

**Marshall Township
Planning Commission**

**525 Pleasant Hill Road
Wexford, PA 15090**

July 11 , 2017 - 7:00 PM

Present: Ron Baling, Elaine Hatfield, Larry Payne and David Pampena

Absent: Jeff Davison and John Jester

**Planning Director/
Zoning Officer:** Nicole Zimsky

Engineer: Art Gazdik

Secretary: Sandy Bauer

Solicitor: Blaine Lucas (not present)

Others: Keith Miller, David Coughenour, Bud Townsend, Eileen Townsend, David Lucci

Mr. Baling called the meeting to order at 7:04 p.m.

MINUTES

Approval of the June 6, 2017 Meeting Minutes.

Ms. Hatfield moved to approve the minutes as presented. Mr. Baling seconded the motion. Mr. Pampena abstained. The motion was passed. (3-0)

PLAN(S)

- ❖ Covenant Community Church Addition; SP(LD) 17-05; 5157 Wexford Run Road, plans dated 6/12/17; **deadline: 10/9/2017**

Keith Miller of Wallace Pancher Group presented this plan. It involves a 4200 sq/ft building addition. It will be comprised of classrooms, office space and restrooms. Parking needs are not anticipated to increase.

Ms. Zimsky read her comments:

- I. **SP(LD)17-05: Covenant Community Church Building Addition – Land Development Application:**

The applicant is seeking land development approval to construct a 4,280 SF addition onto the existing church building. The addition is going to be used for additional office/classroom space. The sanctuary space is not proposed to change. The property is zoned Suburban Residential (SR) and is located in the Corridor Enhancement Overlay District.

II. **Land Development Review Comments:**

1. **Section 174-205.B.8.** A location map which shall be taken from the Zoning Map, drawn at a scale of one inch equals 1,200 feet to include the location of the proposed land development in relation to Township boundaries, public streets, adjacent zoning districts and all properties adjoining the property being developed.

COMMENT: Please use the Township Zoning Map as the site location map.

2. **Section 174-205.B.9.(a).** Property lines with bearings and distances shown for the site and adjacent lots if available.

COMMENT: Please add this information to Sheet LD-5.

3. **Section 174-205.B.9.(c).** Lot Area

COMMENT: Please move the lot area/site data table to Sheet LD-5. Also, please add parking information to the table.

4. **Section 174-205.B.9.(j).** Water service.

COMMENT: Please provide a letter from West View Water Authority stating that they have capacity to serve the project.

5. **Section 174-205.B.9.(p).** A table (with computations) estimating the impervious surface.

COMMENT: Please add this information to Sheet LD-5.

6. **Section 174-205.B.9.(r).** Identification of soil series as shown in the Soil of the County with the soil limit lines plotted on the base map.

COMMENT: Please add this information to the plans.

7. **Section 174-205.B.9.(s).** Location, width, bearings, and purpose of existing and proposed EASEMENTS and utility rights-of-way.

COMMENT: Are there any easements on the property?

8. **Section 174-205.B.10.** A list of relevant permits, approvals or certificates required by Federal, State, county, or local governmental authorities. Following receipt of said list the township will indicate which permits, approvals or certificates must be obtained prior to development approval by the township.

COMMENT: Please provide this information.

9. **Section 174-205.B.13.** Floor plans, elevation drawings of all facades on all structures, exterior building materials and colors.

COMMENT: Elevations and floor plans need to be added to the plan set.

III. **Zoning Ordinance Comments:**

1. **Section 208-1507.A.** Each approved application for a land development shall provide a minimum visual buffer between the right-of-way lane of the subject roadway and all proposed structures and parking areas. ...The buffer shall be

continuous, except as set forth below, and be no less than 50' average and 30' minimum depth. .

COMMENT: Please show any existing landscaping on the plans. Additional landscaping maybe required to meet the Corridor Enhancement Overlay District standards.

2. **Section 208-1507.B.** Bufferyard D is required along arterials, major collectors, and interstates. The 30' minimum depth shall not occur at the high activity areas of a project. ...

COMMENT: Bufferyard D needs to be planted the length of the property between the building and I-79. You will get credit for existing vegetation, but will need to document what is there and add additional plantings to meet Bufferyard D requirements.

IV. **Additional Comments:**

1. The certification clauses shown on the cover sheet are not required for land developments in Marshal Township. Please remove.
2. Trans Associates has determined that a traffic impact fee of \$ 3,554.00 will be due at the time of building permit.

