



**TOWN OF MIDDLEBURG
PLANNING COMMISSION
REGULAR MEETING MINUTES**



**MONDAY, AUGUST 23, 2021
PENDING APPROVAL**

PRESENT: Terence S. Cooke, Chair
Donald Woodruff, Vice Chair
Edward R. Fleischman, Member
Rachel Minchew, Member
H. H. “Dev” Roszel, Member
Mimi Dale Stein, Member
Morris “Bud” Jacobs, Councilmember

STAFF: William M. Moore, Deputy Town Manager/Town Planner
Rhonda S. North, MMC, Town Clerk

The Middleburg Planning Commission held their regular meeting on Monday, August 23, 2021 in the Town Hall Council Chambers. Chair Cooke called the meeting to order at 7:00 p.m. Town Clerk North called the roll. Vice Chair Woodruff announced that he was participating in the meeting electronically from his home for medical reasons.

Chair Cooke reminded the members and the audience of the need to speak into the microphones so those who were watching the meeting online could hear what was being said and to preserve the record of the meeting.

Disclosure of Meetings with Applicants

The members reported that they had no meetings with applicants.

Approval of Meeting Minutes

Vice Chair Woodruff moved, seconded by Commissioner Roszel, that the Planning Commission approve the minutes from the July 26, 2021 Work Session & Regular Meeting as presented.

Chair Cooke asked that the minutes be corrected to fix the typos and use the word “plat” as opposed to “plan” where appropriate. Town Clerk North explained that the transcript reflected what the speaker said verbatim; therefore, she could not change that.

Vote: Yes – Commissioners Woodruff, Fleischman, Minchew, Roszel, Stein and Councilmember Jacobs
No – N/A

Abstain – N/A

Absent – N/A

(Chair Cooke only votes in the case of a tie.) (By roll call vote)

Unfinished Business

SD 21-01: Preliminary Subdivision Plat for 3 Lots – 300 East Washington Street – Bryon Hughey

Deputy Town Manager Moore reminded the Commission that they held the required public hearing on this item during their last meeting. He reported that following the first review of the plat, a second submission was received, which was reviewed and generated a few additional minor comments. Mr. Moore further reported that all the technical review comments had now been addressed with the third submission. He advised that all the necessary requirements had been met; therefore, the staff was recommending approval of the preliminary subdivision plat. Mr. Moore advised that this approval, if received, would allow the applicant to move forward with the development of the detailed construction plans, which was the stage where many of the public comments would be addressed.

In response to an inquiry from the Commission, Deputy Town Manager Moore reviewed the plat/plan review process, including how technical changes were recorded and checked by the staff. The Commission asked that in the future, the comment/response sheets be included in the agenda packet.

Commissioner Roszel moved, seconded by Councilmember Jacobs, that the Middleburg Planning Commission approve the request of Byron Hughey for approval of the preliminary plat of subdivision for three lots at 300 East Washington Street, zoned R-3 Residential.

Vote: Yes – Commissioners Woodruff, Fleischman, Minchew, Roszel, Stein and Councilmember Jacobs

No – N/A

Abstain – N/A

Absent – N/A

(Chair Cooke only votes in the case of a tie.) (By roll call vote)

Council Representative’s Report

Councilmember Jacobs announced that the Town had hired Ali MacIntyre as its new Business Development Director. He advised that she came to Middleburg from the Loudoun Chamber of Commerce and opined that she was a good choice.

Councilmember Jacobs noted that Planning & Project Associate LaClare was out on extended medical leave and reported that her surgery went well.

Councilmember Jacobs reported that the Town finalized an agreement with Sage BWF for management services for the Town’s special events. He noted that a kick-off meeting would be held with the firm this week so they could begin planning for Oktoberfest. Mr. Jacobs advised that the Council wanted to hear their recommendations for how to mitigate the risk of exposure to COVID during special events.

In response to inquiries from the Commission regarding the farmer’s market, Councilmember Jacobs reported that it would return in the future and would be held in the Village Green.

