

PLANNING COMMISSION MINUTES

June 27, 2003
AGENDA MINUTES

The West Brandywine Township Planning Commission meeting was called to order at 7:31 p.m., Bob Schini led the members in the pledge of allegiance. Those in attendance at the meeting were; Joseph Boldaz, John Conti, Anita Ferenz, Steven Jakatt, and Bob Schini.

Bob Schini asked for acceptance of the minutes for the May 22, 2003 meeting, Steven Jakatt motioned to accept the minutes pending any changes to be given to the Planning Commission Secretary within one week, Joseph Boldaz seconded the motion with all members in favor.

First item under old business; Schnatz & Rohrer Landscaping Inc. – Preliminary/Final Land Development Plan (00-05-SCHROH) prepared by Berger & Hayes – Industrial Storage Building for Vehicles concerning Landscaping Business. Clock started Thursday May 25, 2000 and continues until Sunday, June 8, 2003. No representation was present. Bob Schini asked for a motion. John Conti motioned to table the plan, Steven Jakatt seconded the motion with all members in favor.

Brandamore Golf Course - Preliminary/Final Land Development Plan (00-10-BDMGOLF) Golf Course/Club House/Maintenance Building. Prepared by R.K.R. Hess Associates, Inc. Clock started Tuesday November 21, 2000. Letter was received from the applicant granting the Township an open-ended extension of time. Bob Schini asked for a motion. Steven Jakatt motioned to table the plan, John Conti seconded the motion with all members in favor.

Hide Away Farms - Preliminary Subdivision & Land Development Plan, (By-Right) (01-02-HAFARMS) Hide Away Farms, property located at Special School Road. Prepared by Nave, Newell & Stampfl, Ltd. – 47 Lots in West Brandywine Township. Clock started Thursday June 28, 2001 and continues until Tuesday September 25, 2001. Remains open, nothing new to discuss.

Catania – Preliminary Subdivision Plan (02-05-CTANA) prepared by Edward B. Walsh & Associates, Inc. – 21 Lots in West Brandywine Township. Location: North side of Hurley Road. Clock started Thursday June 27, 2002 and continues until Monday, August 18, 2003. Drawings were resubmitted to the Township. We have worked with Mr. MacCombies office to clean up the previous review letter and those issues are reflected in the new revised plans. The primary changes are the configuration of lots 13, 14, and 15. Lot 13, we have extended storm sewer outlets behind the house so water can be diverted around that proposed house. Lots 14 & 15, we had some problems with perc testing the way they were before, we switched the flag. The flag was on the high side, it is now on the low side. The perc's shown below the driveway to lot 15 did not pass. We are still in the process of finishing up the perc testing. Lot 14, we moved the house back out of the drainage divide, that driveway will come across the front of lot 14 through an easement.

There will separate driveways, we did not want to do a common drive because of problems that could arise in the future. We received our general permit from DEP for the crossings to get access into the site. We have approval from the Chester County Conservation District. We finished the last perc and will be submitting the planning modules to the Health Department. We have received approval to cross the inactive gas line. There is nothing flowing through the pipes and in some parts the piping is actually broken. We are awaiting the next review letter from Mr. MacCombies office on the revised plans submitted. Bob Schini asked for a motion. Steven Jakatt motioned to table the plan, Anita Ferenz seconded the motion with all members in favor.

Costa Homes Inc. – Preliminary Subdivision Plan (02-09-COSTA), prepared by ProTract Engineering, Inc. Property Location; Swinehart Road & Beaver Creek Road, proposed Lots, 26. Clock started Thursday, July 25, 2002 and continues until Wednesday, September 17, 2003. Representative present was Brian Horner, Tom Oeste and Mr. Costa.

Brian Horner; Mr. MacCombie's review letter of the By-Right plan questions the extent of the wetlands. The report sent in had a hand drawn sketch where the wetlands were overlaid on a reduced scale plan that was completed in the field. The wetlands as they appear on the plan are as they were flagged and surveyed. Draining easement may need adjustments, which we will comply. Mr. MacCombie wants clarification on the extent of the Hydric soils, which we will get from our consultant. There is a ruin on the property, we received a letter from the Historic Committee where they indicated a preservation area, comment from Mr. MacCombie was this needs to be taken out of the net lot area.

