

PLANNING COMMISSION MINUTES

January 10, 2022

MEMBERS PRESENT

Mr. Bolton
Mr. Dodson
Ms. Evans
Mr. Garrison
Mr. Kahn

MEMBERS ABSENT

Mr. Craft
Mr. Petrick

STAFF

Lisa Jones
Doug Plachcinski
Clark Whitfield

The meeting was called to order by Chairman Garrison at 3:00 p.m.

The meeting was turned over to Mr. Whitfield for the election of officers.

I. ELECTION OF OFFICERS

Mr. Whitfield called for nominations for Chairman.

Mr. Bolton nominated Mr. Garrison as Chairman. The nomination was approved by a 5-0 vote.

Mr. Whitfield called for nominations for Vice Chairman.

Ms. Evans nominated Mr. Petrick as Vice Chairman. The nomination was approved by a 5-0 vote.

Mr. Whitfield called for nominations for Secretary.

Ms. Evans nominated Mr. Bolton for Secretary. The nomination was approved by a 5-0 vote.

II. ITEMS FOR PUBLIC HEARING

- 1. Rezoning Application PLRZ 2020-155 (PLVAR2020-110), remanded from the Board of Zoning Appeals on a case filed by Mark and Karen Davis, requesting to rezone from HR-C Highway Retail Commercial District to S-R Suburban Residential District at 734 Mt. Cross Road (Parcel #72873.) The applicant requested a variance to allow for a deck constructed without permits onto a legal non-conforming residential use to remain in a HR-C Highway Retail Commercial District. The BZA remanded this case to the Planning Commission.*

Mr. Garrison opened the Public Hearing.

Mr. Doug Plachcinski, Planning Division Director & Zoning Administrator with the City of Danville, stated the staff reports for both outstanding items that have been on our agenda for quite some time. I will ad lib a little bit towards the end, which I'll coordinate with Lisa later to make sure it's in the minutes effectively.

Mr. Plachcinski read the staff report and stated that we do recommend that the Planning Commission recommends denial to City Council because rezoning only this property would amount to spot zoning and then assuming City Council agrees with the Planning Commission's recommendation, the case would go back to the BZA.

Mr. Garrison opened the Public Hearing.

Mr. Garrison closed the Public Hearing.

Mr. Garrison stated commissioners do you have any questions for staff?

Mr. Bolton stated have they made any comments, since they're not here, to you that might be helpful, or no?

Mr. Plachcinski stated no sir, they communicated that they would likely not be able to make this meeting again and asked for further postponement and I've explained that we've postponed this for far too long. They could either withdraw and remove the deck or we could proceed with the recommendation to City Council as I have explained.

Mr. Garrison stated Mr. Attorney we are within the legal boundaries of going ahead and hearing this case today, am I correct?

Mr. Clarke Whitfield stated as long as they have received notice, yes sir.

Mr. Bolton made a motion to deny this Rezoning Application PLRZ2020-155. Mr. Dodson seconded the motion. The motion was denied by a 5-0 vote.

Mr. Whitfield stated Mr. Chairman, I might add that since, you all are not the final determination, you were just a recommendation to City Council, they'd still be able to go forward.

2. *Rezoning Application PLRZ2020-029, filed by Gerald Kelly on behalf of TriCor Properties LLC, requesting to rezone from N-C Neighborhood Commercial District to "Conditional" HR-C Highway Retail Commercial District, 1113 Franklin Turnpike and two (2) adjacent parcels (Parcel #s 70167, 70166, & 70046). The applicant proposes mini-storage warehouses on the property.*

Mr. Garrison opened the Public Hearing.

Mr. Garrison stated I know the last time that you were here, you had asked us to delay this until you could meet with the surrounding neighborhood. So, you might catch us up to date, please.