In response to inquiries from the Commission related to how the cancellation of a special event would affect the events management contract, Councilmember Jacobs advised that the Town Manager was finalizing the details of the contract, which would include language that identified how a cancellation would be handled and the Town’s obligations to the events management firm. He confirmed it would be either the Town Council or the Governor who would make the determination as to whether a special event was cancelled. Mr. Jacobs opined that the amount the events management firm would be paid would depend on the date of the cancellation; however, he advised that those details were yet to be determined. He advised that the Council would approve the final agreement.

Discussion Items

Deputy Town Manager Moore advised the Commission that he held a scope discussion with representatives from The Berkley Group regarding a study of possible changes to the zoning ordinance to address infill development. He expressed hope to have additional information on how the Town could use their services during the Commission's September meeting. Mr. Moore noted that The Berkley Group may also assist the Town with the study of the Federal Street corridor.

Deputy Town Manager Moore reported that the applicant for The Residences at Salamander and the Town Manager have requested that the Commission consider holding a special meeting in September to consider the final plat when it was in an approvable form. He confirmed the construction plans were in an approvable form and advised that the only thing preventing him from signing those was the need for Salamander to execute the performance agreements and post a bond with the Town. Mr. Moore opined that substantial progress had been made on the final plat, which was currently under review by the Town Engineer. He noted that the first review only generated minor comments; therefore, the final plat could be in an approvable form in a week or two. Mr. Moore asked whether the Commission members were available for a special meeting on any of the following dates: September 7, September 8, September 10, or September 13. He noted that he was not asking that the members select a date at this time and explained that he only wanted to check on their availability in the event the plat was in an approvable form. Mr. Moore advised that otherwise, the plat would be considered during their regular meeting.

The members confirmed they would be open to holding a special meeting if needed and reviewed their availability of the proposed dates. They asked that the staff include the review sheet that described the plat changes in the agenda packet so they would know the resolution of the comments.

Deputy Town Manager Moore noted that the final plat was a much less extensive document than the construction plans. He reminded the members that he approved construction plans administratively, with the Planning Commission approving preliminary and final plats. Mr. Moore opined that there was a quorum for any of the proposed dates and reiterated that the special meeting date would be driven by the status of the final plat.

Quorum of September Meeting

With the exception of Commissioner Fleischman, who would be out of town, all the members advised that they would be present for the September 27th meeting. Mr. Fleischman noted that he would participate remotely if possible.

There being no further business, Chair Cooke adjourned the meeting at 7:31 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

Middleburg Planning Commission Transcript
August 23, 2021

(Note: This is a transcript prepared by a Town contractor based on the video of the meeting. It may not be entirely accurate. For greater accuracy, we encourage you to review the video that is on the Town's website – www.middleburgva.gov)

Terry Cooke: Thank you. Thank you, Rhonda. Good evening. Good evening, everyone. Welcome to the August 23 meeting of the Middleburg Planning Commission. We will convene the meeting and Rhonda, I will ask you to please call the roll.

Rhonda North: Chair Cooke.

Terry Cooke: Present.

Rhonda North: Vice Chair Woodruff.

Don Woodruff: Calling from home as a result of medical advice.

Rhonda North: Commissioner Fleischman.

Ed Fleischman: I'm here. Thank you,

Rhonda North: Commissioner Minchew.

Rachel Minchew: I'm here. Thank you.

Rhonda North: Commissioner Roszel.

Dev Roszel: I'm here. Thank you.

Rhonda North: Commissioner Stein.

Mimi Stein: I'm here.

Rhonda North: Council Member Jacobs.

Bud Jacobs: Present.

