

MINUTES
FOR THE CITY COUNCIL MEETING OF JULY 24, 2023

The regular meeting of the Mandeville City Council was called to order by the Council Chairman at 6:00 p.m. followed by roll call.

ROLL CALL - present: Jason Zuckerman, Rick Danielson, Skelly Kreller, Jill McGuire, Rebecca Bush

Also present: Keith LaGrange, PW Director, Elizabeth Sconzert, City Attorney, Mayor Madden, Cara Bartholomew, Planning Director

Mr. Zuckerman called the meeting to order. He explained the Council Chairmanship changes on July 1, 2023 of every year. He and Mr. Danielson decided for consistency purposes, to keep Mr. Danielson as the Chairman for the remaining Sucette meetings and Mr. Zuckerman will be the Chairman for all other Council meetings. Mr. Zuckerman turned the chairmanship over to Mr. Danielson to start tonight's meeting.

Mr. Danielson explained at the last special meeting we had several open items. He wanted to announce we will not be voting on any amendments, conditions, or ordinances tonight. His plan is to discuss things between the council and the developer on possible changes so they can come back at a future meeting with proposed plan changes and clean things up. After the council discussion there will be public comment and then future dates will be discussed as needed. Mr. Zuckerman feels we have been through a lot of hearings, we decided we were at a point to vote on things and continue to give the developers an idea of what the council will or will not approve. He is not in favor of taking a pause, everyone is worn out and he is ready to keep moving forward with discussions and amendments. Mr. Danielson explained part of the discussion for tonight is so everyone would be able to look at the different things and determine what the impact would be so we can get something back and vote upon it.

Dr. Kreller wanted to bring in the variance and departures into the process. There were three that were recommended from P&Z.: Removal of 5 live oak trees with a mitigation of adding 36 live oaks to the subject property; Approval of the height variance for the active adult complex from 50ft to 60ft; and Approval of the increased square footage of the hotel from 100,000 sf to 108,813 sf. Mrs. McGuire explained of the 109,000 sq ft, only 8,900 sq ft was for the special event area. She stated this amendment is already in place and these are the conditions from Planning & Zoning.

Mr. Zuckerman stated the approval of the 108,813 over the 100,000 is a departure from B2. Why are we applying B2 to the property in terms of maximum sq ft.? Ms. Bartholomew explained this is tied to the use of the planned district, we are not looking at zoning application. Mrs. McGuire feels this should be tied to the B1 requirements. Mr. Zuckerman explained the applicant is requesting a hotel which is B2 so therefore they are requesting the 108K. Ms. Bartholomew explained the applicant is requesting uses and those uses are tied to the planned district. So, if the property was to be rezoned without a conditional use permit, would a B1 be more appropriate? Ms. Bartholomew stated this is not a zoning issue.

The applicant states what they would like to use on the property and the planning dept applies the baseline regulations. Mrs. McGuire Review of the conceptual site plan submitted in conjunction with a request for Planned District zoning or amendment shall be based upon the requirements of this Land Use Regulations Ordinance for the proposed use, including any special use criteria provided in Article 8, and the requirements of the zoning district in which the use would be permitted by right. Unless specific regulations regarding lot area, lot area per unit, or building area are set forth in Article 8 of these regulations, requirements for lot area, lot area per unit and building area for any proposed use shall be based upon any applicable site development regulations of the following designated zoning districts. Commercial Uses: B2 Highway business district, provided, however that commercial uses designated on a site plan providing for a mix of commercial uses and residential uses shall comply with the requirements of the B-1 neighborhood business district. Since this proposal is a mix of commercial and residential uses, the B-1 requirements should be followed, rather than the B-2. The proposed site plan does not meet B-1 requirements. From the CLURO, section 7.5.8.3. B-1 Site Development regulations: maximum lot area is 40,000 sq. ft. Maximum building site is 15,000 sq ft. Mr. Zuckerman does not know applying a B-2 is the appropriate rezoning. Mrs. Sconzert stated we are not looking at each zoning we are looking at each use. She knows they do not agree on the interpretation of the CLURO. Mr. Zuckerman understands we are looking at the use, but we keep referring to the B-2 requirements in terms of the development criteria. If the use is determining the criteria he is questioning if the use is appropriate based on the property itself. If a rezoning to B-2 is not appropriate based upon the neighboring properties, then the B-2 criteria is not appropriate either. Mrs. Sconzert stated the focus should be the uses and if those are compatible. Mr. Zuckerman stated the event center is not compatible with an adjacent residential property. That is an allowable use under B-2, but not B-1.