Landscaping; the perimeter of the property will be surveyed as far as existing trees, if there are any holes we will come back with a plan and fill in where necessary. We may need a waiver from some sections of the Landscaping Ordinance. Brian Horner will speak with Mr. MacCombie on the landscaping issue.

Open Space; there is a provision in the ordinance that defines the type of things that could be in open space and one is that only thirty percent of the space can be environmental sensitive land. For a twenty four-lot subdivision the requirement would be for one acre of open space. We are proposing seven and half acres of total open space and it is all within the wooded area. Wetlands have not been netted out from the open space. This issue will also be taken up with Mr. MacCombie's office. There is a question about water supply, we have a letter from Philadelphia Suburban Water indicating they can service the property. The storm water management will be discussed with Mr. MacCombie's office. We will comply with the Grading & Erosion controls as well as the general comment section. Application for a highway permit was submitted to PennDOT. What we have labeled as road "C" coming north on Swinehart, has been redesigned (referenced dwg). We will comply with items 18, 19 and 20 of Mr. MacCombie's review letter.

Ronald A. Rambo, Jr. will you be starting your conditional use hearing for public water, Tom Oeste replied they would be in contact with Mr. Rambo concerning the conditional use hearing. Ron Rambo, asked if there were any road improvements to Beaver Creek, Tom Oeste, no. Ron Rambo, do you plan on putting sewer pipes in the ground, being that sewer may be available in that area in five years, or will you ask for a waiver and not put in road improvements for Beaver Creek. Tom Oeste replied they would be in contact to discuss these issues with Mr. Rambo. Bob Schini asked for a motion. Steven Jakatt motioned to table the plan, Joseph Boldaz seconded the motion with all members in favor.

City of Coatesville Golf Training Facility – Preliminary Land Development (03-01-CCGTF) – Proposed Municipal Golf Facility – Prepared by Carroll Engineering Corporation. Proposed Municipal Golf Facility, located at Pratts Dam Road and Route 340. Clock started Thursday, May 22, 2003 and continues until Tuesday, August 19, 2003. Representative present was Michael Maranich, Larry Bryne and Paul Spilman. Michael Maranich; in regards to lighting issues, we plan on creating a test, where we will be putting up a lighting fixture in the highest area on the site to grade and do a test with the cut off to see the impact and the spill over from the lighting itself. This will be done at night, measuring the impact of the lighting on the property and surrounding properties. The Township will be notified at time of testing. Those present were asked to sign a sheet if they wanted to be notified of testing time, sheet was given to the Township Manager Ronald A. Rambo, Jr.

Paul Spilman, Carroll Engineering, I am responsible for researching the water supply in terms of supply wells for both irrigation and potable water development. Our primary focus is to develop an irrigation well. Off site we are looking at testing an existing water supply well, which is currently used for drinking water at the Anderson Trucking Facility on the other side of the creek. The circle (referenced drawing) represents a quarter mile radius, based on our experience the influence of pumping that well will be felt within that circle. Anything beyond that circle will be outside the range of influence of the pumping test. We propose a forty-eight hour pump test of this well and will be pumping for two days. We have sent well questionnaires out to residents within the circle and also to a few special requests. We received response from approximately ten well owners. We are in the process of sending information out to those owners. We will monitor these wells during the pumping test to determine if the proposed use of this well will cause any ill effects to anyone's well. We also drilled a test well on site for potable water. Potable water use is substantially less than irrigation water. What you would use in gallons per minute with your outside garden hose would exceed what we would be pumping on average out of that well because of the small withdraw, we are not proposing any formal pump test. The monitoring program will happen during the pump test, there will also be some long term monitoring post development. We will make sure while all this gets built that wells are being looked after for individual site wells. This well is the first one drilled, we are proposing to drill a second test well to utilize both water supplies. When we pump the well at the Anderson Trucking Facility we will be doing water quality testing making sure the water is clean. We will be withdrawing most of the water from here (referenced dwg) and the irrigation system will be applying that water to the site. In terms of balance there will be a net gain or break even situation with how much water we take out of the site, potable well, five thousand gallons a day and about ninety thousand gallons a day for the irrigation drawn from off site. We are also monitoring a few wells outside the township in this area (referenced

drawing). What we are doing is similar to what's required by Delaware Water Basin Commission. We will be withdrawing less water than they require for review so we are under the threshold, but we are still following their procedure.

