

**CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, July 28, 1987**

Mr. Tate called the meeting to order at 7:30 P.M.

Attendance: Mr. Elmer Tate Jr., Chairman; Mr. Robert Looper; Mr. David Hall; Mr. Robert Hosfeld; Mr. Stanley Swartz; Mrs. Marian Simmons (where noted). Absent: Mr. Robert Chappell. Also present: Mr. Alan Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Steve Feverston, Assistant City Planner.

Approval of the minutes of the June 30, 1987, Meeting:

MOTION: Mr. Hall moved to approve the Planning Commission minutes of June 30, 1987, as written. Mr. Looper seconded the motion. The motion was approved 3-0-2 with Mr. Swartz and Mr. Hosfeld abstaining.

COMMUNICATIONS

Centerville Coin and Jewelry Connection - Dish Antenna Variance

Mr. Schwab reviewed a request by Centerville Coin and Jewelry for the placement of two 2 foot satellite dish antennas on the rear elevation of 264 North Main Street located in the Architectural Preservation District (APD). The antennas would not be visible from North Main Street (SR 48). The Ordinance permits one (1) dish on a property not to exceed 4 feet in diameter.

Staff recommended to approve the variance request for the placement of an additional dish subject to the following conditions:

1. The dish size shall not exceed 2 feet in diameter.
2. The location of the dishes shall not be altered from what is indicated on the drawing submitted with Application DD-87-80.

MOTION: Mr. Looper moved to approve the variance request by Centerville Coin and Jewelry Connection for the placement of two satellite dish antennas subject to the following conditions:

1. The dish size shall not exceed 2 feet in diameter.
2. The location of the dishes shall not be altered from what is indicated on the drawing submitted with Application DD-87-80.

Mr. Hall seconded the motion. The motion was approved unanimously 5-0.

PUBLIC HEARINGSAvis Car Sales - Sign Variance

Mr. Schwab reviewed the variance application submitted by Avis Car Sales located at 280 Loop Road requesting a ground sign 23 feet in height and 60 square feet per side for a total of 120 square feet in total sign area. The Sign Ordinance permits a sign height not to exceed 6 feet and sign area not to exceed 32 square feet per side for a total of 64 square feet in a Business Planned Development (BP-D) zoned district.

Staff recommended that the variance in height be approved to allow a 16 foot high sign because of the change in the topography in that area with the slope of the property falling away from the roadway; however, the request for an increase in the sign area was recommended to be denied. Staff felt that the increase in height to 16 feet with a sign area of 32 square feet per side would allow the sign the proper visibility.

Mr. Schwab pointed out that the other signs in the area were approved under the old Sign Ordinance which was less restrictive in its standards.

Mr. Tate opened the public hearing.

Mr. Ron Conley, 7820 Millerton Drive and representing Avis Car Sales, stated that the car sales facility has received many comments from their customers as to the difficulty in locating them until they are almost beyond the entrance. Mr. Conley stated that due to the slope of the property away from the roadway, they felt that a variance was warranted in height as well as in size. In comparison to the other signs along Loop Road, Mr. Conley felt that their request was reasonable. He stated that the construction of the sign and illumination would be identical to the existing sign of Voss Chevrolet.

Mrs. Simmons arrived at this time.

Mr. Jerry Rifke, Manager of Avis Car Sales, stated that they are trying to obtain a sign that can be seen from both directions along Loop Road. He stated that they feel that their proposal is one that is reasonable and accomplishes what is necessary to identify the facility as well as alleviate a possible safety hazard of vehicles coming to a sudden stop to enter the site.

Mr. Rodney Miller, 320 South Village Drive, stated that he is opposed to the approval of the variance. He stated that the developers knew the topography of the land prior to its development and felt that requesting a variance after the fact is not reason to approve it. Mr. Miller stated that each variance application reviewed by the City has created a greater brilliance to the sky. He stated that since the development of Village July

South preceded the development of Loop Road, the adjacent property owners should be given some consideration as to effects their properties will sustain as a result of increased signage, lighting, etc.