Mrs. McGuire explained she is aware of everyone talking about the 12 points in article 4 and it ties in with lots of moving parts – rezoning, departures, variances.

Mr. Danielson asked if we all have an issue with the 108,513 sq ft of the hotel? Mrs. McGuire stated conformity is one of the 12 points and she is struggling. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features. One discussion is rezoning, should we do this? Let's talk about the 12 points. Mr. Zuckerman said we talked about departures of the CLURO and approvals of what is above and beyond the B-2 criteria. He questions whether B-2 is the right criteria. He finds B-2 is incompatible with the adjacent residential properties. One of the allowable uses in B-2 is an event center. An event center in his mind, like a similar project that went before P&Z on the 12th – the event center was being proposed adjacent to residential – proposed rezoning from office residential to B-2 and there was a lot of arguments. It was almost the same criteria being applied. He knows the request for zoning was different, but within the planned districts it is almost the exact same condition. He has an issue with applying of B-2 to the site criteria.

Dr. Kreller asked if he is objecting to the definition in the CLURO of this? Is the CLURO wrong with the event center- it can be done in a planned district. Mr. Zuckerman feels an event center next to a residential area is not compatible. He cannot tell these people they need to be a part of every wedding that takes place on the site for the rest of their lives. –

its incompatible. He is making a judgment if it is compatible. Ms. Bartholomew stated the property is zoned planned district. Every single use in the CLURO is conditional under a planned district. The council is here to make the determination if the uses are compatible. Mrs. Sconzert explained each use you consider the 12 factors in 4.3.38 and you can eliminate each use based upon this. Mr. Zuckerman stated arguments at the P&Z mtg: once we rezone, it done forever. Ms. Bartholomew stated that is not true. Why would this be in the interest of the health safety and welfare of the public. In the mtg P&Z was told they had to take a hard look at this because an event center is totally different than other business uses – everyone comes and leaves at once. There are parking shortages, and, in the meeting, they were told offices make all the sense in the world next to residential. He has a huge issue with the event center next to residential. Mr. Danielson asked what his recommendation would be. Mr. Zuckerman stated he tried to flip the event center last meeting so it would not be adjacent to the residents, but it failed so his recommendation would be to delete the event center. Mr. Danielson asked the developer to comment on this.

Mr. Hoffman explained they want to evaluate all the council's concerns at once and not just be reactive. He does want to clarify the event center is a ballroom associated with the hotel. Mr. Zuckerman stated you can have weddings on the wedding lawn. Mr. Hoffman explained they would have to comply with the city's regulations. Mr. Zuckerman stated for the ballroom guest are they just guest of the hotel or outside. Mr. Hoffman explained that would be a mix, so people come at different times. Mr. Zuckerman stated parking for event center is 1 for every 50 sq ft of event center so 170 parking spaces for this 8,900 sq ft. Mr. Hoffman stated this is not an event center it is a meeting room in the hotel that is capable of having 200-300 ppl. Mrs. McGuire asked about the wedding lawn and pavilion, it's not on the outside? She is concerned with what will happen on the outdoors. How do you mitigate the sound? If you wanted to have outdoor wedding, we could put a condition like on other businesses that there, be no amplified outdoor music, only have them indoors. The site plan at one point was a pavilion and lawn and that was not factored into the parking. This is why we don't have many around because it is hard to meet the parking requirements. If this is the ballroom, then say all the events must be indoors and if you use the outdoors then they have to say something about amplified music and lighting. Mr. Zuckerman keeps going back if we were building an event center 150-200 ft away from people's balconies, would we be having the same discussion? Dr. Kreller said we already have like Maison Lafitte which is an event center in the middle of a residential neighborhood – B3. It is in the middle of town where people hear the noise from their homes, and they have noise and that just has to be enforced. The P&Z mtg example was a totally different situation. He understands across the waterway are residents and they have rights, but what about the residents that live in B-3- it seems to be the same. Mr. Zuckerman stated that is re-development and this is a new development. He agreed they will end up on opposite sides of the issue- everyone has a vote and can explain their vote to the public. He proposed to move the event center to the other side for compatibility, but that was voted down. Mr. Zuckerman keeps coming back to the B1-B2 because the uses in B-2 is what he has an issue with, so if we keep applying the B-2 site criteria- he has an issue. Office residential or B-1 would be a more appropriate designation.