Steven Jakatt, what the Delaware Water River Basin would normally require if they reached or exceeded one hundred thousand gallons a day would be for them to do a forty-eight hour a day pumping test. The applicant is doing that as well as the monitoring. I am strongly in favor of metering every well both on and off the site to find out how much Coatesville is actually using. Sometimes people are accidentally off and they do go over the hundred thousand gallons a day. If they do exceed a hundred thousand gallons a day for two months, they should go under the Delaware Water River Basin and go for a docket. Since you're doing 99% of the work, why not go for the docket. Paul Spilman, this water is not a regular production well for a new community where there will be that type of demand every day throughout the year. This is a well to be used during dry periods. Steven Jakatt, in past years we have experienced drought situations, the Delaware Water River Basin Commission requires a docket from everybody. Paul Spilman, this well will not be used everyday for that full amount. Ninety thousand is assuming all irrigation water is coming from the well, which is a worse case scenario. There will be ponds storing water, and we will be using storm run off for a lot of irrigation. Irrigation is not going to happen all the time, plus it will be supplemented by run-off surface water, so the actual use will be less than that during periods when it is raining.

Steven Jakatt asked if they could be given a copy of the test results. I would want them to monitor the wells once a month and take meter reading at all wells, and once a year send this information to the Township. I would be willing to check these reports for the Township. Michael Maranich, we will look into this request and get back to the Board. Bob Schini; you spoke of another well you may drill, would this be for irrigation, Michael Maranich, this would be for potable water, our intent was to keep irrigation off site. The potable water, which is the lesser of the two, is the only thing that is on site. The first well meets the demand at five gallons a minute, does not quite meet the needs of the design of the water system. We want more in storage, we do not want to install large storage tanks. It's also a more reliable and safer water system by having two wells, you're distributing the stress on the ground water over two areas, you have two pumps, two wells. The idea is to test the second well, if it produces more we may use it entirely but at least we have that option. In times of drought, we would have to follow drought contingency plans that would have to be approved by the state.

Questions were open to the floor. Mr. Dix, 11 Fraser Blvd, how do you know that the well your going to do the test on will pump ninety thousand gallons a day. Michael Maranich, that's why we do test, we don't know that for sure, we tested the well at the limit of its pump which is ten gallons a minute, at that limit the well showed good characteristics and seemed to have enough capacity. The contingency would be to deepen that well or drill a second well which we have plans in place for on city property and test that as well if the first well does not work out. If both wells don't pan out they may be half of what we need each, and together this would satisfy our needs.

Resident, when pumping the water across to the Golf Facility, will you be disturbing private property, Paul Spilman, the design for the pipe to go from A. Duie Pyle to the site has not been designed yet, we propose to be staying within the right-of-way of the road. We propose extensive improvements to Pratts Dam Road and the pipe would be put in as part of the improvement.

Resident, why not public water, Michael Maranich, the proximate location of A. Duie Pyle property versus public water is much closer and more suitable to pumping the water to the site, and is city owned.

Diane Umile, 1123 Manor Road, I have concerns that my well is only 30 to 40 feet deep and the applicant will not be monitoring my well being I am not within the circle. Steven Jakatt, you have two waterways in between you and any withdrawal that the applicant would be doing will not affect you.

Paul Spilman, there will be 1/18th of the withdrawal, five thousand versus ninety thousand, the radius will be considerable smaller locating these wells (referenced drawing) in the interior of the property providing some isolation distance by the property itself. That withdrawal is quite small compared with the irrigation withdrawal, we feel the radius of influence would be so small, there will be little or no response in those wells. There will be some type of monitoring program in place when this entire project goes into effect, these wells (referenced drawing) which happen to be around the potable well will also be monitored. Its anticipated the effect will be miniscule, but monitoring will still be done.

John Verdick, 1147 Manor Road, if wells are affected what will the City do for that homeowner, Michael Maranich, the specifics of the agreement with the Township have not been worked out as yet. In projects like this they have a well depletion agreement where the developer agrees to repair any damage to the wells. The developer may have to drill a deeper well, or bring public water to your property at no cost. There will be some kind of program along with the monitoring that

will happen after the development that will monitor the wells to see how they're doing. Steven Jakatt, I would like to see from the City of Coatesville a specific plan, concerning any wells that may have problems.

Rick Kane, will the onsite be metered. Steven Jakatt, that's what I asked for, to meter onsite and offsite. Michael Maranich, we will look into that request and get back to the Board.