Mr. Gerald Kelly, appeared on behalf of TriCor Properties LLC, and stated yes sir. I had an opportunity to talk to several and we also were going to get you some more information about what it would look like, the perimeters, and all of that. We sort of had a little change in our plan because of the look of our building there and the property. We too don't want to mess up the building or the beautiful view that's there. So, we are looking at doing the mini storages inside of a building. I talked to some about that, and they were happy about that. You know, if, it looked good, everybody was fine. The concerns that they had were cheapening the property, you know, looking out at many storage buildings and so. We've got some information that hasn't come in yet, but we had to have this meeting because we too have been putting it off a long time because of Covid or whatever. It's a drive thru mini storage, temperature controlled. It would be one building and you would just drive through it and so it wouldn't be like fenced in with outside light and all of that. I didn't get the meeting together with everybody at one time like we had discussed leaving but I feel like if they were here, most were more in favor of doing something that looked better in that area, which we would agree to do for sure. I'm not sure when this project would begin as far as construction. I know, we have to go to the second approval, and then get the engineers, and all of that. We just like to keep the ball rolling, if we can.

Mr. Garrison stated any questions from staff?

Mr. Bolton stated there is a buffer there naturally. There's an old train trestle and then there's woods from backyards on Vicar Road. Do you have any plans of additional buffers like cypress trees, or fence, or anything in mind?

Mr. Kelly stated well, we don't have anything specific, but we would accommodate anything we needed to do to make people happy and make y'all happy. I think if we put a big building there, some of them are nice-looking buildings, and I'm not sure, you know, if we would let them come in from the right side and drive through the building this way and come out of the left. There would be nothing behind it and we would be off that buffer a good way.

Mr. Bolton stated a natural buffer should work.

Mr. Kelly stated it's a good bit of woods right there, except when the leaves fall off you can see right through them. We would surely make it look very appealing and professional.

Mr. Garrison stated the old rail bed, I think it is 80 feet wide and while it goes behind the people on Vicar and your property, one of the people that lives on Vicar owns that rail bed. Which surprised me. I did look it up today and on the GIS map system. So, that person still would be on a boundary with you. Mr. Plachcinski, you could probably answer this better than me. There would have to be screening, because of that property line, am I correct? There's an offset, I know.

Mr. Plachcinski stated that is correct. There's a landscape buffer requirement.

Mr. Garrison stated which you are going to have to meet those requirements anyway before you can build.

Mr. Kelly stated more than happy to. Whether it be trees or fencing. We probably want to do landscaping trees and stuff to make it look better than fencing, but whatever we would be required to do, we would.

Ms. Evans stated what are your hours of operation?

Mr. Kelly stated well, I'm not sure right now, but we would try to accommodate what our customers would want there. We would like to have it 24/7, if it's just a code to drive in the building and give people access to it, but if it was an issue that disturbed us in business there or anything, we could limit those hours.

Ms. Evans stated therefore you would still have lighting outside the building for people to drive thru.

Mr. Kelly stated if we open it at night yes, ma'am. I would think it would be a much different type of lighting than the mini storage, just the buildings because you'd have to light up the whole parking lot. There would be no parking lot behind the buildings. You know, you would just come in, drive inside the building. So, most of the lighting would be inside, not that there wouldn't be an outside parking light, but there's already one in our paved parking lot there for the business and that light is on. So, hopefully we can get away with just a parking lot light like that, would be my thinking.

Mr. Bolton stated if you did need additional, would something like down lighting be considered or be the preference?

Mr. Kelly stated one thing for sure is we would do everything we're told and want to keep the neighbors happy and surely want that to stay as good looking as it is now, and you know we don't want to trash up the area. Whatever is required on that we would do.

Mr. Kahn stated well, to tell you, I'm one of the neighbors. I live two blocks away from there in that area. I went to look at the area over there. You plan some type of building, you say I'm pretty sure you can't describe the building right now but in the future, can you show us something that it will be more visible so we can look at it, and say, yes, well, this is going to be because they, right now, that's a full highway going on 41 over there and I see the land right across there and it will run adjacent to my property around there. So, my direct question to you is do you have building plan? Some kind of thing that we can visually see where it's going to be. You say that it will be drive in?