Mr. Gazdik read his letter:

General

1. The Developer shall address all outstanding comments contained in the Planning Directors review letter(s).
2. Final locations of required fire lanes must be approved by the Township Fire Marshall, 174-503.H.

Grading (88)

3. A Grading Permit and Grading Permit Agreement, is required prior to proceeding with work, as per 88-17.

Subdivision and Land Development (174)

1. The Developer is to request all Modifications in writing. The request for Modifications shall fully state the reasons and grounds for why the provision is unreasonable or a hardship imposed, and discuss the minimum modification necessary, 174-201.D.

2. Provide Datum and benchmark locations on the plans, 174-205.B.h.

Stormwater Management (SWM) (165)

3. The proposed water quality and storm water detention facility will be privately owned and will require a Stormwater Management Agreement, as per 165-107.4.

David Coughenour with M3 Development Group gave further description of the proposed space and it's intended use.

Ms. Hatfield moved to recommend approval of the plan contingent upon Staff letters, that they submit a parking number, provide delineation of ADA spaces and on the removal of the trailer from the property. Mr. Baling seconded the motion. The motion was passed unanimously. (4-0)

- ❖ Townsend Plan of Lots; SUB-FIN 17-16; 316 Bridge Brook Lane, plans dated 6/9/2017; **deadline: 10/9/2017**

Bud and Eileen Townsend presented the plan. They would like to subdivide their lot to enable the sale of, and eventual construction on the other lot. It was acknowledged that this would be challenging.

Ms. Zimsky read a joint staff letter:

I. SUB-FIN 17-16 Townsend Plan of Lots –Subdivision Application:

The proposed plan subdivides a parcel on Bridge Brook Lane in The Woods Plan. The property is located in the Conservation Residential (CR) zoning district.

II. Subdivision Review Comments

1. **Section 174-206.B.2.** The name and address of the owner of record.

COMMENT: Allegheny County is going to require that the owner's phone number be added to the plans.

2. **Section 174-207.B.9.(2).** Water service. If water is to be provided by means other than by the individual owners of lots within the subdivision, the developer shall present evidence that the subdivision is to be supplied by a certified public utility, a

bona fide cooperative association of lot owners or by a municipal corporation, authority or utility.

COMMENT: Please provide a letter from West View Water Authority stating that they have capacity to service the project.

III. **Additional Comments**

1. Please be aware that this subdivision proposes a Lot 2 with slope constraints and an oddly configured building area. As a result, any future inability to develop Lot 2 in strict conformance with the setback and other requirements of the Township Zoning Ordinance is a hardship being created by the owner, and the legal standards for the granting of a variance or variances from these requirements would not be met
2. When/if a house is proposed Lot 2, a traffic impact fee of \$1,772.00 will be due at the time of building permit.

Mr. Gazdik added the condition that the planning module exemption approval be listed as well.

Mr. Baling moved to recommend approval of the plan contingent upon the joint Staff letter and the planning module exemption addition. Mr. Pampena seconded the motion. The motion was passed unanimously. (4-0)

- ❖ Mallard Pond; SUB-FIN 17-17; Spang Road, plans dated 6/13/17; **deadline: 10/9/2017**

David Lucci of Victor-Wetzel Associates presented the plan. This is the final plan for this development. It is 82.4 acres there are two drainage channels and two wetlands. There are 59 dwelling units allowed in the development. The grading plan, presented with three detention facilities, is identical to the preliminary plan. He detailed the landscaping.

Mr. Pampena discussed the use of barriers to prevent runoff into wetland areas. Mr. Lucci explained there will be mitigation involved and that no polluted runoff will enter into wetland areas. Mr. Gazdik mentioned that the water will be directed to the stormwater management areas.

Ms. Zimsky read her letter:

I. **Sub-Fin 17-17 Mallard Pond (Final Plan) – Subdivision Plan:**

This plan is a major subdivision of 82.399 acres of property along Spang Road. There was a Mallard Pond Subdivision approved in 1989. For this plan some additional property has been acquired and there is a revised lot layout. The proposed subdivision is a 59 Lot Conservation Subdivision. The proposed subdivision is located in the Conservation Residential (CR) zoning district. The Developer received preliminary plan approval in May of 2017 and this application is for final approval of the subdivision. For purposes of this review, please note that I will try to distinguish between the “plan for recording” and what I will call the “engineering plan set.”