Paul Spilman, in times of drought contingency plans would be submitted to the Pennsylvania Drought Coordinator in Harrisburg, DEP and the local management on the county level and the concerning Township. The policy is to defer to state mandate.

Larry Bryne, in reference to Storm Water, a (drawing was given to the board) question arose last month as to what the actually storage volume in the ponds themselves would be, which is not the storm water storage, but the actually storage below the normal water surface elevation which is 1.6 million gallons, is the anticipated storage in both ponds. There is an orifice on the outlet structure, which controls the water elevation in the ponds. If filled to that point and its graded the way we have it designed there will be 1.6 million gallons of water in the pond. We have available storm water storage which is above the normal water surface elevation which is used to control the storm water. We have spoken with the township engineer, who has reviewed the plan and had comments that we are now addressing. We will be submitting a revised plan to the Township for review. The plan before you shows the entire facility. Grading will be in accordance with township ordinances. The ponds are designed to have an emergency spill way in the event the outlet structure gets clogged.

Joseph Boldaz, the review letter from the County points out they would like to see more BMP'S on the plan, are you proposing any additional to what you have now. Larry Bryne, we have designed the plan and its still in review with the Township as well as the CC Conservation District. I an awaiting their review, when received I will schedule a meeting to discuss any comments.

Larry Bryne, we do have Best Management Practices, we are trying to minimize the disturbance to the wooded area, especially along the creek and the steep slope area. We are proposing the two ponds, the second pond was added by request from the Township to provide additional storm water management. We could have sufficed with just one pond for storm water management control, there in not a lot of additional impervious created as a result of this development, its not a shopping center with a large parking lot, it's a farm field which tends to have a higher run off. We will be replacing this with turf grasses and items that will help retard the run off. The second pond will help control the peak flows and will also help out with additional volume for storage for irrigation purposes. We have approximately six sub watersheds and will be implementing swales

Joseph Boldaz, are you proposing any BMT's to get rid of oil and grease from the parking area? Larry Bryne, it has not been discussed much with the township engineer. Grit separators could be put in some of the inlets themselves that could help separate out the oil and grit. There is a product called the snout that fits in the inlet, although this is not proposed on the plan. If this is something the engineer wants or the planning commission wants to make a recommendation we could implement them.

Bob Schini asked for a motion. John Conti motioned to table the plan, Steven Jakatt seconded the motion with all members in favor.

Valley View – Final Subdivision Plan (02-15-VAVIEW), Genterra Corporation – Prepared by ProTract Engineering, Inc. Proposed 21 Lots, located at 163 Cedar Knoll Road. Clock started Thursday, June 26, 2003 and continues until Tuesday, September 23, 2003. No representative was present. Bob Schini asked for a motion. John Conti motioned to table the plan, Steven Jakatt seconded the motion with all members in favor.

Planning Commission member, John Conti requeued himself from the Board at 9:35 p.m. to present a sketch plan for the Siousca property.

Sketch Plans; Siousca Property, John Conti, at this time I am asking for comments from this Board on the sketch plan for Siousca. This plan was presented to the BOS and received negative comments. The sketch plan was done by my partner Joanne Conti, (copies were given to the Board) and were pretty much dismissed by the Supervisors at their meeting. We are trying to come up with a sketch plan before we spend money on Engineering. If there are certain things you don't approve of at all, then we will go into another direction. On this plan we laid out the additions we want to add on the buildings. The parking spaces are according to ordinances, as well as the setbacks. Basically all the dimensions on it are according to ordinance. We do see some problems with this development working unless we are granted variances, if these are not

granted we will go no further. Red lines are the setback lines, brown line is the driveway, and blue lines are existing and new buildings. Small black lines are parking areas and there is also a walkway shown. All this is in accordance with the ordinances of the Township. The waivers we are looking for are maximum building height currently at thirty-five feet; the barn after restored will exceed thirty-five feet once restored to its original height. (buildings on plan were pointed out to the Board). This is a sketch plan, and could change dramatically. The additional buildings in the back and the additional space that we would put on to the existing end, the existing stone building, they would be in keeping with the idea of the project. No one would be able to tell where the existing was and where the new is once completed. It will be twice as much as allowed on that addition. This is a waiver we would be looking at. Building coverage would be twice as much. This would come under mixed use, but also under historic ordinance. Under the historic ordinance you can only add twenty to thirty percent onto an existing building. We also will be asking for a reverse subdivision to make it into one lot. It will not work with two lots. We have run it through the ordinances, by the time you put in all the landscaping and all the setbacks and get everything else done, there would not be enough space to get it all done with two individual lots. Original we thought there would be more value with two lots, but again no one has gone through this ordinance, so it's a learning process as we go. No one has engineered or designed anything like this under the Mixed Use, Historic Ordinance. When combined the total acres will be 2.9 acres. We added all the required number of parking spaces, handicap spaces, driveways and walkways.

