



9955 N. Haggerty Road
Plymouth, MI 48170
plymouthtwp.org

PLANNING COMMISSION REGULAR MEETING

Agenda

7:00 PM - October 16, 2019

Meeting called to order at _____ p.m.

1. ROLL CALL:

____ Kendra Barberena
____ Dennis Cebulski
____ Bob Ostendorf
____ John Itsell
____ Bob Doroshewitz
____ Keith Postell
____ Bill Pratt

2. APPROVAL OF AGENDA: October 16, 2019

Moved by: _____ Supported by: _____

Action Taken: _____

3. APPROVAL OF MINUTES: September 18, 2019 (Regular Meeting)

Moved by: _____ Supported by: _____

Action Taken: _____

4. PUBLIC COMMENT (For Items Not on the Agenda)

5. PUBLIC HEARING(S)

A. PC#: 2342-0819 General Drive Plymouth Storage
Applicant / Developer: Mr. Eugene Sherizen
Tax ID # / Address: R-78-062-01-0019-702 / R-78-062-01-0019-305
Zoning: IND, Industrial
Action Request: Special Land Use Consideration

Moved by: _____ Supported by: _____

Action Taken: _____



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PLANNING COMMISSION

REGULAR MEETING

6. NEW BUSINESS

- A. PC#: 2262-0817 Plymouth Park and Eats**
Applicant / Developer: Mr. Tommy Haji
Tax ID # / Address: 39411 Schoolcraft Road
Zoning: IND, Industrial
Action Request: Special Land Use Update and Discussion on Seasonal Extension

Moved by: _____ Supported by: _____

Action Taken: _____

7. OLD BUSINESS

- A. PC#: 2343-0819 Burger King Remodel – 44475 Five Mile Road**
Applicant / Developer: RG Restaurants
Tax ID # / Address: R-78-014-99-0001-002
Zoning: ARC, Ann Arbor Road Corridor
Action Request: Final Site Plan Consideration

Moved by: _____ Supported by: _____

Action Taken: _____

8. MISCELLANEOUS BUSINESS AND COMMUNICATION

- A. Planning and Zoning Monthly Report: September 2019 (receive and file)**

Moved by: _____ Supported by: _____

Action Taken: _____

- B. Discussion on the Open Meetings Act (Communication from Township Attorney dated April 6, 2017 and a copy of the Open Meetings Act Handbook enclosed)**

Moved by: _____ Supported by: _____

Action Taken: _____

- C. 2020 Commission Meeting Dates Discussion (draft meeting schedule enclosed)**

Moved by: _____ Supported by: _____

Action Taken: _____



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PLANNING COMMISSION

REGULAR MEETING

9. PLANNING COMMISSIONER COMMENTS

10. ADJOURNMENT

Moved by: _____ Supported by: _____

Action Taken: _____

Notice: People with disabilities needing accommodations for effective participation in the meeting, upon one weeks advance notice, contact the Supervisor's Office, at (734) 354-3201 for assistance.



PROPOSED Regular Meeting Minutes

Chairman Cebulski called the meeting to order at 7:00 p.m.

MEMBERS PRESENT:

Kendra Barberena	Dennis Cebulski
Robert Doroshewitz	John Itsell
Bob Ostendorf	Bill Pratt

MEMBERS EXCUSED: Keith Postell

OTHERS PRESENT:

Laura Haw, AICP, NCI, Planning Consultant, McKenna
Natalie Bond, Assistant Planner
Alice Geletzke, Recording Secretary

1. **APPROVAL OF AGENDA:** September 18, 2019

Moved by Commissioner Pratt and supported by Commissioner Barberena to approve the agenda for the meeting of September 18, 2019. Ayes all.

2. **APPROVAL OF MINUTES:** July 17, 2019 (Regular Meeting)

Moved by Commissioner Pratt and supported by Commissioner Barberena to approve the minutes of July 17, 2019. Ayes all.

3. **PUBLIC COMMENT** (For Items Not on the Agenda) - None

4. **PUBLIC HEARING(S)**

5. **NEW BUSINESS**

A. PC#: 2344-0819 Corpore Sano Building Addition
Applicant / Developer: Mr. Alin Brazdau
Tax ID # / Address: R-78-066-01-0126-000
Zoning: ARC, Ann Arbor Road Corridor
Action Request: Tentative and Final Site Plan Consideration

Natalie Bond, Assistant Planner, reviewed the McKenna report dated September 12, 2019, which concerns a 1,199 sq. ft. addition to their existing 5,416 sq. ft. office facility in a former bank building. Plans include matching the existing brick masonry and including decorative windows. The recommendation was for final site plan approval, with no comments from the DPW and fire extinguisher requirements listed by the Fire Department, but no deficiencies found.