II. **Subdivision Review Comments**

1. **Section 174-206.B.1.** A location map, which shall be taken from the Zoning Map, drawn at a minimum scale of one (1) inch equals twelve hundred (1,200) feet, to include the location of the proposed subdivision in relation to township boundaries, public streets, adjacent zoning districts and all properties adjoining the property being developed.

COMMENT: Please add this to the plan for recording.

2. **Section 174-206.B.2.** The name and address of the owner of record.

COMMENT: Allegheny County will require that the owners phone number be added to the plans.

3. **Section 174-206.B.6.** Tabulation of site data, total acreage of land to be subdivided, the number of LOTS, the acreage of individual lots, the acreage of the subdivision and the acreage of proposed open space and recreation areas.

COMMENT: Site data is provided on Sheet 1 of 4 in a table titled “Existing Parcel Area Table.” A table needs to be added to one of the following sheets for the

proposed plan information. This table should include lot area, open space area, road area, land dedicated for Right-of-way, etc.

4. **Section 174-206.B.9.** Locations and sizes of all existing land uses within the tract and on the immediate adjoining properties to the extent practicable, including residential uses by type, and areas to be dedicated or reserved for public or common use, together with the proposed manner of their maintenance and all proposed improvements for those portions.

COMMENT: Sheet 1 acts as an existing conditions sheet it should show the existing structures on the property and indicate that they are to be razed.

5. **Section 174-206.B.10.** All property lines within the subdivision.

COMMENT: Do not cut lots of from one page to the next. Lots 6,56, 57, 45, 46, 38, 22, and 25 need to be shown, in their entirety on one of the pages.

6. **Section 174-206.B.11.** The layout of LOTS (showing scaled dimensions), LOT numbers in sequence, together with lot areas in both acreage and square feet.

COMMENT: See comment #5.

7. **Section 174-206.B.17.** Location, width and purpose of existing EASEMENTS and utility rights-of-way within the SUBDIVISION.

COMMENT: There are stormwater management facilities shown in the engineering plan set. These facilities either need to be placed in an easement, with the easement shown on the plan for recording OR they need to be placed on an individual parcel, SWM Parcel, and dedicated to the Township.

8. **Section 174-206.B.18.** Tentative covenants, grants of EASEMENTS or other restrictions to be imposed upon the use of land and structures.

COMMENT: These documents have been drafted and forwarded to the Township Solicitor for his review and comment.

9. **Section 174-206.B.20.** Building lines as specified by front yard setback requirement of the ZONING ORDINANCE.

COMMENT: The plan for recording shows a dashed box in every lot. I believe this dashed line is to represent the building setback lines. Please, only show the front yard setback line on the plan for recording. It is fine to show these additional lines in the engineering plan set.

10. **Section 174-207.B.1.** The location of all perimeter MONUMENTS.

COMMENT: The plan for recording needs to show all perimeter monuments and label them on the plan. Also, it should be noted where iron pins will be set.

11. **Section 174-207.B.2.** A statement of the total area of the property being developed.

COMMENT: Please see comment #3.

12. **Section 174-207.B.5.** Lot numbers, bearings and dimensions of all property lines, and the total number of LOTS and parcels, together with all lot areas.

COMMENT: Please see comment #5.

13. **Section 174-207.B.9.(a).** Water service. If water is to be provided by means than by the individual owners of LOTS within the SUBDIVISION, the DEVELOPER shall present evidence that the SUBDIVISION is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners or by a municipal corporation, authority or utility.

COMMENT: Please provide a letter from West View Water Authority stating that they have capacity to serve the project.

14. **Section 174-207.B.9.(c).** Copies of relevant permits or certificates, including permits and approvals required by Federal, State, COUNTY municipal authority, local or other governmental or public utility entities, or which are deemed necessary by the BOARD or TOWNSHIP Engineer.

COMMENT: Please add this information to the engineering plan set.

15. **Section 174-207.B.10.** Location, width, bearings and purpose of existing and proposed EASEMENTS and utility rights-of-way (See Section 174-506 of this Chapter). **[Amended 9-29-2008 by Ord. No. 394]**

COMMENT: Please see comment #7.