Mr. Paul Harrison explained he wanted to bring the focus back to uses and compatibility. He wanted to point out areas of the city that have compatible uses regarding a hotel. You have a hotel where there is a use of temporary housing. Its larger and different than a short-term rental and there are several scattered throughout the city. Along the lakefront there are compatible uses like a bar – Dons. You go towards the west and there are buildings that originally seemed to be incompatible, but they now blend within the community – Rest -a-While, Barley Oak. Behind Barley Oak is a very large raised short-term rental. Next to

Maison Lafitte, you have a church which has an event center which is very loud at times. You cannot start carving out uses in a planned district as if they are incompatible. The uses are allowable, it is to determine how they are allowed – enforcing noise ordinance. The housing in Mariners Village is multi-family and the noisiest thing is in fact the causeway. You must look at the use and its impact on neighbors. So, if a hotel is run well, you have no impact on a neighbor. A hotel can be compatible just like the church/event center, etc. that are right next to residential homes. Right next door to Rest-a-while and Barley Oaks are residential homes, behind them are short term rentals. Those are all compatible uses in the downtown area, so why would this not be allowed if it is run properly. Mr. Zuckerman asked if all those neighbors are happy with the new use and their residential home? His experience is there are unhappy neighbors, and he is trying not to create more unhappy neighbors. Mr. Harrison stated there are Mariners Village neighbors that are for and against the project. Mr. Zuckerman's issue is the people who will live 150ft from an event center. He cannot tell them it's compatible. Mr. Harrison stated every time something is built it causes noise. Compatibility is the issue and the hotel with the ballroom inside can be compatible next to neighbors. Mrs. McGuire does not disagree but in the area- they are all under 15,000 sq ft. that is what she is struggling with. It goes back to this is all residential so just because there are apartments it says residential. People that don't have a problem with the hotel, restaurant, it's the scale and if it complied with the B1 requirements it would fit in a lot better. Mr. Harrison said you are switching scale, it has water on two sides, green buffer, so he was looking at compatibility and this is a larger track of land. If you say it's not compatible to adjacent neighbors, the immediate adjacent neighbors are large multifamily homes, not single family and it is zoned planned district with offices. The marina can be run well, or it can fall into disrepair like those on the east side of town. The uses and compatibility should be the focus not just a hotel is not compatible. Mr. Zuckerman does not have clarity as a hotel/event center – its 8,900 sq ft. but for parking it is calculated a certain way in the CLURO. Mr. Harrison explained the parking calculations in the CLURO are different because it is not a stand-alone event center. This is a hotel with a ballroom and meeting space. They have events at Rest-a-while, its also a restaurant and bar but it is not an event center, and it has lots of parking. For this project is the parking sufficient for the hotel use and the latest revision they added parking beyond what the CLURO requires. IF it needs more parking then the applicant would consider it, but an event center is not stand-alone. Mrs. Bush wanted to change the focus from individual things. It is impossible to discuss compatibility without talking about scale. Can you fit all that stuff on this one piece of property? That is her question. You must discuss the hotel and all the other aspects when you talk about compatibility. It's an incomplete set of analysis to focus on one item. Mr. Harrison agrees, you should look at the entire site plan. You cannot keep redesigning with every new idea, you must look at the entire project. What does the council really want? Mrs. Bush stated can the goals and direction of the developer match with the city – that's a very important decision. Mrs. McGuire explained a ballroom with a hotel, we don't have in Mandeville yet. She needs clarity and the case summary says event center, then the site plan says pavilion, wedding lawn, its different than saying it part of the operation. At her property, Rest -a-while they don't have weddings, they have a room for 30 ppl, they have more parking than needed, and they did a lot of things to mitigate with the neighbors who are still not happy. To mitigate the concerns some restrictions place on them were no outdoor amplified music, they also cannot use the underneath. It is fair to put some limits and if the ballroom space is 8,900 sq ft and the parking calculations say one thing – then that's all there should be. Nothing should be outside in her opinion, at some point there should be some mitigation. Mr. Harrison is not opposed to mitigations. Mr. Zuckerman stated if there was not a breezeway connecting the hotel to the event center, we would be counting it as an event center – it's the same thing. Its an event center, unless

you are going to say it's only going to be a conference center. People are going to be coming and going – it goes back to density calculations. If applied technically, you're ok, but if there was no roof connection – it would be an event center. He is here to say is that what they intended, is it compatible. He wants to tell them via vote so you can go back to revise a site plan and ordinance and bring it back to the council. This is why he was opposing to just a discussion. He wants to move this thing forward. Mr. Harrison stated when you have events, there will be an overlap between the guest staying at the hotel and those going to the event center. From a parking perspective a ballroom connected to a hotel is different in kind to an event center.