Moved by Commissioner Pratt and supported by Commissioner Barberena to grant tentative and final site plan approval for Application 2344, 0819, Corpore Sano Building Addition at 39475 Ann Arbor Rd. Ayes all.

B. PC#: 2343-1819 Burger King Remodel – 44475 Five Mile Rd
Applicant / Developer: RG Restaurants
Tax ID # / Address: R-78-014-99-0001-002
Zoning: C-2, General Commercial
Action Request: Tentative and Final Site Plan Consideration

CHARTER TOWNSHIP OF PLYMOUTH

Planning Commission - Scheduled Meeting

Wednesday, September 18, 2019 | 7:00 PM



Ms. Haw reviewed the report dated September 12, 2019. The applicant has since requested just tentative site plan approval with the opportunity to return for the October meeting with a refined building façade and presentation of building materials.

Commissioners discussed the signage request for two 6-ft. diameter panel wall signs, as well as one 2-ft. high freestanding letter wall sign reading "Flame Grilling Since 1954." Commissioners objected to the size of the "Flame Grilling" sign and suggested reducing the size and placing it over the door. Objection was also made to having two signs on the same façade, considering the good visibility of the monument sign. It was noted a rendering of their plans would be helpful in making a decision.

Moved by Commissioner Pratt and supported by Commissioner Barberena to grant tentative site plan approval for Application 2343-1819, Burger King at 44475 Five Mile Road, with no sign or facade approval, with comments made by the Commission being passed along to the applicant. Ayes all.

C. PC#: **The Henry Project – Restoration of the Phoenix Mill**
Applicant / Developer: Critical Mass, LLC
Tax ID # / Address: R-78-018-03-0073-701
Zoning: C-2, General Commercial
Action Request: Preliminary Site Plan Review and Discussion

Ms. Haw reviewed the memorandum dated September 12, 2019 regarding the applicant's request for feedback from the Commission on the draft site plan. They are requesting preliminary approval on the interior and exterior façade work on the existing structure, excluding the proposed flat entryway that will be added to the northwest portion of the building. This allows them to work with the Building Department on their permits. They also have been working with Wayne County on storm water removal.

Mr. Cox of Critical Mass, and Architect Sahba La'al presented their tentative plans and discussed with Commissioners the progress being made on the building and site. Two buildings have been removed. 75% of the windows frames have been restored on the lower level, and glass will soon be installed. Almost all the catch basins have been cleaned. The pitted floor has been removed on the lower level, ground and polished, and painting has been done inside. The roof is scheduled to be done soon. The wood floor expert has been in and the floors were found to be maple, rather than oak. Power needs are being discussed with DTE and kitchen consultants are being contacted for their layout. Parking was discussed, as well as the exploration of shuttling from the St. John's site, possible valet service from the parking lot across the street, and parallel parking along Hines Drive.

Moved by Commissioner Barberena and supported by Commissioner Pratt to grant preliminary approval for Application 2346-0919, The Henry Project (restoration of Phoenix Mill), for the interior and exterior façade work on the existing structure (excluding the new proposed tower entrance) for a commercial space, as permitted under the C2 zoning district, conditional that the site plan approval for the remainder of the site and any new building façade additions will be reviewed and approved at later date by the Township Planning Commission. Ayes all.

6. OLD BUSINESS

7. MISCELLANEOUS BUSINESS AND COMMUNICATION

A. Planning and Zoning Monthly Report: September 2019 (receive and file)

Moved by Commissioner Barberena and supported by Commissioner Pratt to receive and file the Planning and Zoning Monthly Report for September, 2019. Ayes all.

CHARTER TOWNSHIP OF PLYMOUTH

Planning Commission - Scheduled Meeting

Wednesday, September 18, 2019 | 7:00 PM



B. Discussion on Residential Subdivision Gates (presentation to be given at meeting)\

Ms. Haw discussed with Commissioners residential subdivision gates, including Fire Department standards for them and the possibility of limiting them to cluster housing developments and PUD's which would require Planning Commission approval and consideration of the Fire Department standards.

Moved by Commissioner Pratt and supported by Commissioner Itsell to do preliminary investigation of altering approval of residential gates. Ayes all.

