

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MARCH 19, 2015**

MEMBERS IN

ATTENDANCE: Alan Maciejewski, Chairman
Mark Robertson
Charles Wurster
Charles Stuhre

ALSO IN

ATTENDANCE: Trisha Lang, Director of Community Development
John Luciani, First Capital Engineering
Christopher King, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Mark Swomley

1. CALL TO ORDER:

A. Pledge of Allegiance

Chairman Maciejewski called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES

A. FEBRUARY 19, 2015

MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF FEBRUARY 19, 2015 AS PRESENTED. MR. STUHRE SECONDED. MOTION UNANIMOUSLY CARRIED.

3. BRIEFING ITEMS

A. LD-12-08 Firehouse Shoppes

Eric Johnston

Joe Mula', Mula' Architects

John Woodward

The referenced property is the former home of the Springetts Fire Station. This property is located in the C-H zoning district, as well as within the Town Center Overlay district. Previously known as Firehouse Square, the project received both Conditional Use Approval and Conditional Final Land Development Plan approval. The applicant is proposing to make minor revisions to the previously approved plan. The project will still contain a mix of retail/restaurant space; however, the once proposed drive through facility has been eliminated, and the lot will no longer be subdivided. None of the landscaping, sidewalks, stormwater facilities or parking to be constructed in association with the development has been revised. The property will utilize an existing shared access agreement with Home Depot to acquire access at the intersection. In addition, the median cut that currently exists in front of the property on E. Market Street will be closed.

Plan Background: This project is presented to identify the minor changes proposed to the previously approved final land development plan for this site. Staff met with the applicant to review the conditions identified below. It is anticipated that the majority of these items will have been addressed prior to the Commission's meeting. Although it is listed as a briefing item, the Commission may wish to take action.

Administrative items

1. SALDO (289-10.A.5.b.) Preliminary plans; procedure. Applicant shall provide evidence that the required PaDOT approvals have been obtained.
2. SALDO (289-10.A.1) Preliminary plans; procedure. Applicant shall submit a pdf version of the approved plans.
3. SALDO (289-47) Storm Drainage. Provide a copy of the draft language for the deed consistent with the information in storm water management note #3. It is noted that Sheet C-6 lists the types of storm water infrastructure that qualify as BMPs but does not identify the location or parameters of these features in order to establish the required easement areas. If the developer is selecting to establish a blanket easement across both lots, that intent should be identified.
4. SWO (281-25.A) Prepare, submit, and record an operations and maintenance agreement for the stormwater management facilities.
5. SALDO (289-35.E.2) Landscaping and buffer yards. Provide documentation of arrangement for the long-term maintenance of the required landscaping.
6. A developer's agreement for the signal and ADA upgrades at the intersection of Mill and Market Streets may be required.
7. SALDO (289-11.b) Preliminary plans; specifications. Applicant shall submit a Mylar copy of the approved plans
8. Provide documentation of receipt of approval of the E&S plan by York County Conservation District.
9. SWMO (281-23.D) As-built plans, completion certificate and final inspections. Applicant shall provide an as-built drawing of the stormwater facilities.
10. SWMO The PCSM Report still refers to the subdivision of the property, update as necessary.
11. The roof leader labels refer to "Note *" on sheet C7. No note relevant to the roof leaders is denoted by an asterisk. Please clarify.
12. Label all building setbacks.

Design Issues:

13. Zoning (325-205.A) Streetscape elements. The plan submitted identifies the installation of the required pedestrian lighting outside of the right-of-way for Market Street. If this infrastructure is located on private property, there must be an agreement that addresses its perpetual maintenance and replacement.
14. Zoning (325-206.A.1) Off-street parking. The inclusion of a hard-surface break every 30'-50' to accommodate pedestrian crossings of landscaped buffer areas is required. Revise the proposed locations to meet the spacing requirement.
15. Zoning (325-200.C) Conditional use design standards. The outdoor refuse storage area must be enclosed by material that is architecturally compatible with other buildings on the site. The enclosure material identified on sheet C-5 is masonry block. This is not consistent with the information submitted to represent the proposed construction on the site. While portions of either structure may be masonry, the regulation does not seek compatibility with the least desirable face of either building.
16. Zoning (325-206.A.1) Surface parking areas shall be lighted to an average of three foot candles. An area of the access drive from Mill Street is insufficiently lit.