Terry Cooke: Thank you all. Just a little bit of housekeeping. The town clerk has reminded me that we've been remiss in following the protocols with respect to recording our comments for the record. So I'm going to urge all the commission members and any folks here in attendance to wish to address the commission tonight to please when you do address us, please speak into the microphone. Remember to give your name and your address before you deliver your comments. For the commissioners again, please be mindful of making sure your green light is on on your microphone before you speak. And I'm going to try to control things as best I can by going around the horn and asking each commissioner by name or if you raise your hand if you want to speak. I will. I will acknowledge you. You can give your name and then put your comments on the record. So let's try to be a little more mindful. I'm one of the worst offenders. I know that. But let's be a little more mindful of the need to preserve the record for those folks who aren't here in person. So with that said, I'll ask each commissioner, has he or she had any discussions

or comments or contacts with folks having matters before the commission tonight? Commissioner Fleischman,

Ed Fleischman: I have not. Thank you.

Terry Cooke: Commissioner Stein.

Mimi Stein: I have not

Terry Cooke: Mr. Roszel.

Dev Roszel: I have not had any meetings with any applicants.

Terry Cooke: Ms. Minchew.

Rachel Minchew: I have not.

Terry Cooke: And Council Member Jacobs.

Bud Jacobs: I've had no contact with any applicant with matters before the commission.

Terry Cooke: How about you, Don? Don Woodruff?

Don Woodruff: No, I have no contacts with anybody.

Terry Cooke: Thank you.

Don Woodruff: Regarding matters pertaining to the commission.

Terry Cooke: Thank you very much. All right, folks, there are no public hearings scheduled this evening. However, we do have a an agenda item, a regular agenda item for public comments. Anyone who having who have concerns or questions or issues that they want to bring to the commission's attention, now is your opportunity to do so. Again, if anyone wishes to address this, I remind you to please come forward, identify yourself in the microphone and state your address and share your comments with us. Anyone wish to address the commission at this time? Very good. Public comment period is closed. Next item is approval of our minutes from our last work session and regular meeting on July 26, 2021. I will entertain a motion.

Don Woodruff: I move the the minutes of the last meeting be approved as [inaudible].

Dev Roszel: Second.

Terry Cooke: Very good. Thank you. Before I call a vote, I will note Rhonda. There are some pretty obvious typos in there, I assume, they'll kind of get cleaned up before there. I mean, there were certain references to the plat, which was before us last month, and it was called a plan, I believe.

Rhonda North: So is that in the transcript? I'm sorry. Was that in the transcript? Yes. OK. The transcript is a word for word as to what was said during the meeting. I don't change the transcript.

Terry Cooke: Ok, OK. We all know what they were referring to. So no. No harm. No foul. OK. A vote on the approval of the minutes. Commissioner Fleischman.

Ed Fleischman: I vote to approve.

Terry Cooke: Ms. Stein.

Mimi Stein: Approve.

Terry Cooke: Commissioner Roszel.

Dev Roszel: Approve.

Terry Cooke: Ms. Minchew

Rachel Minchew: Approve.

Terry Cooke: Council Member Jacobs.

Bud Jacobs: Approve.

Terry Cooke: Donald Woodruff

Don Woodruff: Approve.

Terry Cooke: Thank you all. All right. Unfinished business. The request of Byron Hughey for approval of the preliminary plat of subdivision for three lots at 300 East Washington Street. Zoned R-3 residential the Academy subdivision. Will, do you want to just refresh your recollection on this?

Will Moore: Certainly. So last month, of course, you held the required public hearing that is associated with the preliminary plat. At that point in time, a first review had been conducted of the preliminary plat application comments had been issued by the town and its consulting engineer. Since that time, the plat was resubmitted, a second round of review was conducted, which generated just a few additional minor comments. And then finally, a third submission was received and adequately addressed all technical comments issued by town engineer by staff. VDOT actually issued a no objection letter with the first submission. So all of the necessary requirements for approval of again, the preliminary plat subdivision have been met at this time. So staff is recommending approval of the preliminary plat. And if indeed the commission does approve the preliminary plat, that would then free up the applicant to proceed on to submission of the detailed construction plans and profiles which, again, just a reminder, a lot of the concerns that were brought to the commission's attention by neighboring residents and owners are details that are not required or expected to be addressed at the preliminary plat stage but will be addressed, in particular storm water management at the subsequent construction plan and profile stage.