Mr. Kelly stated I don't have it with me right now but yeah, they are online. I could print something. The outside color and everything would just be, you know, whatever we chose on that. We try to match the building we've got out front in color and keep it uniform and without the engineers drawing it up, I'd assume we would just drive into the second spot. You know, where you come into that parking lot there? We'd have an extra lane to the right and it would just drive back to the building. So, you would go down, make a left into the building, and come in the other end and we'd have a

circular driveway around our property there. I would say the building would be metal, you know, but painted in such a way maybe rocked up halfway, not sure exactly. We surely would want it to be nice and model the building that you got there, which is our real estate office.

Mr. Khan stated I'm pretty sure you'll make it nice and neat.

Mr. Kelly stated we will, or we wouldn't build it.

Mr. Garrison closed the Public Hearing.

Ms. Evans made a motion to recommend approval of Rezoning Application PLRZ2020-029 as submitted. Mr. Khan seconded the motion. The motion was approved by a 4-0-1 vote. (Mr. Bolton abstained).

3. Special Use Permit Application PLSUP 2021-389, filed by Benjamin F. Moomaw III on behalf of the Berean Bible Church, requests a Special Use Permit Planned Unit Development in accordance with Article 17 of the Danville Zoning Ordinance at 305 West Main Street (Parcel ID#26335). The proposed Planned Unit Development will convert the existing church into a five (5) dwelling-unit building.

Mr. Dodson made a motion to postpone Special Use Permit Application PLSUP2021-389 until next month. Mr. Khan seconded the motion. The motion was approved by a 5-0 vote.

After much discussion the application filed by Benjamin F. Moomaw III on behalf of the Berean Bible church was withdrawn.

4. Zoning Ordinance Text Amendment PZ21-00007 filed by Dharma Pharmaceuticals LLC c/o Gentry Locke, Jon Puvak to add cannabis dispensing facility to permitted uses in the HR-C Highway Retail Commercial zoning district, Chapter 41, Article 3.M.B.

Mr. Garrison opened the Public Hearing.

Mr. Jon Puvak stated, I'm an attorney representing Dharma and Green Thumb, as Mr. Plachcinski mentioned, this is really a continuation request from what the Planning Commission saw in July. You know, really the question is, why? Right? Why are we coming to you now and it's a function of just again looking further? What we're talking about is cannabis dispensing facility. It's defined by Virginia Code, Mr. Plachcinski just mentioned that's been amended, slight tweak there to expand from cannabis oil to cannabis products. It's something that happened this past year since the Planning Commission last saw this request. So, we think it should be consistent with reading the code but really what we're trying to do is reflect that highway, the more we've looked at this, highway retail commercial really makes more sense than neighborhood commercial. You have more retail facilities. You have closer streets and highways and other modes of transportation. Other independent pharmacies are zoned highway, retail and commercial. If it was okay in neighborhood commercial, we feel like it's even better in highway retail commercial because there's fewer adjacencies to any residential issues, abundant parking, drive-thru facilities, all type of things that we would expect to see for this type of facility.

I have with me Shannon Berry and Rebecca Brown of DHARMA Pharmaceuticals and Green Thumb. I just want Shannon to kind of run through a few of the things about what the facility will look like and give you a little bit of lay of the land because really, we're the only folks that are impacted by this type of use. This is a precise request that only Dharma as a license holder can take advantage of at this point. So, I will turn it over to Shannon and let her roll through some of these slides.

Ms. Shannon Berry stated, I'm a founder of Dharma Pharmaceuticals I'm a fellow Virginian. I'm a huge proponent of the cannabis program. There are basically five licenses that were awarded.

(Mr. Puvak and Ms. Berry reviewed the following slides).