Transportation Items:

17. Provide a profile for the proposed driveway from E. Market Street.
18. Verify that both ADA ramp details comply with current standards.
19. Provide median closure details and show the proposed median closure on the Land Development Plan and any other plans featuring the proposed construction.
20. Provide an ADA compliant ramp and crosswalk south across E. Market Street.
21. Revise the slopes of the ramps from E. Market Street to the east building to reduce the slopes from the maximum 8.33%. The runs exceed the recommended lengths at maximum slope.
22. Clearly label the E. Market Street right-of-way.
23. Show the location of any relocated street signs.
24. Provide a detail showing the 6" thick sidewalk required at the driveway to E. Market Street.

Storm Water Issues:

25. Sheet SW-3: the tributary area to CB-7 and CB-12 are the same area. These two inlets cannot share the same drainage area as the ground slopes away from CB-12 to CB-7. Please verify the design and make revisions as necessary.
26. Clarify the labels for SWMH 1 and 2 on all sheets.
27. Provide a pipe connecting the barrels of the underground SWM facility to ensure even distribution of water and prevent flashing flooding of the outlet structure.
28. Extend the length of routing for the 50 and 100-year return periods to ensure the peak water surface elevation is shown.
29. No swale calculations were included in the PCSM Report. Please provide swale computations and a swale profile
30. Provide 100-year HGL computations for the storm sewers and show the HGL line on the profiles.

Mr. Johnston indicated that this plan was previously known as Firehouse Square. The equitable ownership has changed hands and the plan is now known as Firehouse Shoppes, which is similar to the previous plan. He noted that a drive through located on the right side of the eastern building, which was previously approved as a conditional use has been removed. The proposed uses are retail on both sides with no subdivision. There will be two retail strip areas with common ownership. Other changes include the public plaza, which has been relocated to the west towards the intersection. To address concerns about pedestrian crossing, they are proposing an ADA compliant ramp in that location plus a step feature to allow pedestrians off the sidewalk into the east building.

Mr. Mula' reviewed the features of the building, noting there is a restaurant tenant. The building will have a stone base with stucco on the top and cornice work. On the north side of the site will be brick piers and a brick water table. The brick piers continue throughout the building to break up the different tenant spaces. There will also be canopies over each entrance to create an area for outdoor seating. A tower feature is proposed to draw attention to the main entry for the restaurant, and there is a slight step in the building to help give it a sense of scale.

Mr. Mula' indicated to the northwest of the building is a slightly taller anchor with the canopies at the entrances and an area for signage. The middle tenant and the end tenant steps down again to break up the line of the building. He noted they assessed the current architecture of the firehouse on the site to determine what can be used from an architectural standpoint. Mr. Mula' indicated in addition to the red brick and the reveals, they hope to reuse the cast iron bollards that are currently at the corners to the bays of the fire house.

Mr. Mula' showed the view from the rear of the buildings from the vantage point of leaving Home Depot and looking southeast. He noted they continue the store front on the north side for the first bay. Also on

the rear that faces the drive into Home Depot, they have continued the cornice all the way around. They are concealing the gutter system within the architecture and also will have scuppers and downspouts which he noted are much cleaner than a gutter and downspout system. They are also continuing the brick all the way around the back which will wrap on the south facade that faces Market Street.

The following items were discussed:

- Signage - Mr. Mula' indicated there would be no signage on the rear of those building. They are interested in putting signage on the rear on the Home Depot access drive side which will require a variance request. Mr. Woodward presented a rendering of the proposed freestanding sign.
- Rooftop units - Mr. Mula' stated they will have sloped roofs – it will be high in the front and mirrored on the opposite side. They will collect all the water and direct it towards the scuppers, using crickets on the rubber roof. He noted none of that will be visible to the public including all mechanical equipment located on the roof.
- Outside utilities for the restaurant - Mr. Mula' stated there would be no refrigeration equipment outside.
- Access for emergency vehicles in and around the site including the rear of the eastern building. Mr. Johnston stated the movements they were asked to provide for emergency vehicles is coming in from the Home Depot access drive and going to both areas. He noted vehicles would not be able to enter from the back side but would enter from the adjoining property to the motel driveway if access was needed to the back. He indicated that original space contained a drive through lane and there was never a request from the fire department to consider using the drive through - they had a very tight radius to try to maneuver a fire truck behind the building. Mr. Johnston noted that they have provided a turning movement plan for the site. Ms. Lang indicated they have not received any new comments from the emergency service providers.
- Loading zone for the restaurant for food deliveries – Mr. Woodward pointed out how that is represented on the plan. Ms. Lang indicated when the project was previously presented as Firehouse Square the applicant received relief from several of the loading zone requirements, which are in the front rather than in the rear. Mr. Johnston indicated the dumpster sites are the same as the plan that was previously approved. He pointed them out on the plan noting the details for buffering will be to construct masonry. A comment is included on the plan to make sure it matches the colors and textures of the buildings.
- Stormwater - It was noted there is a revised plan for stormwater and some of the configurations have been changed.
- Landscaping - Mr. Johnston indicated they have consulted with their landscape architect about the challenge to maximize the space in the loading zone. What they are proposing at these four locations is a planting diamond. Since the last Staff Meeting, Mr. Johnston stated they increased the concrete sidewalk and added curb protection. By placing it there they will be able to taper the sidewalk into the loading zone along the two edges to maximize the movement. Due to the tightness of the site and to comply with the ordinance requirements to evenly space the shade trees in the parking lot, they were challenged with trying to designate an area for the loading zone. Mr. Johnston stated this revision was resubmitted to the Township Staff.
- Lighting Plan - Mr. Johnston indicated that a new photometric plan was submitted for review. He noted they have added two lights in this access area to bring it up to Township standards. He also noted they will provide LED lighting wall packs in the back location of the eastern building with a diffuser to enable the lights to shine down and not out.

Mr. Johnston stated they are requesting an action from the Planning Commission subject to the Township Engineer's final review in order to stay on schedule for the construction.

MR. ROBERTSON MADE A MOTION TO MOVE LD-12-08, FIREHOUSE SQUARE, TO AN ACTION ITEM. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan. Hearing none he called for a motion.

MR. WURSTER MOVED WITH REFERENCE TO FINAL LAND DEVELOPMENT PLAN LD-12-08, FIREHOUSE SQUARE, TO RECOMMEND APPROVAL OF THE FINAL PLAN TO THE BOARD OF SUPERVISORS WITH THE CONDITIONS AS LISTED ABOVE AND SUBJECT TO THE FINAL REVIEW OF THE TOWNSHIP ENGINEER FOR THE REVISIONS TO THE LIGHTING PLAN AND LANDSCAPING PLAN. SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.

4. ACTION ITEMS

B. SK-15-01 Stone Ridge Condominiums

Timothy Pasch
Jerry Stahlman

This plan proposes the construction of a five-story, sixteen unit condominium on a 33,000+ square foot parcel. At one time the lot contained a single family dwelling unit however, at present, the lot is vacant.

Plan Background: Staff has discussed the proposal with the applicant and has the following observations. The project does not require submission of a preliminary plan. The five-story building will be 5' higher than the maximum building height of 45'. One foot of setback has been added to all yards for each one foot above the maximum to address this increase. The units will be served by public sewer and water. A new access on Stone Ridge Road is proposed; the existing curb cut will be closed. The required 32 parking spaces have been provided and the applicant is aware that a landscape buffer (BY4) is required. Given the size of the property it would appear that the recreation fee-in-lieu will be collected (16X\$1658) as sufficient land is not available for dedication.

Mr. Pasch indicated he is seeking feedback from the Planning Commission prior to submitting the project as a final plan. He noted he met with Staff and reviewed items. The parking will be under the building with 34 parking spaces. They have met all the setbacks. There would be four small units on the first floor and then three units on each of the subsequent floors. He anticipates this to be for active adults in the 60 to 70 age range although not limited to that alone.

Mr. Pasch indicated he owns the property immediately north. The house nearby is a rental. The zoning is R-1 Residential.