Terry Cooke: Thank you, Will. Ok, with that with Will have having set the table on that issue before the commissioner is whether we are prepared to approve or recommend approval of the preliminary plat and subdivision. Commissioner Fleischman.

Ed Fleischman: Edward Fleischman. I would like to ask Will a question. So Will you know, I reviewed the six or eight sheets that they submitted. And that was the third submittal. It was dated August 6th. So did they submit an analysis of what changes or in their third submittal compared to the second submittal? And how do you know, or we know what the changes were? Is there another document to that?

Will Moore: Correct. So there is with each submittal starting at the second is accompanied by a common response letter. So they take and retype the comments that we issued with our first submission, and then they in the text of that document they tell us how that's been addressed. And then we, the reviewers look to the plat to ensure that it has been addressed adequately.

Ed Fleischman: Okay, thank you. Just for future reference, when we get new drawings again from, say, the Salamander or another group, if you could attach also the comment response so we can just look at that also. [multiple speakers]

Terry Cooke: Any other commissioners have comments or questions on this matter? Hearing, none we'll entertain a motion. [off mic]

Dev Roszel: Yeah, I move that the Middleburg Planning Commission approve the request of Byron Hughey for approval of the preliminary plat of subdivision for three lots at 300 East Washington Street zoned R-3 residential.

Terry Cooke: Is there a second?

Bud Jacobs: Second.

Terry Cooke: Can we have a vote on that Rhonda roll call please.

Rhonda North: Vice Chair Woodruff

Don Woodruff: Yes.

Rhonda North: Commissioner Fleischman.

Ed Fleischman: I vote to approve.

Rhonda North: Commissioner Minchew.

Rachel Minchew: I vote to approve.

Rhonda North: Commissioner Roszel

Dev Roszel: Approve.

Rhonda North: Commissioner Stein.

Mimi Stein: I vote yes.

Rhonda North: Council Member Jacobs

Bud Jacobs: Vote to approve.

Terry Cooke: Motion carries. Preliminary plat is approved. Thank you. Our next item is our council representative report. We turn to Council Member Jacobs please.

Bud Jacobs: Boy, we're zipping through the agenda tonight. I really like that.

Terry Cooke: This may be a record.

Bud Jacobs: This may be a record. Well, actually, this month, the planning commission meeting occurs before the town council meeting. So in the spirit of getting the cart a little bit ahead of the horse, I'll share some just a few brief items with you. You may have seen the notice that we have finally found and employed a new economic development business development person, Ali MacIntyre, who comes to us from the Loudoun Chamber of Commerce. And we on council at least are pretty excited to see what she's

going to be able to do and how she's going to operate. She comes with lots and lots of positive recommendations, so I think we've made a good pick. Secondly, you may know that our associate Estee is going to be out on an extended medical leave. She's had today in fact, Rhonda tells me she had her back surgery. She is out of recovery. She's back in her hospital room. I don't remember all that was done to her, but basically there were a couple of discs that had to be fused. And I think she'll be out for several weeks. Is that correct?

Will Moore: We're not sure the exact duration at this time. It's going to depend on her recovery of course. We're anticipating probably at least four to six weeks.

Bud Jacobs: Great, great. Well, I sent her a note before her surgery and she responded and she was quite chipper, as always. So I think if attitude counts for anything, she'll be just fine. And finally, the town also finally finalized its agreement with our new event planning firm. I'm not sure of the name of the firm. It's either Sage BFW or Sage BFM. I'm not sure. They're located in McLean. I think they had their first kickoff meeting today, right? I think it was today. [off mic] Friday or tomorrow at looking at planning for Oktoberfest, which is still on. Don't remember the exact dates, but it's mid-September. And from council's perspective, the one thing we want to learn from this firm, which is quite experienced, it's been around for 40 years. Done a lot of good stuff apparently. We're very interested in what they can teach us about Covid risk mitigation and management for events like Oktoberfest and I think we're going to have the opportunity. The council is going to have the opportunity to get a briefing from the firm at some point. I don't know if it'll be this month, maybe early next month. Anyway, I'll share with you guys whatever might come out of that. That's of interest or relevance for us. And that's all I got.