Zoning Ordinance Text Amendment

PZ21-00007

Dharma Pharmaceuticals, LLC and
Green Thumb Industries

City of Danville Planning Commission

Monday, January 10, 2022

“Cannabis Dispensing Facility” – added to the City’s Zoning Ordinance in July 2021. This term is also defined by Virginia Code as follows:

a facility that (i) has obtained a permit from the Board pursuant to § 54.1-3442.6; (ii) is owned, at least in part, by a pharmaceutical processor; and (iii) dispenses cannabis products produced by a pharmaceutical processor to a registered patient, his registered agent, or, if such patient is a minor or an incapacitated adult as defined in § 18.2-369, such patient's parent or legal guardian.

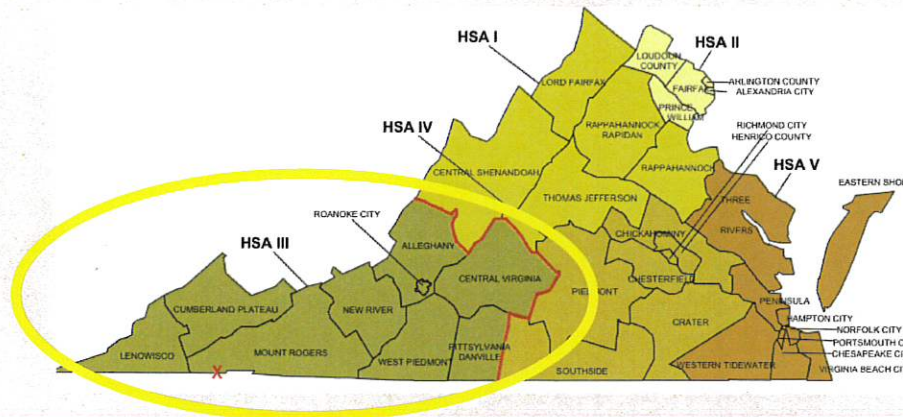
- Cannabis Dispensing Facility currently a permitted use in the N-C, Neighborhood Commercial Zoning District.
- **This request is to add** a Cannabis Dispensing Facility as a permitted use in the HR-C, Highway Commercial Zoning District.

Why the HR-C Zoning District?

- HR-C zoned properties are located nearby primary streets and highways and other modes of transportation.
- HR-C zoned properties are generally closely located to other retail and commercial development.
- Other Independent Pharmacies are zoned HR-C.
- Dispensing facility is expected to serve the region, including residents of the City and surrounding communities.
- Consistent with the Comprehensive Plan/Future Land Use Plan

History of the Virginia Medical Cannabis Program

- In September 2018, the Virginia Board of Pharmacy approved the applications for five companies to open Pharmaceutical Processors across the Commonwealth. Pharmaceutical processors are limited to dispensing to only registered patients.
- Dharma Pharmaceuticals, LLC (“Dharma”) was awarded the license for Health Service Area (HSA III). The license allows for a total of 6 dispensaries throughout the HSA.
- The Virginia Medical Cannabis Program is regulated by the Virginia Board of Pharmacy



- **October 14th 2020**, Dharma became the first dispensary in the state to legally dispense medical cannabis to registered patients.
- **July 1st, 2021** Dharma partners with Green Thumb Industries and operates under the dispensary name “RISE”.
- **RISE Locations:**
 1. RISE Abingdon - OPEN
 2. RISE Salem - OPEN
 3. RISE Lynchburg – Coming Soon
 4. RISE Christiansburg – Coming Soon
 - With delivery zones extending to Charlottesville, RISE is the trusted dispensary for so many Virginians.
- RISE Abingdon and RISE Salem currently serve approximately **400 patients** who travel from (or receive delivery to) the greater Danville region.
- We have had many patients that have significantly **reduced opioid usage** by using our medical products.

How does someone become a registered patient?

