accommodates about 9 acres of open space and park area while providing an additional street connection for the Tredway development to the south. The connection, as Mrs. Bonner pointed out, is in the detention area of the current Phase 1 area of the Tredway development. For development to occur for this development after Tredway is built out, then the street connecting to Tredway's development will be designed by relocating the detention area. The connection will provide access to not only Highway 175, but also to Alto Road and the elementary school (at Alto Road and Seagoville Road). Mr. Atkins said that it just makes great sense to provide the community connectivity to the south for this development and to the north for those in the Tredway development while also providing this amount of open space. The proposed development regulations do ask for smaller lots than a standard R-5 with house size increases in a tiering effect. He then thanked the commission for listening to his request. He then stated he would be happy to answer any questions that the commissioners might have.

Commissioner Roberson asked about minimum house sizes. He wanted to confirm that the 1800 square foot area is not a maximum, but an additional minimum house size. Planner Bonner stated yes, there are 3 levels of minimum house sizes. There is no maximum house size being asked for. Commissioner Roberson wanted to confirm all the houses will be at least 1600 square feet. Director Barr stated that 1600 square feet is the smallest living area allowed in a standard R-5 zoning district. Vice Chairman Grimes stated there is not a maximum living area in any zoning district. Director Barr then went over the 3 minimum living area sizes. Director Barr stated that what staff is seeing in subdivisions is that only 8% to 10%% of the houses are built at the minimum size because most folks are looking for houses with larger living areas when they go to build in a development with the 1600 square foot minimum. Today most folks want a larger home and smaller lot. Commissioner Roberson thanked Director Barr and Mr. Atkins for clarifying that for him. There were no other questions from the commissioners for Mr. Atkins.

The vice chairman then opened floor for the public to come to the podium and speak.

First to come forward and introduce himself was David Jernigan of 801 Dakota Lane. He lives on the corner of Dakota and East Farmers Road. One of his concerns is traffic flow. East Farmers already has quite a bit of traffic in the area. There are already crazy drivers flying through the area. He was curious how soon this development might happen. He was hearing tonight that the second access will delay this development until the development on around the corner (of May Road) is in completed. His concern is where will the traffic from this development be released once this development is put in? Compacting developments with other developments ... He drives through Forney and works in Rockwall so drives through traffic every day. Traffic and its flow are his biggest concerns. The type of homes ... After a pause, Commissioner Roberson asked him to be more specific about his concern on the homes. Mr. Jernigan then stated he was curious about the types of folks that the development would be trying to draw in with these homes. Crime can go up and a lot of things can happen. It can depend on what kind of development this is. Vice Chairman Grimes asked if Mr. Jernigan was asking about the average price of the homes. Mr. Jernigan said he definitely doesn't want his homes value to go down. Vice Chairman Grimes asked Mr. Atkins the estimated starting cost of the homes. Mr. Atkins responded \$199-\$200,000. Commissioner Lemond spoke up and said the homes would be the same size as the home Mr. Jernigan has in his neighborhood or larger. Mr. Jernigan said his primary concern really is just the traffic. He is for development, retail, commercial, etc. He hasn't been down here before but when he received this letter, he said he came because this now affects him because he is right there. He wanted to know if the turn into the development would be at his house. Commissioner Lemond commented that he lives not far from here. He stated that by looking at this plan that it appears to him that most of the traffic will probably go south through the other development if going south to the highway or the school because they won't come out to Farmers to go around to the other way. He doesn't know that for sure, but that is his feeling. He stated that he does know there is a speeding problem in that area. Please also contact the police department about the speeding. Mr. Jernigan stated he was concerned about the addition of more traffic to the traffic and speeding that is

already in the area. Commissioner Roberson stated he understood Mr. Jernigan's concerns, but with any growth there will be an increase in traffic – residential or commercial.

Commissioner Roberson asked if Mr. Jernigan thought the traffic now is horrendous. Mr. Jernigan replied no. He wasn't sure how many are going in. With the development that is going on just down the street and then adding this to it. Planner Bonner stated that the site that was looked at during the last P&Z meeting was a concept for 217 lots, the 2 phases of the Tredway development to the south adds a total of 127 lots. This development is 93-94 lots including the 2 houses that are existing. She then added that she did not mention it during her staff report, but that with the preliminary plat of any development that has 50 or more dwelling units is required by code to provide a traffic impact study to help with the design of intersections and streets. Mr. Jernigan said there is traffic out there now. The road fixed not that long ago, and it is already starting to be torn up again. Commissioner Roberson asked Mr. Jernigan if he was for or against the development. Mr. Jernigan replied that he was against the development until he could see and understand how the traffic will flow. He then thanked the commission for letting him speak and then returned to his seat.

Vice Chairman Grimes asked if anyone else wished to speak.