A waiver for landscaping will be requested for the northwest perimeter, I want to use shrubs instead of trees, especially along 340. The buildings we are going to restore should not be blocked and we want them to be seen from 340. We may be able to put in all the plantings somewhere else on the site. We are not sure what waivers we may need on the new structures under Mixed Use. Joanne did not find it clear in the ordinance that we have limited uses on the existing historic structures. Joanne could not determine if there were any restrictions or what uses would be permitted on the new structures. We would like to get an answer on that.

If we don't receive positive input we will go into a different direction. At the last BOS meeting Joanne, my partner presented this sketch plan. At this meeting I feel she did not receive any respect and this is very disturbing. I feel she is treated like my wife rather than a serious developer, I feel she knows the Ordinances better than most of the Township. I have tried to distance myself from this plan but cannot continue to do so anymore.

Steven Jakatt, what do you mean what kind of usage. We had spoken about this and your feeling was Historic Structure could only have one Use, where as you want the existing farmhouse to have a lawyer's office, engineer's office, and a couple of other similar offices. John Conti, I think that has been addressed, I don't think that's a problem anymore with the existing structures, I think it just might be with the new ones. You could interpret that that building could hold a lawyer and nothing else, we could not make that work. My plan is to get one Use in the old inn; I would like to restore it as the Brandywine Inn, as a restaurant. We have several people interested in the barn as a pharmacy, but as a barn it would be a privately owned pharmacy. There are several landscapers interested and a high-end furniture maker interested in the barn concept. That's the kind of businesses we are interested in. The new buildings in the back are not designed. Doubling the size of the historic building and possibly putting an addition on the barn would become even more important if we could not put the new building on. It just does not work with the square footage of the barn and the existing house.

The BOS did not want to hear if it worked economical or not. I understand the Township should not worry about whether a developer makes any money or not, but to do a plan a certain way you have to look at the cost. If you look at the existing house, I have an estimate from a historic restoration contractor five years ago of four to five hundred thousand dollars to restore that, that does not include any additions or anything a renter might require. That cost is based on how I would restore that building. The barn would be a lot less. If you want to save historic buildings you need to look at the financial end of it. We would have to go through Conditional Use if a restaurant or any other food establishment were proposed.

Joanne my partner had sent a letter to the Supervisors before this plan was presented to them at their meeting. Basically we were told to get the plan engineered. Steven Jakatt, that was not our intention with Sketch Plans. John Conti, basically we did not get any impute from the Supervisors, except to get the plan engineered. Steven Jakatt, I would not have any problems with the rebuilding of the barn; landscaping, after seeing your work, I would want it to be seen. Two times the allowable building coverage, that seems to me you are trying to shoe horn in a lot more than might be advisable on barely three acres. The new building in the back, maybe that could be smaller.

John Conti, the two buildings are approximately hundred twenty-four thousand, its sixty thousand and sixty four, and total floor space on all the buildings and is ten thousand square feet approximately. Joanne has listed the handicap spaces, the general parking spaces, perimeter landscaping, taken straight out of the ordinances and not engineered, that could all change drastically. The idea was to get that much on a sketch plan at least to show the possibilities. Steven Jakatt, ten thousand

square feet of floor space is that all the buildings together or is each building ten thousand square feet. John Conti was not sure, he doubted Joanne was totaling the new buildings.

John Conti, we wanted to know from the Supervisors if the waivers would even be considered. There is no use in going any further if the Supervisors say no we can not add more than the thirty-five foot standard to total floor space to any of the historic buildings.