C. Discussion on Façade Materials (presentation to be given at meeting)

Ms. Haw distributed information regarding new façade materials which are being used.

Moved by Commissioner Pratt and supported by Commissioner Barberena to receive and file information regarding new façade materials. Ayes all.

8. PLANNING COMMISSIONER COMMENTS - None

9. ADJOURNMENT

Moved by Commissioner Doroshewitz and supported by Commissioner Barberena to adjourn the meeting at 8:36 p.m. Ayes all.

Respectfully submitted,

Kendra Barberena, Secretary



PLANNING COMMISSION
CHARTER TOWNSHIP OF PLYMOUTH



Application: 2342-0819
ApplicationType: Special Land Use
Applicant: General Drive Plymouth Storage
Tax I.D: R-78-062-01-0020-305, R-78-062-01-0020-306



October 3, 2019

Planning Commission
Charter Township of Plymouth
9955 N. Haggerty Road
Plymouth, MI 48170

RE: Project: 2342-0819 | *General Drive Plymouth Storage*
 Address: n/a
 Tax ID No.(s): R-78-062-01-0020-305, R-78-062-01-0020-308, R-78-062-01-0019-701, and R-78-062-01-0019-702
 Applicant: Kemp Building and Development
 (on behalf of Mr. Eugene Sherizen, Maplelawn Ventures, LLC)
 Review: Special Land Use
 Review No.: Written Review #1

Dear Commission Members,

We have reviewed the above special land use application for a proposed 40,456 sq.ft. climate-controlled storage facility and two covered recreation vehicle (RV) shelters (for a total of 43 RV spaces).

The subject property, a ±3.5 acre undeveloped site, is located south of Ann Arbor Road, west of the CSX Railroad and east of General Drive, and is zoned the IND, Industrial district, where the storage of recreation vehicles is identified as a special land use. The subject company currently owns and operates the adjacent Stow and Go Storage Facility that fronts along Ann Arbor Road; this project will develop the subject vacant land as additional facilities for Stow and Go.

We have reviewed the above request with the Township's Zoning Ordinance, Master Plan, existing site conditions, and sound planning and design principles in an effort to provide constructive and helpful feedback for the development of this site. We offer the following comments for your consideration:

REVIEW

Section 2.7 of Zoning Ordinance No. 99 sets forth the standards that the Planning Commission is to consider in evaluating a request for special land use approved. These are restated below, with our comments following each.

- a) **The use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to the orderly development of adjacent districts or uses.**
 - 1) **The intensity and scale of the use in comparison to surrounding uses and conditions.**

In general, the proposed storage facility and RV storage structures are appropriate in terms of intensity and scale of the area as the site abuts the CSX Railroad and is surrounded to the south and west by properties that have been historically used for more intensive manufacturing, processing and storage.



2) The consistency of the use with the Master Plan.

The subject site is designated as Industrial on the Future Land Use map; the proposed use is not in conflict with this designation.

3) The impact of the use on natural features of the site and surrounding area.

The proposed storage facility will result in the removal of various types of existing vegetation. During the site plan review process, a tree survey and landscape plan which provides replacement for any quality trees will be required, per Township Ordinances. I

4) The intent of the Zoning District in which the use is proposed to be located.

The purpose of the Industrial district is to accommodate a mixture of industrial, research, wholesale and service uses of the community in an attractive and functional manner. The proposed storage facility and RV storage will be less intensive than neighboring facilities in Industrial Park and acts as a buffer to the adjacent CSX Railroad.

Outstanding Item: *A note must be added to the Special Land Use plan to state that "no storage of wrecked or abandoned vehicles, parts, assemblies or other materials shall occur on the property" in order to ensure conformance with the Zoning Ordinance.*

b) The use is designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

We anticipate that the proposed use can be successfully constructed and operated in support of the public health, safety, and welfare. All doors of the facility will remain unlocked during business hours and all exits shall be able to be opened from the inside without the use of a key, or any special knowledge. Noise levels will not increase on the property, and all existing and proposed lighting is listed on the plan as being downward facing.

Additional Fire Department and engineering review will be required during the site plan review process.

c) The use will be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.

The Building Department, through their permitting process, will ensure the applicant installs the proper utilities and services that are needed.

d) The vehicular circulation for the proposed use will be in the best interest of the public health, safety and welfare in relationship to egress/ingress to the site, vehicular turning movements related to street intersections and street gradient, site distance and potential hazards to the normal flow of traffic.