Getting Your Medical Card in VIRGINIA



1 Visit a Registered Practitioner

Obtain a valid written certification from a Board of Pharmacy-registered practitioner for medical cannabis. Register at this address:
<https://www.dhp.virginia.gov/pharmacy/PharmaceuticalProcessing/Patients.htm>

2 Register as a patient

Register with the Commonwealth of Virginia by applying for registration as a patient to possess medical cannabis products. Register at this address:
www.license.dhp.virginia.gov/apply/PersonSearchResults.aspx

3 Visit a RISE Dispensary in Virginia

Please bring your valid VA photo ID, certification from the registered practitioner, and your patient registration.

Qualifying conditions in VA are determined by the patient's physician and may include:

- Amyotrophic lateral sclerosis
- Anxiety disorders
- Autism
- Cancer & cancer remission therapy
- Crohn's disease
- Dyskinetic and spastic movement disorders
- Epilepsy
- Glaucoma
- HIV/AIDS
- Huntington's disease
- Inflammatory bowel disease
- Intractable seizures
- Multiple sclerosis
- Neurodegenerative diseases
- Neuropathies
- Opioid use disorder
- Parkinson's disease
- Post-traumatic stress disorder
- Severe chronic or intractable pain of neuropathic origin or severe chronic or intractable pain
- Sickle cell anemia
- Terminal illness
- Tourette syndrome
- Any chronic or debilitating condition that might be helped by the use of cannabis

Completed through the **Virginia Board of Pharmacy** and providers who are approved to issue recommendations.



Danville Community Impact



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Enhancing the Community with Upscale Exteriors



Salem, VA



Lake in the Hills, IL



RISE Warminster, PA



Niles, IL



Making patients comfortable and helping them feel informed is the foundation of every store experience.



Employment and Operations

- **Hiring approximately 15-20 full-time employees with benefits**
- **Training:** All Rise pharmacists and dispensary staff complete training courses involving HIPAA & safe medical practices as well as company specific training.
- **Expected Hours of Operation:**
 - 9AM – 6PM Monday - Thursday
 - 9AM – 7PM Friday
 - 9AM – 4PM Saturday
 - Closed Sunday



Security

All employees must undergo a criminal background check.

Rise Virginia Dispensaries have on-site security personnel as well as 24/7 surveillance.

No one is permitted to enter the facility dispensing area unless they are a registered patient or agent with an active medical card and each patient is allowed to have one guest accompany them.



Patient Testimonials





Patient Testimonials:

"As a Gulf War veteran, I appreciate the fact that there is now an alternative to the usual medication prescribed to treat anxiety, insomnia, etc. The fact that RISE offers a plant based, natural medicine without the side effects of other pharmaceuticals, appeals to me greatly."



Patient Testimonials:

"I was a police officer years ago and saw some horrific things and suffered for years with bad dreams and PTSD. For over 25 years now I have never gotten a peaceful night's sleep and doctors have given me pill after pill and the only thing they ever did was give me bad side effects. I had given up completely. When medical cannabis became legal, I heard from other individuals with PTSD who were already in legal states that it benefited them tremendously. I decided to give it a try.

The first night (and every night since!!) I slept the entire night and didn't awake till 8:30 am!! I haven't done that in 25 years!! No pain no bad dreams!! I am at a loss for words. I never imagined it would have such a dramatic effect on me and my life! I had also sustained injuries over the years and a year ago had a complete knee replacement and cannabis has helped in that area as well. Thank you all at Dharma/RISE for helping me and others that need relief"



Patient Testimonials:

"Dharma Pharmaceuticals is an amazing place. Even before they opened, they reached out to the public to help educate them about the process involved: from applying for a medical license through purchase and use.

At my first visit to RISE, I was greeted warmly by staff and instructed regarding their Covid protocol. This increased my feelings of safety. I then consulted with a staff pharmacist. She helped me figure out the medicines and amounts that I would want for the given time period needed.