16. **Section 174-207.B.11.** Copies of other deed restrictions, condominium documents or covenants to be imposed upon the use of land, buildings and structures. Said covenants, deed restrictions, or condominium documents shall be reviewed and approved by the TOWNSHIP Solicitor. Community association documents for plans that include commonly owned facilities and land shall be consistent with the provisions of Section 174-302 (F) of this Chapter.

COMMENT: These documents have been forwarded to the Township Solicitor for review and comment.

17. **Section 174-302.F.** Community Association Document ... shall be provided for all subdivision and land development applications that propose land or facilities to be used or owned in common by all the residents of that subdivision or land development.

COMMENT: These documents have been forwarded to the Township Solicitor for his review and comment.

18. **Section 174-302.G.** Greenway ownership and management plan. Using the conceptual preliminary plan as a base map, the boundaries, acreage, and proposed ownership of all proposed greenway areas shall be shown. In addition, the applicant shall also submit a greenway ownership and management plan detailing the entities responsible for maintaining various elements of the property and describing management objectives and techniques for each apart of the property.

COMMENT: These documents have been forwarded to the Township Solicitor for his review and comment.

19. **Section 174-503.I.1.B.** Sidewalks

COMMENT: Sidewalks need to run property line to property line. The proposed sidewalk along Spang Road does not look like it extends to the northern most property line. There are areas within the subdivision in which the sidewalk only runs along one side of the road. Please run the sidewalk to the property line along Spang Road. Sidewalks shall be double sided within the subdivision. The Developer needs to seek a modification from this requirement.

III. **Additional Comments**

1. It would be nice to have an overall proposed subdivision layout on the cover sheet of the plan for recording.
2. Please provide match lines, matching up with boundaries shown on the overall proposed subdivision layout, for the proposed plan on the plan for recording.
3. The Marshall Township Planning Commission does not have a seal, please remove from the plan for recording. Please remove references to the Moon Township Board of Supervisors from the plan for recording.
4. Please add the plan for recording to the engineering plan set.
5. Bob Goetz from Trans Associates has determined that a Traffic Impact Fee of \$95,580 will be owed for the project. \$1,620 will be charged at the time of building permit for each unit.

Mr. Gazdik read his letter:

General

4. The Developer shall address all outstanding comments contained in the Planning Directors review letter(s).
5. Final locations of fire hydrants must be approved by the Township Fire Marshall, 174-503.H.

Grading

1. There are proposed slopes of 2:1 (H:V). Where cut or fill slopes exceed 3:1 (H:V), a written statement from a registered professional engineer (Engineer) experienced in geotechnical engineering is required. The statement shall indicate the proposed grading has been reviewed, inspected and evaluated by the Engineer and that the slopes specified on the plans shall not result in increased risk or injury to persons or damage to adjacent property or receiving streams from erosion and sedimentation, as per 88-13 and 88-14. The Developer has provided a letter from ACA Engineering dated, March 21, 2017, that includes the Statement required by Ordinance. A copy of the geotechnical analysis, report and slope stability calculations should also be provided.
2. NPDES construction discharge permit for the site will be required prior to final approval, as per 88-15.
3. No grading is to be completed within three (3') of the adjoining property line, 88-19(A). SWM Basins 1 and 3 should be revised to meet this requirement.
4. A Grading Permit and Grading Permit Agreement, is required prior to proceeding with work, as per 88-17.

Subdivision and Land Development

5. The Developer is to request all Modifications in writing. The request for Modifications shall fully state the reasons and grounds for why the provision is unreasonable or a hardship imposed, and discuss the minimum modification necessary, 174-201.D.
6. As per the Sight Distance Evaluation from Wooster Associates, Dated April 27, 2017 using the PennDOT and AASHTO Standards recommended by Trans Associates, the Township's Traffic Consultant. The Wooster Evaluation noted that the sight distance looking left from Mallard Lane could not be verified due to an existing tree line. It would be our recommendation the trees are trimmed within the public ROW and that Wooster verify that the PennDOT and ASSHTO requirements are met. The tree trimming within the public ROW should be coordinated with the Marshall Township Public Works Department.
7. An approved sewage facilities planning module or exemption is required, 174-207.B.9.b.