Vehicular access to the site is provided from one access point on the west side of the property, on General Drive. Secondary ingress and egress is provided through an access easement via the property to the east, which also feeds onto General Drive. Due to the nature of seasonal RV usage in Michigan, it is anticipated that the consistency of traffic volumes will remain less than a traditional industrial facility, which is more ideal for such a parcel with limited direct road access.



Outstanding Item: *It is recommended that the applicant provide additional traffic and usage data from their current facilities to expand upon their statement that little traffic generated is with their use.*

- e) **The location, use and assembly of persons in connection with the proposed use will not be hazardous, or be incongruous therewith or in conflict with the normal traffic of the planning unit.** Internal vehicular access is proposed between structures where patrons can load and unload their items to be stored.
- f) **The proposed site layout is in compliance with the general site development standards of Article 29, Site Plan and Development Approval.**
During the site plan review process (following approval of this Special Land Use), the property must be designed to comply with all relevant Ordinances, including parking, lighting, landscaping and screening, and signage. Details such as the height, material and placement of the proposed fence must also be provided; non-decorative fencing (such as chain link) is not recommended.

RECOMMENDATION

Pending any additional information and/or recommendations presented during the public hearing, we recommend the Planning Commission grant special land use approval for the subject facilities, contingent on the above notes added to the special land use plan; that that further information be provided to the Commission regarding traffic patterns and usage by the applicant; and that any fencing along public areas of the facility be decorative in nature.

Please do not hesitate to contact us should you have any questions. Thank you!

Respectfully submitted,

McKENNA

Laura E. Haw, AISP, NCI
Senior Principal Planner

Natalie Bond
Assistant Planner



PLANNING COMMISSION
CHARTER TOWNSHIP OF PLYMOUTH

Application: 2262-0817
ApplicationType: Request for Special Land Use
Applicant: Plymouth Park & Eats
Tax I.D: R-78-024-99-0049-000



Memorandum

TO: Planning Commission
Plymouth Township, Michigan

FROM: Laura E. Haw, AICP, NCI, Senior Principal Planner
Natalie Bond, Assistant Planner

SUBJECT: Update to PC# 2262-0817, Plymouth Park and Eats

DATE: October 9, 2019

PLYMOUTH PARK AND EATS UPDATE

In 2017, Special Land Use approval for a food truck park was granted by the Planning Commission for the vacant parcel at 39411 Schoolcraft Road. Since this time, the owner, Mr. Tommy Haji, has made significant improvements to this parcel and key intersection, including site clean-up, installation of landscaping and decorative fencing and sidewalks along both Schoolcraft and Eckles Roads.

At the October 16 Planning Commission meeting, Mr. Haji has requested to provide an update to the Commission on Plymouth Park and Eats - the successes and details of the operation after its first year open to the public. A presentation will be given by Mr. Haji at this meeting.

Due to the success of the food truck park, Mr. Haji also wishes to discuss with the Commission the opportunity to extend the seasonal nature of the food truck park at this location.

If you have any questions on the above or would like additional information, please contact us at planning@plymouthtwp.org. Thank you.

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

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F 248.596.0930
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**PLANNING COMMISSION
CHARTER TOWNSHIP OF PLYMOUTH**



Application: 2343-0819
ApplicationType: Site Plan Review Final
Applicant: Burger King Remodel
Tax I.D: R-78-014-99-0001-002



October 8, 2019

Planning Commission
Charter Township of Plymouth
9955 N. Haggerty Road
Plymouth, MI 48170

RE: Project: 2343-0819 | *Burger King Remodel*
 Address: 44475 Five Mile Road
 Tax ID No.(s): R-78-014-99-0001-002
 Applicant: RG Restaurants
 Review: Site Plan Review (Final)
 Review No.: Written Review #2 – *Plans received October 3, 2019*

Dear Commission Members,

Per your request, we have reviewed the above application for final site plan consideration. The applicant, RG Restaurants, proposes exterior and interior remodeling to the existing Burger King drive-thru restaurant located on ±1.3 acres at 44475 Five Mile Road. The site is located at the southwest corner of Five Mile and Sheldon Road. At the September 2019 Planning Commission meeting, the Commission granted tentative site plan approval and requested that revised elevations, with signage, be presented at a future meeting before final site plan consideration.