There being no other speakers, Mr. Tate closed the public hearing.

Mr. Tate stated that the sign should create no additional light if simply increased in height; however, he felt that the increase in size was basically the question before the Planning Commission.

Mr. Hosfeld felt that by raising the sign above the cars, it would allow the sign to be visible and would address the problem. He stated that comparing this sign to existing ones that were approved under past standards does not address what the City feels is appropriate and desirable, and is, therefore, now the requirements of the Sign Ordinance. Mr. Hosfeld stated that in order to maintain those new requirements, the size variance should not be granted since it would only add to a situation that the City is trying to correct.

Mr. Conley suggested that the sign be centered on the property and be granted a 16 foot height which should provide them with better identity.

Mr. Schwab stated that staff would agree that the sign would be more effective and centering it on the site, moving it forward, and providing landscaping underneath the sign, with some increase in size would be a better situation than what was proposed in the variance application.

Mr. Loper agreed that centering the sign on the property would allow it to be seen from Loop Road, but not to the residents in Village South.

MOTION: Mr. Hosfeld moved to approve the variance request submitted by Avis Car Sales located at 280 Loop Road subject to the following conditions:

1. The location of the sign shall be centered on the property in an existing parking space and maintain a setback requirement of 5 feet from the right-of-way.
2. A landscaped area and raised curb at the base of the sign shall be constructed as provided in the Sign Ordinance, design to be approved by staff.
3. The sign height shall not exceed 16 feet at the top of the sign.

4. The sign area shall not exceed 32 square feet per side, 64 square feet total, as permitted in the Sign Ordinance.

Mrs. Simmons seconded the motion. The motion was approved 3-2-1 with Mr. Looper and Mr. Swartz voting no, and Mr. Hall abstaining.

Michael Perkins Construction Company - Variance/Planning Commission Special Approval

Mr. Schwab reviewed the applications submitted by Michael Perkins Construction Company requesting approval for the construction of an office building on the vacant parcel of land located at 201 West Franklin Street in the Architectural Preservation District (APD). The construction of this office building, as proposed, would require the following variances:

1. Building setback along Hampton Road from 30 feet to 15 feet;
2. To waive the brick sidewalk requirement along Hampton Road;
3. To allow the use of stucco as a siding material;
4. To allow the use of a high arched window opening on the front and rear building elevations.

Staff felt that the size of the lot was rationale for allowing the setback requirement to be reduced to 15 feet.

Staff recommended that the brick sidewalk be required in order to tie it into the existing brick sidewalk along West Franklin Street. The use of stucco as a building material and the use of high arched window openings are specifically prohibited in the Ordinance and should not be used in new construction.

Staff recommended that the Special Approval application be approved subject to the following conditions:

1. If any of the requested Variances should not be granted by the Planning Commission, revised plans shall be submitted, subject to approval by the Planning Department that incorporates those requirements of the Zoning Ordinance.
2. All building colors shall be subject to approval by the Planning Department.
3. A revised screening plan shall be submitted and subject to approval by the Planning Department.
4. A detailed lighting plan showing all exterior lighting shall be submitted, subject to approval by the Planning Department.

5. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Mr. Schwab pointed out that this application had been reviewed by the Board of Architectural Review (BAR) and their recommendations to the Planning Commission are as follows:

1. The variance of the requested building setback be approved.
2. The variance to waive the brick sidewalk requirement along Hampton Road be approved subject to the condition that the existing vegetation along Hampton Road be maintained.
3. The variance to use stucco as a building siding material be denied.
4. The variance requesting the use of high arched window opening on the front and rear building elevations be denied.