Terry Cooke: Thank you, Bud. Oh, yes. Commissioner Fleischman.

Ed Fleischman: Ed Fleischman. Bud. Just a general comment since you represent the council. I was disappointed that the farmers market disappeared and hopefully next season that we can start that up again. So I just want to make a case for that. Is there any talk about doing that again?

Bud Jacobs: Well, the farmers market, as far as town council is concerned, is is not gone forever. We're looking for forward to the time when it can be started again. And if not before then, it will be a feature of our town commons with the new town hall. So it's not going away, but it's certainly suspended temporarily. And if you ask me, I couldn't give you a date certain when it will start up again. But I've noted your concern.

Ed Fleischman: Well, it's my opinion. I mean, I used it all the time, and now I have to go to Upperville or The Plains. So those are.

Bud Jacobs: Indeed.

Terry Cooke: Commissioner. just a question, what was the reason for the suspension Bud in the first place? Was it Covid?

Bud Jacobs: It was Covid. Yeah.

Terry Cooke: Thank you.

Don Woodruff: Question. Bud, listening to the town council special meeting with regard to this firm, whatever the initials may be. I did not hear a [inaudible] on what was our expectation should it have to be canceled as far as the commitment of Middleburg financially to them. I heard different responses from different people. Could you put that straightforward?

Bud Jacobs: I can't. It's obviously a really important question, given the uncertainty that we and the town particularly faces in trying to plan things. And as we left it, the ball is in Danny's court, the town manager's court, to finalize the details of how we work around the problem of potential cancellation of event, what our obligations to the firm are, and also what the firm's obligations may be to us. But it has, as far as I know, it has not been finalized. Maybe that's going to be on the agenda for tomorrow, actually. Don.

Don Woodruff: Well, so as I heard it, we are definitely, or they are definitely into our pockets for some amount. But determination is being made should there be cancellation given the current atmosphere, climate is certainly a likely or possibility. I'm not going to say likelihood. Possibility that we would owe them a substantial amount of money for their work. And I certainly have no difficulty with paying them for what they've done. But in your mind is there anything that goes beyond that cutoff date, let's say a month before the event or whatever it is, which would be relatively soon? When do we have to or when do we or they have to make a decision as to whether or not this event will go forward because it's pretty pricey?

Bud Jacobs: They don't make that decision. That decision will be made by town council or, in fact, by the governor. And what degree or level of compensation is going to be required will depend on a number of factors. Among them is the date when an event is canceled if it's six weeks before a planned event. That's one thing. But if it's the week before a planned event, that's quite another. And I'm sure we'll have a some sort of sliding scale of compensation associated principally with the date of cancellation. However, I have to say that if the firm does the work, if they put in the hours for an event, in all likelihood, we will be on the hook for paying them for those hours or for some percentage of those hours. But as I say, Don all to be determined.

Don Woodruff: Go ahead. I'm sorry.

Bud Jacobs: Nope, that's it.

Don Woodruff: Well, I think it's good to know in advance what we may have to pay, especially when there would be no income from the event. It sounded to me like what you said that there would be an agreement between Danny and this company. But I would like to see the town council at least have some representation on that decision making process.

Bud Jacobs: Well, we're not in the business of telling Danny how to suck eggs. However, council made it very clear in our special meeting that we're following the issue very closely. And a member of council may take part in some of those discussions. And in any case, council will approve the final agreement.

Don Woodruff: Thank you. That's exactly what I wanted to hear what you just said. Thank you very much. I appreciate your attention to it.