8. The storm sewer system should provide for storm sewer manholes or note that a MH base (with diameter noted) is required when the pipe diameters exceed an 18 "ID for the short side, or a 24" ID for the long side, of a type M inlet box, as per 174-502. For pipe diameters up to 27" ID, a 48" ID manhole will be allowed, between 30" and 36" a 60" ID manhole is required, 174-502. Storm inlets in the cartway should be connected to the manholes that are to be located outside of the cartway, 174-502. Details for inlets set on manholes sections using reducer slabs shall be provided for review by the Engineer.
9. The storm sewer design should provide for roof drain connections and may require small diameter storm sewers to collect roof water where the lots are graded away from the cartway, 174-502.
10. The Township will require that the proposed culvert be constructed of reinforced concrete, or smooth interior HDPE Pipe that are protected by head and end walls, 174-502. Detailed plans are required to be submitted for Township review and approval.
11. The need for a traffic impact assessment should be determined by Trans Associates, 174-260.B.27.
12. No disturbance is permissible within 25 feet of the edge of any flowing stream or wetland, 174-603.C. It should be noted that a section of the proposed road does cross through an existing wetland and stream. Both a Township Modification and PA DEP requirements must be met to address these encroachments.
13. No disturbance is permissible within 25 feet of the edge of any flowing stream or wetland, 174-603.C. It is noted that an area of grading is shown to the rear of Lot 9 in Open Space B. The proposed grading directly abuts a wetland. What is the purpose of this grading?
14. The Pennsylvania DEP Permits for the proposed culvert and for the wetland impacts are to be provided to the Township, 107-207.B.9.
15. Show the location of all existing buildings located on the abutting properties on the plans, 174-302.C.8. The abutting homes along Spang Road should be shown on all plans.
16. Guide rail should be shown on the plans to protect all areas abutting steep slopes, - 503.G. For example guide rail should be shown at the proposed culvert crossing and at the Golden Eye entrance.

Stormwater Management

17. All areas of disturbance that are not able to be conveyed to the SWM basins should be noted as uncontrolled and accounted for in the SWM calculations, 165-106. It appears that areas that drain away from the cartway toward the rear of lots are included in the

controlled drainage areas. How will these areas be collected and conveyed to the proposed SWM Basins?

18. The SWM Report should be revised at account for all watershed areas that contribute to a point of interest, including off site areas, 165-106.2.A3(2)(a)4.
19. Provide a hydrologic and hydraulic analysis; and culvert sizing analysis for the proposed culvert and the existing culvert along Spang Road (POS A).
20. The post-development release rate for the 100 year return period exceeds 80% of the predevelopment release rate, 165-106.1.D.(2). A table that provides the 100% and 80% releases should be provided in the Report.
21. It is recommended that lots be created for each of the SWM Basins that are to be dedicated to Marshall Township, 165-107. The lots shall also provide for access as noted in the comment below.
22. Access roads shall be shown to each of the SWM Basins and be provided within a twenty (20') foot width drainage easement or area of land connected an existing or proposed public ROW, 165-107. The grading of these roads should be shown on the grading plan.
23. Provide infiltration testing results for each of the basins, to include the elevations tested, material observations and infiltration rate, 165-106.3.B.1.
24. Fencing should be provided for each of the proposed SWM facilities, 165-106.3.E.(15).
25. The stream buffer required should be shown on the recording plan, as per 165-106.5.

Mr. Gazdik also requested that the developer coordinate sanitary easements with Bill Campbell, Manager of the MTMSA, to ensure future connections upstream in that watershed. There is a large tract of land and an existing trail system. The Township requests cooperation related to the provision of pedestrian easements. The Township will provide the basis for the system.

Mr. Pampena moved to recommend approval of the plan contingent upon Staff letters, sanitary sewer easements coordination with MTMSA, and the coordination of trail easements. Mr. Baling seconded the motion. The motion was passed unanimously. (4-0)

- ❖ Venango Gardens, Venango Trails Phase 5, Revision #1; SUB-FIN 17-18; 1305 Freeport Rd, plans dated 6/7/17; **deadline: 10/9/2017**

Eric Newhouse, with EQA Landmark Communities, presented the plan. It involves proposed changes to the final phase of Venango Trails. They are reducing the number of units while increasing the size of several units. The decrease in units will be from 86 homes to 81 homes. These units will also have garages that are accessed by the front of the home reducing impervious surface area. Some of the alleys will be changed to open space.

Ms. Zimsky requested that they make sure that there is adequate space to pull a car into the driveway of the front loaded units without blocking the sidewalk. Mr. Newhouse replied that he would desire that as well. He explained that the revised units will be deeper front-to-back, than the unrevised units.