Mrs. Bush feels we have fully discussed access. She is having a difficult time with traffic backing up. She wants to see some type of plan or bond to protect if traffic becomes a problem and how it will not be the responsibility of the city financially to fix. Mr. Zuckerman feels information about truck access and non-traffic analysis that should be required. We have not discussed water and sewer service to the site – is it adequate? Mr. LaGrange stated most gets decided at the permit process. Water is adequate, sewer might be an issue, but the developer will contribute to this. As what is being proposed will go through the permit process. Any upgrades they will contribute. Mrs. Bush wants to hear from developer about long term plans if the access becomes a problem. She does not want the city to be on the hook for paying for this. Mr. Danielson asked who will be responsible for the long-term planning, the city, or the developer? Through the natural growth, does it come back to the city via the budget process? Mrs. Bush feels access is a big concern and it will determine whether we vote yes or no. Anything we can do to the plan is important to her. Mr. Danielson stated the existing access presented based upon the traffic study is sufficient at this time. Mr. Hoffman explained based upon traffic study there should not be a problem. The growth, projected 20 yrs. down the road, is Mandeville growth not Sucette because their numbers will stay fairly constant. Mrs. Bush stated there is another piece of property next to it that has not been developed yet. Mrs. McGuire explained St Croix is a cul-de-sac and is part of the emergency exit. How is that working? Mr. Hoffman understands there is a cut through from St Croix onto Sucette Harbor. Their intent is to use this as an emergency exit for fire department They would have to connect the road to the city owned street. Mrs. Bartholomew stated this would just be a connection from a public street to the Sucette Harbor.

Mr. Danielson asked if there were questions about the tree plan and how it was debated and discussed in the process. Mrs. Bush is satisfied with tree issue with the concessions that have been made from the developer. Mr. Danielson asked about the size of the replacement oaks. Mr. Hoffman stated the 36 oaks will be a mix of different sizes. Mrs. McGuire asked when you walk the property and pass the pretty oak trees- those are staying? Mr. Hoffman stated all the live oaks on the east side are staying.

Mr. Zuckerman asked with the reduction to 90 is the plan to reduce the height or footprint or combo of both? Mr. Hoffman stated they have not made a decision on this yet. They are trying to get all issues on the table and then they can come back with a plan. Mr. Zuckerman's issue is trouble with height diagrams to see how tall the building is. He has some clarity and did some studies on his own. All measurements are taken from finished floor height (elevation 13) and existing site is between 6-11 ft. The reality is the tallest building from existing grade, will be almost 6 ft above grade. From an average it is elevation 7. Mr. Bear Cheezem explained top of slab will be at 9 because it is just parking on the first floor. Residents will be on 2nd floor. Mr. Zuckerman did drawings himself, and the roofs 78-80 ft off existing grade. The reduction in units would help the situation with

scale by taking some floors out. He sees how they calculated it, but he does not agree with their calculation.

Mr. Hoffman stated the big issue is the question of density. He does not understand where the 90 units came from, but if you play with density by the CLURO, 201 -178 all fit in. If you took the 15 acres and allocate the hotel, restaurant, and the 192 parking to the southern part of the property that leaves 300K sq ft for the northern part. If you did a straight 3,000 per unit that would be 122 allowable units with parking on northern part. He requests some additional thought on units and when they reduced from 201-178, he took out certain amenities. If they go below the 178, the next thing to come out will be the whole marina. The office, boardwalk, marina will be removed to get rid of cost in order to address the reduced number of apartments. The whole plan had pieces that benefit the other. When you take apart pieces other components have to be removed.

Mrs. Bush does not want to see the marina gone, that revitalization and is part of the long-term development of the property. Mr. Hoffman said from the beginning they thought the marina was an amenity, but you don't make money from marinas. When you start taking the revenue components away, you have to take away biggest cost issues, and that is the marina. Mr. Danielson wanted to confirm if we stay at the 90 units, the marina will not be developed?