Terry Cooke: Ok, just a friendly reminder that when you do address the commissioners or public. Oh, please remember to state your name for the record, OK? Thank you.

Don Woodruff: I apologize.

Terry Cooke: All right, sir, before you speak, we are past the public comment period is this.

Byron Hughey: I just wanted to thank the commission for your input and consideration of our proposal.

Terry Cooke: What is your name, please?

Byron Hughey: Byron Hughey. I just wanted to thank you for your suggestions, your input, and especially, Will who always does a good job. I didn't recognize you with your with your mask on, but we're going to leave. And thank you very much.

Terry Cooke: Thank you. Thank you for coming in. Thank you. Next item is discussion items any opportunity for any of the commissioners to raise any issues or questions? Hearing none, we will close that item.

Will Moore: Oh, Mr. Chairman, I just want to give you a quick update. We've had some discussions about proceeding with some additional study of some things related to council concerns regarding infill development and such. I did have during the last week scoping discussion with The Berkeley Group. Berkeley Group is, of course, the consulting firm we used on the update to the comp plan and hope to have [inaudible] September meeting, some additional information through them as to how we might proceed, utilizing their services to study some of those additional areas of concern like lot coverage that we talked about. They may also be assisting us a few months down the road with the study of the Federal Street corridor that we had intended actually last year before Covid hit. So I hope to have it at your September meeting some updates on both of those potential projects.

Terry Cooke: Thank you Will. Very good. Yeah, we all look forward to that. We are rocketing right along this evening.

Will Moore: And the other item, Mr. Chairman, is one I touched on in my email to you. The applicant for the Residences at Salamander, as well as the Town Manager, have requested that you consider whether or not you would be open to a special meeting in September, and this would be related to approval of their final plat. So just to give you an update. The construction plans and profiles. So the one hundred and seventy plus page document of all the technical drawings are in an approval form. The only thing that's preventing my signature on these now is they need to execute the performance agreements and post the bond with the town at that point in time to construction plans and profiles will be released. They have also made substantial progress on the final plat of subdivision. It is with the town engineer for a second round of review. I will tell you the first round of review, very minor comments on the final plat. So it is. It potentially could be in an approvable form in a week or two. And if that were the case, the applicant is requesting your consideration for an earlier meeting and approval, because the final plat is what allows them to record the lots, create the lots, and then they can actually execute contracts on the lots. And we're a few months behind their preferred schedule anyway, but out of necessity, because there a lot of details that we needed to make sure were right. So if you would be open to consideration, I would ask your availability for meetings on perhaps and I know Ms. Stein already gave me a few days when she's not available and a couple of those are probably ones [inaudible] going to read aloud here, but potentially on September seven, which is a Tuesday following Labor Day. September eight, which is a Wednesday, September 10, which is a Friday, and then September 13, which is a Monday. And not actually asking you to select a date I just to get kind of a feeling for your individual availability. And if we would be able to achieve quorum on any of those dates, and then it would only be necessary if we notified you that the plat was actually in approval form. Otherwise, we would just place the item on your agenda for your regular meeting.

Terry Cooke: Ok, thank you, Chairman Cooke, I have no personal objection to participating in a special meeting. I assume that would be the only item on the agenda, correct? Yes. And at least preliminary, any of those dates seem to work for me. But I would ask each of the commissioners to express his or her view on their willingness to participate in a special meeting. Commissioner Fleischman

Ed Fleischman: North. Thank you, Mr. Chairman. I personally would like a meeting earlier in the month. I will be out of the country on the 27th. I may be able to hook up on my computer, but I'm not sure where I'm going to be. So in earlier in the month would be much better for me personally. The day after Labor Day is not the best. The other three are better. And the other thing following up on my other comment that

I made, it would be good if you could give the commission the comment and the changes. I know I did receive a copy one hundred and eighty pages in my closet now, so I don't need the full 180 pages. But just the memo that describes the changes would be very useful in our review.