The BAR recommendations regarding the Special Approval application are as follows:

1. If any of the requested Variances should not be granted by the Planning Commission, revised plans shall be submitted, subject to approval by the Planning Department that incorporates those requirements of the Zoning Ordinance.
2. All building colors shall be subject to approval by the BAR.
3. A revised screening plan shall be submitted and subject to approval by the Planning Department.
4. A detailed lighting plan showing all exterior lighting shall be submitted, subject to approval by the Planning Department.
5. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
6. No signs shall be considered as part of this application.

Mr. Tate opened the Public Hearing.

Mr. Paul Striebel, architect for the project, stated that they had reconsidered the stucco material and had brought samples of a brick material to be used in its place in order to satisfy that condition of the BAR. The colors of the building will be submitted to the City for consideration at a later date. Screening along the north property line and the west property line will be provided. Mr. Striebel stated that the placement of the building was located as far south as possible in order to

maintain the vegetation to the adjacent properties. Further, the sidewalk was requested to be eliminated in order to preserve the many mature trees along the path that the brick sidewalk would take on the east property line. Mr. Striebel stated that the arch windows on the south elevation had been eliminated and the arched windows on the north elevation would not be seen. He submitted pictures to the Planning Commission taken by one of the property owners, Mr. Mike Hayde, of buildings within the District that have arch windows similar to those being requested for approval.

Mr. Swartz stated he did not feel that those features in the APd were appropriate for new construction; however, he stated that the window treatment used should be the decision of the BAR.

Mr. Looper pointed out that the Zoning Task Force had met since the last Planning Commission meeting to discuss, specifically, the intent of the completion of the sidewalk system. It was the conclusion after several hours of review that the Ordinance should be enforced to require sidewalks as provided in that Ordinance.

Mr. Hosfeld stated that he felt that this particular situation is unique due to the number of mature trees that would have to be taken out to provide the sidewalks along Hampton Road.

There being no other speakers, Mr. Tate closed the Public Hearing.

Mr. Looper stated that perhaps staff should determine wither the sidewalk can be constructed without disturbing the trees.

Mr. Striebel agreed to table the application for clarification on the sidewalks and other issues until the next Planning Commission meeting scheduled for August 11, 1987.

MOTION: Mrs. Simmons moved to table the Variance/Planning Commission Special Approval applications submitted by Michael Perkins Construction Company until August 11, 1987. Mr. Swartz seconded the motion. The motion was approved 5-0-1 with Mr. Hall abstaining.

Sexton Companies (Hillside Court) - Rezoning/Major Use Special Approval

Mr. Schwab reviewed the applications submitted by Sexton Companies for the purpose of constructing a 136 unit apartment development on the northwest corner of Alex-Bell Road (SR 725) and Clyo Road. The entire development would be constructed on a total of 22.97 acres of which 8.051 acres is the subject of a rezoning application to allow the construction of a multi-family development by changing the zoning from Office Planned Development (O-PD) to Residential Planned Development (R-PD).

Staff recommended that the rezoning application be approved since the adjacent land is zoned with a R-PD zoning classification. Mr. Schwab pointed out that 8.051 acres was zoned O-PD as a

result of a concept plan submitted by the current property owner which earmarked that acreage as office development. The City, at that time, felt that office development was appropriate. Since a change in property owners is about to occur with the approval of this particular application, staff feels it appropriate to rezone that 8.051 acre parcel to match the surrounding zoning classifications.

Mr. Schwab reviewed the following variances being requested as a part of the major use application:

1. Minimum floor area for one-bedroom apt.

Required: 600 sq. ft.  
Requested: 500 - 535 sq. ft.

2. Parking Requirement

Required: 2 spaces per dwelling  
Requested: 1.7 spaces per dwelling

3. Fence Height in front yard

Required: 4 ft.  
Requested: 6 ft.

4. Sign Setback

Required: 25 ft. from right-of-way  
Requested: 15 ft. from right-of-way

5. Number of Signs

Required: 1 ground sign  
Requested: 2 ground signs

6. Sign Area

Required: 64 sq. ft. Total Area  
Requested: 120 sq. ft. Total Area

Mr. Schwab stated that in the case of the variance of minimum floor area for a one-bedroom apartment (junior units), the applicant has indicated that the number of persons living in these particular units would be restricted to one (1) person. He stated that should this variance be approved by the Planning Commission with the one (1) person per unit restriction, staff would recommend that the parking spaces per unit be no less than 1.75 spaces per dwelling unit.