Discussion was held regarding the following:

- The proposed garage under the building as opposed to a carport structure.
- Lighting – it was noted there is no street lighting in this vicinity.
- The sidewalks and curbs – Mr. Pasch noted the plan is not to continue the sidewalk through the curb cut. They would tear that out and take the curb and sidewalk to run to the end of the property.
- Sewer and water - Mr. Pasch indicated they will connect to the sewer manhole on Stone Ridge Road. There is public water in that location and an existing fire hydrant at the site.

- Location of the dumpster storage – Mr. Pasch noted he contacted Penn Waste and they will accommodate the building. They have the option of having totes as opposed to a dumpster.
- The exterior of the building will be stone and stucco.
- The building will have an elevator.

4. ACTION ITEMS

A. LD-14-05 York Christian Church

Sandy Kime, ELA Group;

Hal Schwartz, York Christian Church

Mark Horst; Vanguard Development Group

This plan proposes a 7,046 square foot expansion of the existing church with additional parking on the church property as well as the adjacent lot to the east. The site is served by public sewer and water and contains steep slopes as well as wetland areas. The project is submitted as a final land development plan.

Plan Background: This project is presented for action on the final land development plan. The plan was previously presented to the Commission at its meeting on October 16, 2014.

The Applicant has obtained a special exception to allow a portion of the required parking to be located on the adjacent lot to the east. The Zoning Hearing Board action on November 6, 2014 provided the necessary approval with two conditions:

- The Special Exception will lapse in the event that the applicant shall no longer have access to and use of the +/-40 parking spaces as shown on the final exhibits of the application submitted and, in the event there is a loss of the parking spaces by applicant, the church expansion shall be in violation of the zoning ordinance.
- The easement and maintenance agreement dated October 2, 2014 being a portion of the application shall be approved in its final form by the Township Solicitor and recorded prior to any construction by applicant under the approved special exception and final land development plans with the final exhibit plans to be attached to same with the notation that under paragraph 4 Springettsbury Township shall be notified in the event there is to be a written extinguishment of the agreement and the Township will likewise be added as a party to the easement and maintenance agreement.

The Applicant is requesting a recommendation of approval from the Planning Commission to the Springettsbury Township Board of Supervisors for the final plan and four modifications.

The requested modifications are as follows:

SALDO §289-13.A. Final plans; specifications. This section requires that the plan be drawn at a scale of either 50' or 100' to the inch. The applicant is requesting to use a scale of 30' to the inch. Staff has no objection to granting of this waiver.

SALDO §289-35 Landscaping and buffer yards. This section specifies the type, location and width of required buffer yards. The applicant is requesting to utilize the existing vegetation in the rear of the property rather than removing this mature plant material to install the required buffer material. In addition, the applicant requests that the buffer yard required between the building and Pleasant Valley Road not be installed. Staff has asked for additional information (see item #9) to address this request.

SALDO §289.41.A (3) Proposed street system; General standards. This section specifies that where a subdivision abuts an existing street of improper width or alignment, the Township Supervisors shall require

the dedication of land sufficient to widen the street or correct the alignment and may require improvements to Township standards prior to dedication. The Township Engineer is not in favor of granting this request.

SWO §281-13.A. Requires that 100% of existing impervious area be considered meadow. The Township Engineer is not opposed to granting this request.

The following outstanding items may be considered conditions of approval. Attached is correspondence from the applicant dated March 13, 2015, identifying how these conditions will be addressed.

ADMINISTRATIVE ISSUES

1. SALDO (§289-12.) Final plans; procedure.
 - (A) The final plan shall be drawn in ink on Mylar sheets (24"X36") at a scale of either 50 feet to the inch or 100 feet to the inch and shall be submitted electronically in a PDF format. This acknowledges that a waiver is requested but has not yet been granted.
 - (C) Applicant shall provide a cost estimate to establish the financial surety necessary for the construction of all required improvements. The amount of surety posted for the completion of the required improvements shall be equal to 110% of the cost of completion estimated as of 90 days following the date scheduled for completion by the developer.
 - (L) Final Plans; procedure. Applicant shall pay to have the plan recorded in the Office of the Recorder of Deeds of York County within 90 days of plan approval.
 - (M) Applicant shall provide all information and revisions to comply with the conditions of approval established by the Board of Supervisors prior to recording the plan.
2. SALDO (§289-14.B.3) Final Plans; specifications. Applicant shall execute all certificates, affidavits, endorsements or dedications, as may be required
3. SWO (§281-25) Prior to final approval of the SWM site plan, the property owner shall sign and record, if applicable, an operation and maintenance agreement (O&M) covering all stormwater control facilities that are privately owned.