Ms. Rashell Jeannet of 711 May Road came forward and introduced herself. When the last development – Tredway – went through, she and her family were concerned about crime and traffic. Horrendous traffic issue with constant speeding. It is difficult. She understands is that things are changing to help with some of these issues with ins and outs that area easier. This development affects her more directly because it is right behind her house. One of her favorite things to do on Sunday morning is to sit in the back of her house with a cup of coffee and look out across the yard to the pond. (Her lot is one of those lots on May Road adjacent to the pond in the lower right corner of the proposed development of the concept plan on the screens.) Her question is how will this development separate her land from the new development – retaining wall, privacy wall, something else. What will keep people off her property? Not opposed to development and progress. Since the last development, our property value and taxes have both gone up. So how will this also affect her pocketbook, her property, etc.? Obviously, the pond is going to have to filled in. She put fish in that dang pond. Those are the things that she wonders. Am I losing my peace of mind and peace and serenity in her home to someone else playing in their back yard? I can already hear the traffic from the streets. Her grandson trying to cross the street almost gets hit. Not because he isn't looking, but because the drivers weave into their lane of the road. She has had someone run their car up the power pole in front of her house and turn the car over. How will this affect the community. She understands that there will be a lot of benefits for this development. But how does it also affect those already here? Will there be a privacy wall? She doesn't mind throwing the balls back over the wall. What type of things are going to be put in place. There aren't sidewalks in front of her house. There are problems with flooding. Those are issues too. How are these problems that already being seen going to be solved? There will be wildlife flushed out too with the development. Didn't even know we had beavers until she saw one that had been hit down the road. Some many things are being displaced. She already has a problem with skunks. She doesn't need any more. But they

have a need for a place to. We need to find a solution.

Vice Chairman Grimes asked if anyone else wished to speak. With no other public comments, the vice chairman closed the public hearing at 7:12 pm.

Vice Chairman Grimes asked the commissioners wanted to start their discussion. Commissioner Lemond said he understood her questions about privacy and fencing and didn't know if someone was here to answer some of those questions raised. He stated that the top right part of the concept plan refers to a fence, but ...

Mr. Atkins, applicant representative, returned to the podium and was recognized by the chairman to speak. He then went to the screen on the left side of the room and pointed to things as he discussed them.

He started by speaking to the pond and fencing questions. The pond that Mrs. Jeannet had just referred to is on land that will remain with one of the 2 houses owned by the applicants. It will be left in place and not impacted. There will be a traditional homebuilder 6-foot tall wood board-on-board fence with metal posts placed on the common rear property line of the new residential lots along the area shared with the existing residential lots on May Road. The existing fencing between Mrs. Jeannet and Mr. Edmond's pond will remain in place unless one of those owners chose to change it themselves. There will not be a change in any existing fencing in the "open space" areas. The open space areas will remain treed with no changes to them so there will be room for the concerns about wildlife.

Moving on to the traffic, Mr. Atkins restated that there will be improvements to East Farmers Road. The street leaving this development will be aligned with the existing intersection of Dakota Lane and Farmers Road. He pointed to the second point of access and showed its connection to the south, so most traffic will probably go south as the path of least resistance to leave the site instead of going north to Farmers, east to May, and then back south to the highway. Access will also primarily be from the south. Eventually Alto Road will also be extended through from Seagoville Road to East Farmers Road.

Mr. Atkins completed his thoughts by stating that as time moves forward and improvements are put in place, the major thoroughfares will be addressed. With the daughter and family already living there, it keeps 2 fairly large parcels of land in place while also preserving a good amount of greenspace.

The vice chairman closed the public hearing at 7:16 pm.

Vice Chairman Grimes asked the commissioners for a motion. Commissioner Olajimi moved to recommend to City Council the approval with conditions on the request to change the zoning for Tract 6, Tract 6.2, Tract 6.3, Tract 6.4, Tract 6.5 and Tract 6.6 in the John D. Merchant Abstract 850, Seagoville, Dallas County, Texas from R-5, Residential Single Family, to PD-19-06 for a 36+acre residential subdivision with development regulations. The

conditions of approval were that a 5-foot wide sidewalk be constructed along East Farmers Road along with its pavement improvements; and all other constructed streets to have 4-foot wide sidewalks on both sides unless otherwise shown on the concept plan. Commissioner Roberson seconded the motion. By a show of hands, the motion passed unanimously in favor (five to zero).

4. **Zoning Request Z2019-33: Development review** Vice Chairman Grimes introduced the third item of business on the meeting agenda. This item is a development review for a new building in Seagoville Corners III plan development. He then asked for the staff report.