Everyone at RISE is so nice, helpful and thorough. From the heads of the organization to the front desk personnel to the checkout, all were professional and helpful. I felt that the customer service was beyond excellent.

In getting home, I can now attest to the fact that the quality of the products is indeed top notch!

Thank you Dharma/RISE for being a dependable, safe and wonderful place for Virginians to get education and products to support their health."

Conclusion

Permitting Dharma/GTI to locate its pharmaceutical processor dispensary in a property zoned Highway Retail Commercial will allow Rise Danville to accessibly, safely, and efficiently serve regional medical cannabis patients while minimizing any impact on neighboring businesses.

- Additional Questions?



Thank You!

Ms. Evans stated what are the hours on Fridays?

Ms. Berry stated we are opened from 9 to 7. We are already delivering to the Danville area from our Salem dispensary. So, patients who can't get out of bed, and have health conditions, or concerns about Covid, we deliver directly to their homes.

Ms. Evans stated Saturday is 9 to 7 or Friday is 9 to 7?

Ms. Berry stated Saturday is 9 to 4, currently. The Board of Pharmacy requires us to be open 35 hours. At least the bare minimum of 35 hours per week. All employees must go through a criminal background check. Our facilities have major security 24/7, so, there's never an issue there and no one's permitted to enter the facility unless they're a registered patient or caregiver. Our youngest patient is about three months old. So, obviously, their mother comes with them to get the medicine.

Ms. Evans stated do you have a location?

Ms. Berry stated we had not nailed down a location, we've got several that we've considered but nothing that we've, you know, physically looked at. We have to go through due diligence periods and things like that because we, you know, do have shareholders. It's a larger process just to say, oh, here's where we're going. There's a large amount of due diligence, feasibility studies, traffic studies, and etcetera that have to go into a decision for a property.

Mr. Bolton stated you're most likely be building as opposed as to finding an existing building or you just don't know?

Ms. Berry stated it's up in the air. I mean, there are some existing properties that could potentially work but also new buildings are not outside of the question. The main thing is getting the zoning appropriate so then we can move forward.

Mr. Bolton stated recommendation from staff he asked that we move it out of the neighborhood commercial. Are you okay with that?

Ms. Berry stated yes. I think the highway commercial allows it to be a little further away from residential areas and I think that was a concern previously. We are just trying to accommodate your request. We operate like a traditional pharmacy, CVS, Walgreens, etc.

Mr. Puvak stated we have looked at it and there's maybe 150 acres in the entire city that's zoned neighborhood commercial. We found one initially that we thought might work. Now, we looked at highway retail commercial. They're just almost 1500 acres that are highway retail commercials. So, just more opportunity there but again, we can only have one.

Mr. Garrison stated Mr. Plachcinski we are looking at this to change this from neighborhood to HR-C.

Mr. Plachcinski stated correct. The memo is at the very end of the packet, it would become a permitted use under the HR-C zoning district, and we would remove it from the NC zoning district.

Mr. Garrison stated we put it in the NC zoning district?

Mr. Plachcinski stated yes.

Mr. Garrison stated okay. Now that we have more and better information, we're looking at changing it and making it a permitted use?

Mr. Plachcinski stated right, in the HRC zoning district.

Mr. Garrison stated any other questions?

Mr. Garrison closed the Public Hearing.

Mr. Bolton made a motion to recommend approval of Zoning Ordinance Text Amendment PZ21-00007 to allow medical cannabis dispensaries in the HR-C, Commercial Zoning District and withdraw it from the NC Zoning District and that we conform our language to the proper definition by the state of medical cannabis. Mr. Dodson seconded the motion. The motion was approved by a 5-0 vote.