Ms. Zimsky addressed the loss of on-street parking due to the installation of private driveways. She also expressed that she would like to see mailbox banks. The layout of the unit and exterior were discussed. Ms. Zimsky asked for floor plans and elevations. Mr. Newhouse expressed that the final subdivision plan of record will have road names as requested by Staff. Mr. Baling noted that the 10 ft. setback from the street may not be enough and that the units should perhaps be pushed back a bit. This was discussed at some length. Mr. Gazdik suggested that there are several buildings that could be pushed further back with the exception of the one near the entrance. Mr. Gazdik reiterated that Ms. Zimsky's comment about driveway spacing relative to the sidewalk needs to be considered. He would like to see a building layout in relation to the sidewalk. Mr. Newhouse replied that where they can, they will have the driveway accommodate a car with no encroachment onto the sidewalk. Mr. Gazdik requested that the owners have at least room to walk in between the garage door and the bumper of their car. Mr. Newhouse suggested that space is an issue. On-street parking was discussed. At the rear of several units, the stormwater easement may need to be adjusted to give more flexibility to how the homes are positioned.

These are the Staff considerations for this plan: The front-loaded units should be pushed back as far as possible to keep sidewalks clear with cars in the driveways. Staff would like to see mailbox banks. Ms. Zimsky explained that there have been issues in other townhome developments throughout the Township regarding individual mailboxes. Difficulties with snow removal, mail delivery and congestion have been unfortunate results of individual mailboxes in townhome communities. Staff would also look for additional parking on Aleah Dr. if a pool was to be constructed.

Ms. Zimsky read the joint comment letter:

I. **Sub-Fin 17-18 Venango Gardens, Venango Trails Phase 5 – Revision 1 – Subdivision Plan:**

This plan revises the lot size on 5 lots to allow for larger (wider) townhome units. As

these units will have front entry garages so the alley behind lots 7R, 8R and 9R will be eliminated reducing impervious surface and increasing the open space in the development. This proposed change will reduce the number of units in Phase 5 from 86 to 81 and overall reduce the number of units in Venango Trails from 404 to 399. Phase 5 is accessed off of Aleah Drive but pedestrian access is provided to Venango Trail proper through a trail system.

II. Subdivision Review Comments

20. **Section 174-206.B.2.** The name and address of the owner of record.

COMMENT: Allegheny County will require that the owner's phone number be added to the plans.

21. **Section 174-206.B.8.** Zoning district(s) and adjacent zoning district(s).

COMMENT: Staff has noted the zoning district designations, but it could be more clear.

22. **Section 174-207.B.1.** The location of all perimeter MONUMENTS.

COMEMNT: Please show all perimeter monuments.

23. **Section 174-207.B.10.** Location, width, bearings and purpose of existing and proposed EASEMENTS and utility rights-of-way (See Section 174-506 of this Chapter). **[Amended 9-29-2008 by Ord. No. 394]**

COMMENT: Please provide bearings and distance for any easements shown on the plan.

24. **Section 174-207.B.17.** The boundary of any overlay district.

COMMENT: Staff believes part of this property is located in the Corridor Enhancement Overlay District. Please verify location and add to the plan.

III. **Additional Comments**

NONE

Ms. Hatfield moved to recommend approval of the plan contingent upon Staff letters and comments. Mr. Pampena seconded the motion. The motion was passed unanimously. (4-0)

- ❖ Knob Hill Community Park Plan of Lots No. 2; SUB-FIN 17-20; Knob Road-Marshall Township, plans dated 6/27/17; **deadline: 10/9/2017**

The park will be subdivided to facilitate the installation of a water line.

I. **SUB-FIN 17-20 Knob Hill Community Park Plan of Lots No. 2 –Subdivision Application:**

The proposed plan subdivides Knob Hill Community Park for the installation of a water line. The property is located in the Open Space, Park and Conservation (OSPC) zoning district.

II. **Subdivision Review Comments**

None

III. **Additional Comments**

None

Mr. Pampena moved to recommend approval of the plan. Mr. Baling seconded the motion. The motion was passed unanimously. (4-0)

ADJOURN

Since there was no further business to come before the Commission, at 8:56 p.m., Mr. Baling moved to adjourn the meeting. Ms. Hatfield seconded the motion. The motion was carried unanimously. (4-0)

Respectfully submitted,

Sandy Bauer

Planning Commission Secretary

UNAPPROVED