TRAFFIC IMPACT STUDY ISSUES

4. Separate the studies for the church and the Pleasant Valley Road Tract and ensure that each includes information on the impacts of Triplet Springs and Red Robin at the York Galleria Mall; an analysis of the following intersections: Pleasant Valley Road/Proposed Triplet Spring Access Drive, Pleasant Valley Road/Mt. Zion Road, and Pleasant Valley Road/Galleria Mall access drives; and analysis of intersection delays in the study area.
5. Provide a cost analysis of any necessary upgrades.
6. SALDO (§289-41.A.3) Where a subdivision abuts an existing street of improper width or alignment, the Township Supervisors shall require the dedication of land sufficient to widen the street or correct the alignment and may require improvements to Township standards prior to dedication. A waiver has been requested but has not been granted.

STORM WATER MANAGEMENT ISSUES

7. SWO (§281-13.A) For computations for predevelopment peak discharge rates, 100% of the existing impervious area of a project site, when present, shall be considered meadow. A waiver has been requested but has not been granted.

DESIGN ISSUES

8. ZO (§325-155.A) Parking areas shall be lighted to an average of three footcandles, with not less than 1 ½ footcandles and not more than 7 footcandles at any point. Entrances and exits to parking areas shall be lighted to a minimum 2 footcandles at any point in the entrance or exit way. The driveway entrance is not sufficiently lit. The photometric plan shall be revised to meet the 2 footcandle minimum.
9. Provide a brief report illustrating the current conditions of the existing vegetative barrier at the north side of the property and the qualities that qualify it as an appropriate buffer yard. Substantial removal of existing vegetation is not necessarily a recommendation. The purpose is to inventory the number and types of plants that qualify the vegetated area as the appropriate buffer yard. Any of the

vegetated area that does not meet the criteria of the buffer yard requires a landscape plan with the necessary changes. In addition, there are invasive species identified in the wetland investigation report that shall be removed and replaced with plants from the Township's approved list of native species. The easement agreement will clarify who would be responsible for the maintenance of the buffer upon completion of the investigative study.

10. SALDO (§289-35.C) Buffer yard illustrations 1-6 depict buffer yards required between zones (Neighborhood Commercial and an arterial road). A waiver is requested but has not been granted.

Mr. Kime stated since their presentation in October they appeared before the Zoning Hearing Board to provide an emergency access which was approved for the offsite parking lot which now is in use as the existing driveway through the old church site to the east. He noted there is an easement agreement that was performed back in September. They are in the process of revising it to include the emergency access criteria with maintenance, etc., with very few changes on the plan.

Discussion was held regarding the special exception which will lapse in the event they shall no longer have access to the off-site parking and the church expansion would be in violation of the zoning ordinance. Attorney King surmised if they lose those parking spaces it is a non-conformity. Mr. Kime clarified there is an easement agreement for the emergency access. It was recommended that the terms and conditions concerning the easement should be included on the plan, including who will be responsible for maintenance. In addition, it was noted that a separate recorded agreement would be in place.

Discussion was held regarding the driveway access onto Pleasant Valley Road. It was noted that as part of the potential development it will be significantly widened.

Ms. Lang noted the drive proposed is part of the development of the Pleasant Valley tract which did not connect to this parking lot. She stated if the development occurs the emergency access would again be revised. This would also necessitate revising the easement agreement, subject to the approval by the Township.

Discussion was held regarding the request for modification of landscaping. Mr. Con indicated there are two parts - one is to the rear adjacent to the R-10 zoning district which requires a 25 ft. buffer. He stated that currently it is vegetation. Based on meeting with Township Staff they are recommending that they will be meeting with a wetland specialist to identify and document the existing vegetation within that 25 ft. strip.

It was recommended that areas that need to be replanted should be planted with evergreens.