III. COMPREHENSIVE PLAN UPDATE/DIRECTOR'S REPORT

Mr. Plachcinski stated I won't go through and read the entire three-page memo, but I wanted to show the Planning Commission that we're moving forward on scoping out what we're going to try to accomplish over this next year with public involvement. We're looking at the branding of Planet Danville because it's exciting and a little futuristic and all encompassing. Then the memo further explains the five phases of the process between defining it, dreaming it, deciding it, and doing it and we want to make sure there's a strong doing it component at the end. We'll have different engagement activities centered around existing community events throughout the year. The data acquisition is going well. We're getting everything together already from the city's GIS resources and the Western Piedmont Regional Planning Commission. Right now, that is going well. We are sitting down again this week with other stakeholders to figure out some of the details of who will be helping us with our outreach in terms of just getting more people involved and more community members involved. We'll be meeting on Thursday with the city's housing consultant. Obviously, as we all talk about housing is extremely scarce in our community right now in all forms whether you're staying for a night or whether you're ever. So, that should be a great discussion on Thursday with that. I just wanted to give you guys an update. We will be providing an update to the city managers office also every week just so they can keep the city council informed of what's going on.

Mr. Garrison stated are there any cases next month other than the one that we postponed today?

Mr. Plachcinski stated yes, I know of at least one other one because skill games are coming back. Sure, everybody's favorite memory from 2020. Also, we had some issues with the definition of how we screen dumpster enclosures and it's kind of vague in the ordinance. So, I just want to go through and clarify that. So, that's just a little bit of housekeeping I'd like to include next month.

Mr. Garrison stated I am going to ask you to put one other thing on our agenda for next month and that is a discussion of whether or not we should have time limits on speakers.

Mr. Plachcinski stated you know that's a great point and I'd be willing to in lieu of or maybe in addition to if I don't give myself a hole too deep here to get a packet for but maybe even propose some draft bylaws.

Mr. Garrison stated that would be fine.

Mr. Plachcinski stated okay. I'll work with Ryan and Clarke on getting that.

Mr. Garrison stated I've always been a proponent for allowing people to speak, to get as much information to us as possible, but I think that we are reaching a point where we're seeing too many people come saying the same things. So, maybe it's time that we considered time limits, just something for you to think about for next month.

Mr. Plachcinski stated certainly.

Mr. Khan stated especially overbearing today. It was repetition continuously and I mean, all of them do the same thing.

Ms. Evans stated I agree, but they are passionate.

Mr. Khan stated I understand.

Mr. Garrison stated I understand. That's why I want to have a discussion about it at our next meeting. It's getting kind of late now.

Mr. Evans stated my first meeting went to 6 o'clock.

Mr. Garrison stated what? We've been here to 7 with skilled games.

Mr. Plachcinski stated, if there's a way we can authorize this, if we get more than the one request that I've heard of this coming, if we could talk about maybe scheduling a special meeting just to handle those and figuring out a date where we can get a quorum of the commissioners together and start earlier than three if that would be okay?

Mr. Garrison stated Mr. Attorney is that legal?

Mr. Whitfield stated oh yeah, I mean, if you all agree to it and it is advertised four days prior to the meeting, then you can call a special meeting and as long as it's properly advertised which we will help with and the clerk will help with, not a problem.

Mr. Plachcinski stated okay, great. We are aware that there are very many locations that are happening without zoning approval and right now, the state of Virginia is handcuffed with any sort of anything with them.

Mr. Garrison stated you were not here for the last time that we had these come before us, but I believe we had a total of thirty-seven.

Mr. Plachcinski stated yeah, I've heard.

Ms. Evans stated games?

Mr. Garrison stated skilled games. I don't believe you were with us for that year.

Ms. Evans stated I was on the board of zoning appeals.

Mr. Garrison stated we had 37 total, I think.

Mr. Plachcinski stated so, I think what Anne is saying is we should remand as many of those skill game cases over to BZA.

Ms. Evans stated absolutely not, you already got one going back to BZA from today.

Mr. Plachcinski stated thank you very much for today.

IV. MINUTES

The December 13, 2021 minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 4:42 p.m.

APPROVED