We have reviewed the above request with the Township's Zoning Ordinance, Master Plan, existing site conditions, and sound planning and design principles in an effort to provide constructive and helpful feedback for the redevelopment of this site. We offer the following comments for your consideration:

REVIEW

Per section 29.2 of the Zoning Ordinance, the following principles shall be given consideration when evaluating a site plan:

1. Zoning and Use

The site is zoned the C-2, General Commercial district and surrounded by similar commercial uses in the Township. Drive-thru restaurants are considered a special land use in the C-2 district. The existing use, building foundation, and general site circulation are not proposed to be altered as part of this project.

2. Site Design and Coordination

No major change to the building footprint is proposed as part of this project, see comments in #10 below.

3. Preservation of Site Features

The site plan has been revised to address our previous landscape recommendations: a note on sheet A-0.1 now states the addition of five (5) new ornamental or deciduous trees along the Five Mile Road right-of-way, and four (4) new ornamental trees between the existing drive-thru and the parking lot.

4. Impact upon Public Services

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235 East Main Street
Suite 105
Northville, Michigan 48167

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The impact of the proposed site improvements and use on public and utility services, including sanitary, water and storm runoff, shall be reviewed by the Township Public Services Department, which found no deficiencies.

5. Vehicular Access and Circulation

No change to the existing site circulation is proposed as part of this application; currently there are two vehicular access points, one from Five Mile and one from Sheldon Road.

6. Pedestrian Access and Circulation

An existing sidewalk runs along the Five Mile Road frontage. As part of this remodel, a five-foot sidewalk is proposed to the existing sidewalk from the building, providing a safe pedestrian access route. Construction of ADA compliant connections to the building from the parking lot is also proposed.

7. Emergency Access and Vulnerability to Hazards

Compliance with the Fire Department is required prior to a Planning Commission recommendation; the Fire Department report found no deficiencies.

8. Landscaping, Screening and Buffering

The applicant has detailed that five (5) ornamental or deciduous trees will be planted along the Five Mile Road right-of-way, as well as four (4) ornamental trees planted between the drive-thru and the parking lot to the south. This condition has been met.

9. Parking and Loading

Three new ADA compliant parking spaces are proposed, that now provide the necessary eight-foot wide van accessible aisles. This meets ADA parking standards.

10. Building Design and Architecture

Portions of the main entry, rear facade, and drive-thru of the building will be demolished and remodeled. A number of new accent towers constructed out of finish stone (aspen color, pictured right), are proposed at each of the building entrances and the drive-thru window stations, each adding another three-feet to the existing building height.

Fiber cement panels, in a neutral color, are also proposed on each of the elevations. For the most part, the existing painted brick will remain and is to be refreshed by re-painting it in a neutral color.



A series of metal canopies are also proposed above the windows and doors.

Red cement tiles are proposed in the northwest corner of the west façade and also on the north façade. However, we recommend the applicant use natural colors on the façade, with brighter accent colors to only be used in the corporate signage.

An LED light band is also proposed on the parapet of the structure; it is not recommended that parapet lighting be approved.



Additionally, the proposed menu board and canopy is to be replaced; additional details must be provided on the site plan, including height, width and material composition.

**Outstanding
Item(s):**

1. The above façade items must be addressed to the satisfaction of the Planning Commission:
 - a. Ceramic tiles should be in a neutral color;
 - b. Details on the proposed menu board and canopy must be provided.

11. Exterior Lighting

No change to the existing parking lot light poles is proposed, aside from painting them a black color to match building accents. Existing wall packs on the building façade are to be replaced with new wall sconce; the lamps are in compliance with section 28.8 of the Zoning Ordinance and noted on the site plan. Details of the proposed light sconces are included in the packet for Planning Commission review.

12. Signage

The applicant proposes removal and replacement of all site signage. The following signage is proposed, as detailed below:

West (Main Entry) Elevation:

Per the applicant's first site plan review, the applicant proposed two, six-foot in diameter panel wall signs. The applicant also proposed one, two-foot in height freestanding letter wall sign, which reads "Flame Grilling Since 1954",. The freestanding letter wall sign, and one of the six-foot in diameter panel wall signs are now removed from the site plan. One six-foot in diameter panel wall sign is now proposed on the site plan, and meets zoning ordinance standards.

**Outstanding
Item(s):**

1. Wall sign coverage calculations must be provided by the applicant, as measured by the definition of signable area (shown below)¹.
2. Planning Commission approval for a panel sign is requested, applicant must provide adequate justification to the Commission:
Panel signs, other than a manual changeable copy sign, shall be prohibited, except that the Planning Commission may permit panel signs upon finding that other types of permitted signs would not be practical or feasible because of the shape, character or configuration of the building or site and/or because of the nature of the message being conveyed.