Will Moore: And just to clarify, this will be on the final plat, which is a much less extensive document than the construction plans and profiles. The construction plans are approved administratively. The commission approves the preliminary plat and then the final plat. But I will give you the history on the final plat because we have conducted one review and then the comment response. We're happy to provide you history on the construction plans and profiles, if you're interested in that, to see how those have evolved. You won't be ultimately an approval authority on [inaudible].

Ed Fleischman: Yeah, Ed Fleischman, again, I just you know, we had the public hearing, we had comments. And so I just wanted to know what the resolution of those issues were. Thank you.

Terry Cooke: Commissioner Stein.

Mimi Stein: Okay. Yeah. I'm in favor of attending a meeting and I'm OK. Want me to give you the dates of 7th and the 10th would work for me. That works for everybody else. Thank you.

Terry Cooke: Commissioner Roszel.

Dev Roszel: Yes, I am in favor of the of the mid-term meeting. The 10th or the 13th works best for me. I am out of town the week of the 6th so, but I will be back on the 10th, and I can meet the 10th or the 13th.

Ed Fleischman: Is that Friday the 13th?

Dev Roszel: No, Monday. Friday the 13th was last year. Or if it's deemed that everyone wants to meet on the 7th, I can call in. That's not a problem.

Terry Cooke: Commissioner Minchew.

Rachel Minchew: I have no problems doing another meeting, and those dates at this point look fine to me. Thank you,

Terry Cooke: Council Member Jacobs.

Bud Jacobs: Thank you, Mr. Chairman. I'm also fine with a special meeting, and near as I can tell, any one of those dates would work for me.

Will Moore: Excellent.

Terry Cooke: Vice Chair Woodruff.

Don Woodruff: Yes. The only date that might be a problem for me would be that Friday, the 10th. I have something already planned, but I could try to move it. Otherwise, any date in that time frame would be perfect.

Terry Cooke: Ok, thank you, Don. Will, are you going to try to take a look at all those dates and the commissioners' responses and figure out one that works?

Will Moore: Well, I think what I'll do Mr. Chairman, if that's OK with you, if it appears like we would we would have a quorum for any of the dates at this point in time. So it the it may be driven more so on the status of the plat as we approach those.

Terry Cooke: Ok, very good, so let's all, at least in our minds, prepare for a special meeting sometime in September. And finally, we come to a quorum for the regularly scheduled meeting of September 27th. Commissioner Fleischman, it sounds like you may not be available.

Ed Fleischman: Yeah. So I'm going to be out of the country so I possibly could connect. How much lead time do you need or can I is this notice that I may not be able to attend good enough?

Terry Cooke: Well, as long as we have a quorum, we'll go around the horn here and see if there's anyone else who might not be available.

Ed Fleischman: But I just want to get an excused absence.

Terry Cooke: Commissioner Stein, are you available?

Mimi Stein: I am. Thank you.

Terry Cooke: Commissioner Roszel.

Dev Roszel: Yes, I'm available. Thank you.

Terry Cooke: Commissioner Minchew.

Rachel Minchew: I'm available on the 27th.

Terry Cooke: Council Member Jacobs.

Bud Jacobs: I also am available on the 27th

Terry Cooke: Vice Chair Woodruff.

Don Woodruff: I'm available on the 27th. Thank you.

Terry Cooke: Ok, so it sounds it sounds, Commissioner Fleischman like we've got a quorum. I mean, if you can make it, that's great.

Ed Fleischman: Yeah. No, it depends on self-service. Computer service where I am.

Terry Cooke: Just let us know.

Bud Jacobs: Mr. Chairman, I have a question for Commissioner Fleischman. Where are you going?

Ed Fleischman: I'm going to be in France. I plan to be in France. You always plan. You never know.

Terry Cooke: You never know these days. [off mic]

Ed Fleischman: I do, too.

Terry Cooke: With that, ladies and gentlemen, no further business for the commission. We are adjourned.