Bob Schini, before the planning commission can make any kind of recommendation to the supervisors about waivers, we have to have more numbers for how many square feet your talking about, approximately what percentage of coverage you have. John Conti, we are well within the possible allowable amount of coverage, we have not netted anything out yet. If you take it at its face value we are within the total coverage amount. The waiver we are looking for is the amount that can be added to an historic building. Not a waiver on total coverage, we are well within it, at least until we do any engineering.

Bob Schini, we would need to know how much you're adding in terms of percentages and you should formalize a request for waivers and submit this to the BOS.

John Conti, we are only trying to find out if this plan is favorable, the total tract and total amount of coverage is within the ordinance. The required waiver we need to ask for is the amount we are going to add on to the existing structure. There is a number that you can rent square footage for in the area, you work from that number back and look at your cost and look at the square footage you need, you then realize that adding twenty-five percent onto that building is not going to work. The alternative would be to develop the site as an historic property, being able to expand the buildings on the property. If that does not work we would sell.

John Conti rejoined the Board at 10:35 p.m.

General Discussion – Coatesville Area Regional School – Representative present, Andrew Eberwein, we have submitted the plans to the Township which has not been official accepted due to sewage modules not submitted. The sewage testing will take within the next month. We are proposing a treatment facility on site. We will probably do a lagoon, and take it to a drip irrigation field. We will take care of the sewage for the school as well as the proposed church; it will be a shared facility. The reason for a shared facility, the school will not be in session in the summer, so flows aren't existed in the summer, our peaks when our usage will take place will be different. This is all owned by the same entity. We will work with the Township & DEP to work out details concerning maintenance agreements, and long term ownership. Public water will be used; we received a variance and will not have to go through conditional use. The layout of the facility has not changed a whole lot. Noted is the bus drop off, parent drop off. (referenced area of dwg) We have taken the baseball field off of the soccer field. We are going to purchase the land from the Archdiocese the school will purchase thirty acres, because of the impervious coverage that we are allowed under the ordinance. We have the building designed for nine hundred students, maximum capacity. When we open the school it will be open for six hundred students. We anticipate that within five years the school will be at nine hundred. We will fit out the classrooms as needed to get up from the six to nine hundred students as we need them. We don't know what grades we will need until the school opens. There will be a practice running tract. We will be infiltrating storm water in this location (referenced dwg) and two locations on the either side of the soccer field. We will be infiltrating the difference between a two-year storm in accordance with the ordinance and in accordance with the new requirements of the conservation district and DEP. The rest of the storm water that does not get into those facilities will be controlled in a basin. In the plan there is a three-lot subdivision which consist of a hundred ninety-two acres. There will be a thirty-acre parcel; fifty-acre parcel with the church and the remainder will remain under the control of the Archdiocese. We will be asking for waivers from some landscaping. We will be submitting to PennDOT, we will be widening out the road, and putting in a left-hand turn so buses can turn and traffic can keep moving. Beaver Creek Road will not be accessed until the church comes in, at that time there will be a street (referenced dwg.) connecting Beaver Creek Road to the school and church. We would like the school to be open in 2005.

General discussion – Revised Ordinance Amendments, Ordinance NO 03-10, Board will get comments to the BOS before the hearing date of July 17, 2003.

Steven Jakatt, concerning the Costa subdivision, the historic structure that is on that property is actually just a pile of stone. Are we saving every pile of stone in the Township?, there should be some limit. The Hurley Road subdivision, the springhouse is savable, but the barn is barely a footprint. Are we saving too much. John Conti, as far as the footprint of the barn, the idea was in the future, when there are no more farms, it could be pointed out that here stood a barn and this is the footprint. Ronald A. Rambo, Jr. that's one of the reasons we're taking it in the open space, if there is ever a trail the footprint could be pointed out. Bob Schini, on the site walk for Costa, I never did see the ruins, for Catania you do have the

springhouse and a lot of the house, you can see the relationship to the barn, where it was, I can see that. I do believe that if it's a pile of rubble unless its William Penns rubble, it may be going too far. John Conti, you never know what might be important for the future, and what history was left behind. I feel we need to show appreciation for the work John Vilcheck and the Historic Commission does when they recommend these things.

Meeting reminders were read, the next Planning Commission Meeting is scheduled for Thursday July 24, 2003 starting at 7:30 p.m.

Bob Schini, requested a motion to adjourn. Steven Jakatt motioned to adjourn at 10:58 p.m. Anita Ferenz seconded the motion with all members in favor.

Joann C. Ranck
Planning Commission Secretary