Planner Bonner started by identifying tonight's representative of the developer and engineer. The building will be for a Panda Express restaurant. Tonight the P&Z is only looking at the exterior items and granting approval of the site plan. The site will be addressed 160 South Highway 175. She then provided a summary of zoning within the plan development and re-platting of some of the lots. The re-plat of this lot is in process. Staff is waiting on signed copies of the plat to be returned to them for collecting city signatures and then taking to Dallas County for recording. Building plans and permits will be reviewed by staff later. From the staff report, she provided a summary of the land size, site and surrounding zonings, and existing and surrounding land uses. Staff is recommending approval as submitted because no issues were found during the staff review. She then explained the location in comparison to the 2002 Future Land Use Plan and Map, 2006 Thoroughfare Plan and Map, and the 2009 Zoning Map. As she has stated in past meetings, the city cannot enforce or require either the 1986 plan development nor our masonry requirements to be met. Staff has provided some information from code on drive-thru lane stacking since this restaurant will have such a lane and our code has requirements from them. In Exhibits 2, 3, and 4 Planner Bonner has drawn out the lot as it will be created once the plat for this has been recorded. Exhibit 5 includes 2 applications (current and future land owners) and a series of 11x17 pages that include 2 pages of the unsigned copy of the re-plat for this lot, the site concept plan for the restaurant, 2 pages of the planned building elevations with building materials all labeled, and the planned landscape and irrigation plan for the site. Exhibit 6 is a copy of the 1986 ordinance that created the plan development regulations for this site. Only the land uses in this old ordinance were changed with one of the more recent amendments to allow all Local Retail land uses.

At 7:30 pm, Vice Chairman Grimes asked if the applicant would like to rebut anything that Staff has said. Tom Rud from idGroup came forward and stated he would be happy to answer any questions that the commissioners had. There were none.

Vice Chairman Grimes asked if anyone else had any public comments that they would like to make. No one approached the podium, so he closed the public hearing at 7:31 pm.

There was no discussion amongst the commissioners, so Vice Chairman Grimes asked the commissioners for a motion. Commissioner Lemond moved to approve the request for the proposed site plan, the building's façade materials, and site landscaping to be constructed

as submitted with application Z2019-33. Commissioner Olajimi seconded the motion. By a show of hands, the motion passed unanimously in favor (five to zero).

5. **Zoning Request Z2019-34: Construction Plat Approval** Vice Chairman Grimes introduced the final item of business on the meeting agenda. This item is the construction plat approval for phase 1 of Tredway Estates. At 7:33 pm, he asked for the staff report.

Planner Bonner started by identifying the property owner and engineer on the project. Tonight they are being represented by Mr. Pat Atkins. The plat will be for a subdivision of 69 residential lots and 5 open spaces along widened portions of Alto Road and an existing gas line. The staff report shows the parcel that will be phase 1 as the developer is now also the property owner. Planner Bonner then provided a summary of the project size, site and surrounding zoning districts, and site and surrounding land uses. Staff is recommending approval with the only condition to be fully approved engineering plans within 90 days. Contractors and developers only have 180 days from the date of approval by P&Z to have acquired permits and begun work on the site. Staff recommends not applying for a construction plat until the engineering plans are close to being accepted with minimal comments. The Future Land Use Plan and Map, Thoroughfare Plan and Map, and the Zoning Map were referenced in relation to this development. The "no" answers in the review are primarily related to not having approved engineering plans. The site has been allowed to remove trees since no permit is required for that work. Grading work can begin on the site after the construction plat is approved. Staff reviews signage, but the P&Z. A homeowners' association is required for maintaining certain areas. Planner Bonner then talked about the gas easement and open spaces. She then summarized the exhibits. The last exhibit is the ordinance that is most recent amendment of the development regulations. She stated that she expects the next set of revised plans either this week or next week. Approving the construction plat means that when the engineering plans have been approved, the developer can begin installing infrastructure for the development. The next time the commission will see this will be after all infrastructure is in place, has been reviewed, tested, approved, accepted (utilities, sidewalks, ponds, fences, signs, etc.), and the development is ready to begin building houses. Neither the construction plat nor the final plat goes to City Council for review.

Vice Chairman Grimes asked if the applicant would like to speak. Mr. Pat Atkins came forward and introduced himself again. He is willing to answer any questions the commission has. Commissioner Lemond asked about the alignment of the road from the Edmond Farms PD (item 3 on the agenda) and this development. Mr. Atkins stated that the proposed road would come in through part of the area shown as a temporary detention pond on the construction plat. Commissioner Roberson asked to confirm the number of residential lots with this development. Planner Bonner said 69 lots. Vice Chairman Grimes asked if there were any other questions from the commissioners.

Vice Chairman Grimes asked for any other public comments. There were none, so he closed the public portion of the agenda item at 7:44 pm.

Vice Chairman Grimes asked the commissioners for a motion. Commissioner Galbreth moved to approve the construction plat for Tredway Estates Phase 1 with the condition that the engineering plans are fully-approved within 90 days of tonight's meeting. Commissioner Olajimi seconded the motion. By a show of hands, the motion passed unanimously in favor (five to zero).

6. **Announcements:** Vice Chairman Grimes then read the list of upcoming city meetings.

Vice Chairman Grimes adjourned the meeting at 7:46 pm.

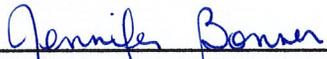
APPROVED:



Mike Dupuis

Planning and Zoning Commission Chairman

ATTEST:



Jennifer Bonner, Planner and

Planning and Zoning Commission Liaison