Mr. Hoffman explained once we find out all the constraints we will come back. But the marina is the next on the list cost wise if the units have to be 90. To clarify, the ballroom is 4200 sq ft- the 8500 sq ft is all the meeting rooms and office space. Mr. Zuckerman stated a large portion appeared to be the kitchen. Mr. Hoffman explained that is probably 1500 sq ft and entrance foyer around 800-900 sq ft. Mrs. McGuire asked if there are any details about the wedding lawn and how many people will be out there? Do you plan on using anything outside the ballroom? Mr. Hoffman stated the lawn is expected to be used in conjunction with the ballroom, but he does not expect it to be used in the hot summer months. They cannot have 2 separate uses at the same time. Dr. Kreller asked if there would be any bands outside? Mrs. McGuire wants to make that a condition.

Mr. Zuckerman said on a 4200 sq ballroom plus half of the rest of the meeting space, that is 600-700 occupancy load. Mr. Hoffman stated the ballroom is 200-300 occupancy based upon 10 ft rounds. The other meeting spaces are not connected within the hotel, they are more boardroom style for 15-20 people. Mr. Zuckerman said the State Fire Marshall occupancy is 885. JZ asked what is the outbuilding itself? The architect stated the outbuilding itself holds 250-300 occupancy based on long term discussions. And how it will be used. Mr. Zuckerman stated the outbuilding/event center is 10K total – of this 4,200 is the public space because of restrooms, pre-function/kitchen. Mr. Zuckerman stated the occupancy load based upon the State Fire Marshall will be much higher. The architect stated their numbers are much lower based upon the use. Mr. Zuckerman stated your probable State Fire Marshall all load is 1400 people. Mr. Hoffman explained one of the meeting rooms is going to have a restroom in it, so it can be used as a dressing area for wedding parties.

COMMENT:

Mr. William Dalton, 61 Barbados, important point is we can spend time peace-mealing this, but you are putting a destination resort in an already existing community. What did Mariners Village do? It put commercial area to the noisiest area not next to residential area.

Mr. Federer said things are still not clear with regards to density and height. He does not understand if you are supposed to be following the CLURO, height relates to density. He needs to see a revised plan. He did a B&B 8 yrs. ago and they were told what they needed to do. He has issues with rezoning, parking, density, and height. Adding 600+ parking spots and to claim no additional traffic on Monroe is not believable. Something that fits the scale would be good, has there been an occupancy study to see if town needs a hotel.

Mr. Farbacher feels this is not compatible. There are 12 criteria we should follow, and no one wants to talk about them. He does not see 18 wheelers will make the turn. He asks to start discussing the criteria and does it meet CLURO.

Mr. Tom Snedeker, he understands difficult decision have to be made. There are alternatives that could be considered if they decide not to move forward.

Ms. Emery Clark has a P&Z question. If you approve this would the Maestri's 10 acres, could that be rezoned to have a hotel in old Mandeville? Ms. Bartholomew explained any property owner can request to rezone and every case is looked at individually. Mr. Zuckerman stated it goes back to density.

Mr. James Farbacher stated the people have said they don't want it. Do what the people are asking.

Ms. Ellen O'Connell asked has old Mandeville ever been residential only? NO. Mariners Village deeds say it is residential only. She thinks keeping the lease amount private is wrong. She wants to know the rent amount for the property. The precedent set is destructive for the property to the east. Dumpster will have to be move for the emergency street access.

Ms. Barbara Muller said 36 live oaks on 15 acres will not be close to 300 yrs. old. She was required to place 4 class a tree on her lot. Has anyone thought about the weight on the peninsula. How many rooms are at the Southern hotel – 84. Maison Lafitte was an old home turned into event center and most of the houses build around it came after. The problem is the CLURO and their variances. They should be consistent with the CLURO.

Ms. Casanova said the clearing of trees- are not trash trees but no one addresses if all this is all cleared, the condos on the east and north of TOPSL will be flooded. They will bring in too much fill. This needs to be addressed.

Mr. Kevin Volgentanz stated the applicant's attorney said they wanted to focus to the use issue – that favors the developer. Other institutions are zoned B3, and they did not have to be rezoned. This piece is not zoned mixed use, commercial, it's a planned residential. When people come to look at property or plan to develop, they can be aware of what is allowed to be built and have consistency. When the council spot zones, you agree to change the zoning not because of a policy, but because you like the development. What this does, is for future people who want to spot zone and are not allowed, they can say you did this for Sucette, and I am going to sue you for being arbitrary and capricious. Port Marigny was not zoned planned residential development it was zoned planned district, so they had an

easier time arguing their case. He reminded the council their predecessors stated this piece of property should always remain planned residential because it was in the best interest of health safety and welfare of the citizens. Next meeting someone please call the question on the ongoing aspect of the application. You can vote to keep it planned combined use or planned residential. If you want to change it, do it – although I don't think people want that. It will bring clarity to the applicant, the residents, the city, - then you can get to the uses.