¹ The maximum wall sign area permitted shall be fifty (50) percent of the signable area, up to a maximum wall sign area of forty-two (42) square feet.

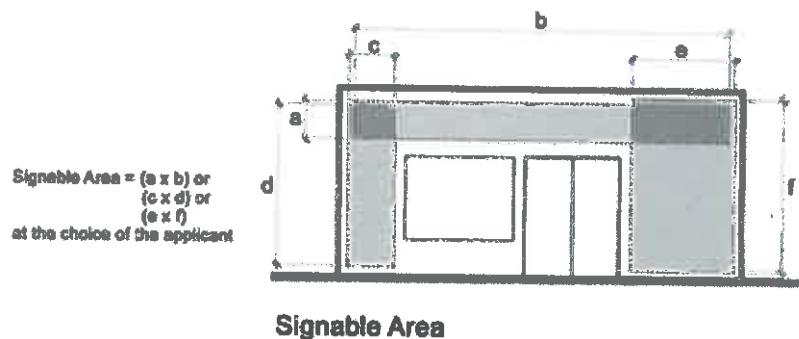


North (secondary Main Entry) Elevation:

One, six-foot in diameter panel wall sign is also proposed on the north elevation (facing Five Mile Road) where public ingress and egress is available. The following details must be provided prior to determination of compliance:

- Outstanding Item(s):**
3. Wall sign coverage calculations must be provided by the applicant, as measured by the definition of signable area (shown below).
 4. Planning Commission approval for a panel sign is requested, applicant must provide adequate justification to the Commission.

Signable Area is calculated as the area of a continuous surface or wall unobstructed by windows, doors, other major architectural details, or a change in materials or color. The signable area shall equal the area of (a x b) or (c x d) or (e x f) in the following illustration, at the choice of the applicant.





RECOMMENDATION

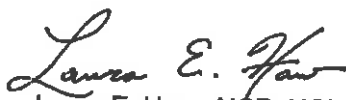
Based on the findings above, we recommend the Planning Commission grant final approval for the Burger King remodel, provided that the applicant address the outstanding items above related to the façade building materials, including any additional conditions attached by the Planning Commission.

However, we do not recommend approval of the proposed signage until further calculations are provided and reviewed.

Please do not hesitate to contact us if you have any questions. Thank you.

Respectfully submitted,

McKENNA


Laura E. Haw, AICP, NCI
Senior Principal Planner


Natalie Bond
Assistant Planner



PLYMOUTH TOWNSHIP FIRE DEPARTMENT

9955 N. Haggerty Rd
Plymouth, Michigan 48170-4673

(734) 354-3219 Fax: (734) 354-9111
Emergency - Dial 911

Occupant Name:	BURGER KING	Inspection Date:	8/23/2019
Address:	44475 FIVE MILE	Inspection Type:	Plan Review
Suite:		Inspected By:	William Conroy bconroy@plymouthtp.org
Occ. Sq. Ft.:		Lockbox Location:	
Contacts:	DANIELLE NEWLAND Keyholder 1 (586) 215-0713		

Insp. Result	Location	Code Set	Code
Pass	Floor 1	IFC 2012 Section 906 Portable Fire Extinguishers	906.3.1 - Extinguishers - Class A hazards - minimum size and distribution (travel distance).
Pass	Floor 1	IFC 2012 Section 906 Portable Fire Extinguishers	906.5 - Portable fire extinguishers shall be located in conspicuous locations and readily accessible.

No deficiencies found. Plans are approved as submitted.

PLANNING COMMISSION 2020 MEETING DATES

Community Development Department
Charter Township of Plymouth



REGULARLY SCHEDULED MEETINGS

MEETING DATE	SUBMISSION DEADLINE ¹
January 15, 2020	December x, 2019 Scheduled early due to Holidays
February 19, 2020	January x, 2020
March 18, 2020	February x, 2020
April 15, 2020	March x, 2020
May 13 or May 27, 2020* <i>*either date is an option, please be prepared to share a preferred date</i>	April x, 2020
June 17, 2020	May x, 2020
July 15, 2020	June x, 2020
August 19, 2020	July x, 2020
September 16, 2020	August x, 2020
October 14, 2020* <i>*October 21 and 28 reserved for elections</i>	September x, 2020
November 18, 2020	October x, 2020
December 9, 2020	November x, 2020

Work Study Sessions:

To be scheduled the first Wednesday of each month, if agenda items are requested.

¹ To be added once meeting dates finalized.