Discussion was held regarding the buffer along Pleasant Valley Road. Mr. Kime noted some of the issues in that area include a wetlands area, an existing drainage easement and several utilities. He indicated there are three maple trees and two pear trees at this location. Upon discussion with township staff they are proposing two additional maple trees to fill in the gap. Mr. Kime pointed out on the drawing an area to the right of way which is an existing drainage easement 30 ft. wide. Between the drainage easement and curb line is a very steep slope and a wetland that goes down a substantial culvert. To the east there is a water lateral and several drain pipes as well as the gas line. Between the water line and the face of the building it is 10-12 feet wide.

Mr. Kime referred to the waiver regarding the proposed street system where the current street is a 36 ft. wide cartway curb-to-curb. This is a minor arterial which requires an 80 ft. wide right of way and 40 ft. cartway. He noted the Township Engineer is not in favor of granting this request. Mr. Kime explained that currently there is existing curb and sidewalk from the center line that has the 4 ft. beauty strip. He noted that widening it would require a significant change moving the curb two feet, which will cause

several issues. In addition, moving the sidewalk will result in hitting a hydrant cache basin which would need to be relocated. There is also a pole in that location. The sidewalks would go into the existing headwall. The actual right of way would then be extended in the middle of the wetlands into the drainage easement over an existing gas line. He also noted that the 8 ft. from the center line is consistent with the existing curb line on the south. They also measured at Metso and it is consistent with Metso and the adjacent property.

Mr. Kime surmised that to have one use in that entire row moved back two feet when there are no other improvements being proposed would create a hardship and warrant a modification.

Mr. Luciani indicated this explanation was not provided prior and that he would not endorse a waiver to narrow pavement width anywhere unless it was justified.

It was noted that in light of the dedication the applicant is not required to do anything at this point in time. However, it was suggested in lieu of requiring any construction in that area, the applicant grant an additional 2 ft. right of way to the Township.

Chairman Maciejewski asked if there was anyone in attendance with an interest in the plan. Hearing none, he called for a motion.

MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-14-05, YORK CHRISTIAN CHURCH, TO RECOMMEND APPROVAL OF THE REQUESTED WAIVERS AS LISTED ABOVE WITH THE CONDITION THAT THE APPLICANT GRANT THE TOWNSHIP A 40 FT. RIGHT OF WAY FROM THE CENTER LINE. SECONDED BY MR. WURSTER. MOTION UNANIMOUSLY PASSED.

MR. ROBERTSON MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-14-05, YORK CHRISTIAN CHURCH, TO RECOMMEND APPROVAL OF THE FINAL LAND DEVELOPMENT PLAN SUBJECT TO SATISFACTORY COMPLETION OF THE CONDITIONS LISTED ABOVE. SECONDED BY MR. STUHRE. MOTION UNANIMOUSLY PASSED.

5. WAIVER RECOMMENDATIONS - None

6. OLD BUSINESS

A. Review of Delay of Demolition Regulations

Ms. Lang submitted a revision of the draft to provide the least restrictive elements of the original draft ordinance. She indicated she removed extraneous wording regarding the requirement of conditional use for demolition or the demolition by neglect. She noted the benefit of having this as an ordinance is that it becomes attached to the list of 100 and these are the resources they consider to be historic. She offered the Commission the option of adding any of the three versions of the Ordinance to include various components.

Chairman Maciejewski stated he was in favor of the neglect aspect since in many historical buildings neglect seems to be a big part of the reason why they are not preserved. The Planning Commission concurred.

Ms. Lang indicated she would provide a version which is the base draft plus the demolition by neglect for review.

Discussion was held on the following Items:

- Page 3, Section 2 - Chair of the Township Historical Preservation Committee shall maintain a copy of the list which shall include the following information – Present Name. It was noted this is the name of the current owner.
- Item C - Street address or exact location. It was recommended to add the property identification number from the County of York descriptions along with the property address.
- Item C under B-1 - In regards to the approval or disapproval of the demolition permit - the language suggests that it is approved by the Planning Commission, the Historic Preservation Committee and the Board of Supervisors. Ms. Lang noted she is the one who approves the demolition permit. It was noted this is within her legal authority as part of her position as Zoning Officer.

7. **NEW BUSINESS – None**

8. **ADJOURNMENT**

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 7:50 P.M.

Respectfully submitted,

Secretary

ses