Mr. Ernest Burguieres said the traffic study does not take into account a wedding and that is important. The traffic study takes in a 20 yr. period. This is out of scale. This is a disservice making this commercial.

Mr. Larry Grundman stated the B1 is residential business, B2 is highway residential. This is the issue. You don't put business in residential because you cannot take the traffic. If you go back to B1 you would go back to 15,000 sq ft and would not have so many problems. This does not fit into B2. Next, Monroe is congested, and the 18 wheelers will not make the turn and the infrastructure on Monroe Street will cause backed up traffic. He does not see how this does not belong and it is not consistent. Do the 12 steps and it will determine to be incompatible.

M. Zuckerman keeps coming back to the requested variance. That led to- we are requesting departures from B2. We used B2 as a basic starting point but is this group of uses appropriate. We are applying highway business district guidelines in the middle of something that is not on a highway. He is questioning the starting point.

Mr. Whalen stated the traffic study speaks for itself – not the reality of the situation. On Antibes east it is narrow. On Sandra Del Mar you deal with school pick ups for the children. What is going to happen with the children and the traffic coming in during that time.

Ms. Melissa Couvillion stated the cul-de-sac is too small to do an emergency exit. Where will they put their dumpster. She bought her condo and accepted the noise. She does not have to accept something new; they don't have sidewalks.

Mr. Jim Noel stated he is VP of New Golden Shores, and he did an email survey of 160 lots and asked if they are in favor of the development. The response was overwhelming no 12-1 ratio against.

Mr. Ren Clark explained the word variance can only be given to prove a hardship. The hardship cannot be money. He lives 500 ft from Maison Lafitte and his windows shake when they have an event, and it deters more development.

Mr. David Lauton commented to get to Monro St. they did not put counts on people going underneath and then go north. People coming from Covington have to come down and go to the 4 way stop. This builds up traffic, particularly bad during school hours. This was not taken into account in the traffic study. The event center will cause more traffic.

Mr. Pat Rosenow stated there is no perfect answer. The council has to do the best they can with their information. Handle the zoning question first then you can move forward. At the end of the day, you have to say was it to the benefit of the health welfare safety. Keep in mind spot zoning opens doors, decisions have to be made soon.

Ms. Carolyn Monteith stated the average age of community was couples, the developers said they could not reduce the scale because the development could not work. If it is rezoned, will it really work? If it is not a success, we don't want vacant property so we will grant more concessions so there is not a burden on the city. Is this the best for the city? What about the residents – don't rezone.

Ms. Terri Hamilton said Fire Marshall approval is about 1400 people, that is a lot of people and big difference from 200-300 ppl. Mr. Zuckerman stated his calculations may not be an accurate number.

Ms. Sean Peret president of OGS civic association does not see a person for this development. Someone needs to make a motion to vote on this tonight. Stop wasting our time.


Ms. Vickie Todd said the issue is the council is not listening to what the residents want. The residents in the new apartments do not want venues and possibly not find parking for their own car. The trees have been here for over 100 yrs., and they will plant sapling that cannot be duplicated.

Mr. Bob Ellis will live across from the event center. He does not hear from the causeway traffic, and this does not compare to the event center noise. The most commercialized businesses – this is way too dense, will be very noisy and too crowded. It is difficult to already drive a school bus in the area, let alone an 18-wheeler. This is not the right place. We don't need an event center or a hotel. Also, the senior center should be along the water.

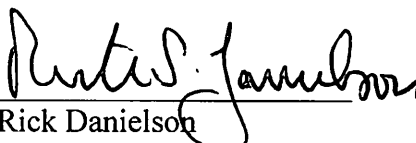
Mr. Danielson announced the next Sucette meeting will be Tuesday, August 15th, and Wednesday August 23rd. at 6:00pm.

ADJOURNMENT:

Mrs. McGuire made a motion to adjourn the meeting, seconded by Mrs. Bush. Mr. Danielson adjourned the meeting at 8:30 p.m.



Kristine Scherer
Council Clerk



Rick Danielson
Council Chairman