The units will be constructed of brick and designed with a colonial character. The complex itself will offer a swimming pool, tennis courts, and pathways for walking and running purposes. Two (2) ponds will be joined on the site by a stream that will provide retention/detention as well as add to the aesthetics of the complex.

Staff recommended approval of the Major Use Special Approval subject to the following conditions:

1. The 8.051 acre portion of this site along Clyo Road portion shall be rezoned to R-PD.
2. A revised site plan shall be submitted for approval by the Planning Department showing a minimum of 272 parking spaces (two (2) parking spaces per dwelling unit).
3. All signs shall conform to the requirements contained in the sign section of the zoning ordinance.
4. The fence in the front yard shall not exceed four (4) feet in height and not utilize brick as a construction material.
5. A plan showing the location, screening and pads of all dumpsters shall be submitted for approval by the Planning Department.

Mr. Schwab stated that the applicant indicated that each unit will be provided with trash containers to be stored on the patios and the complex maintenance people will be responsible for disposing of the trash to a private hauler. In this case, dumpster locations will not be necessary.

6. A detailed lighting plan showing all exterior lighting shall be submitted, subject to approval by the Planning Department.
7. Street Names shall be subject to approval by the Planning Department.
8. Prior to the issuance of any building permit by the City, the developer shall pay the fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.
9. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.



10. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.

Mr. Tate opened the Public Hearing.

Mr. Glenn Christian, representing Sexton Companies, reviewed the concept of what the apartment complex would offer to its residents. He stated that their intent is to provide affordable living space for adults. He stated that they do not typically have anyone residing in their complexes under the age of 21. A company policy is also strictly enforced of limiting one (1) persons to a junior unit. Mr. Christian stated that the parking ratio of 1.75 spaces per unit could be provided. He stated that their idea of not increasing the number to 2 parking spaces per unit is not an economic one. In order to landscape and maintain the same area would probably cost the same as paving it, however, it is the company's desire to maintain as many trees and green space on the site as possible. Mr. Christian stated that the fence height of 6 feet is being requested due to the length of the fence along Cloyo Road. He stated that a fence of that length is not attractive at a height of only 4 feet. The variance being requested for a second sign is necessary because the entrance drive to the apartment complex is not designed to be wide enough for a sign placed in an island area. It is, therefore, being requested to locate a sign at each side of the main entrance drive.

Mr. Looper suggested reducing the height of the fence.

Mr. Joe Sexton, Sexton Companies, stated that the fence, if reduced in height, would be out of character with the buildings.

There being no other speakers, Mr. Tate closed the Public Hearing.

MOTION: Mr. Looper moved to recommend approval of the rezoning application submitted by Sexton Companies to rezone the 8.051 acre tract of land located on the northwest corner of Alex-Bell Road (SR 725) and Cloyo road from O-PD to R-PD. Mrs. Simmons seconded the motion. The motion was approved unanimously 6-0.

Mr. Hall stated that he was not comfortable in decreasing the parking requirement.

Mr. Sexton stated that the 1.7 ratio has been used at their other developments and they feel comfortable with that number. He stated that they realize that if they create a situation where there is not adequate parking, they are creating a problem for themselves. He stated, however, that if Planning Commission was uncomfortable with that ratio, they would comply with what they felt was appropriate. Mr. Sexton stated that they elect to make their projects quality developments by not lowering construction costs with inferior materials. He commended the City for having

a maximum dwelling units density of 6 per acre, stating that Centerville will have a better community for it.

MOTION: Mr. Hall moved to recommend approval of the Major Use Special Approval submitted by Sexton Companies for Hillside Court subject to the following conditions:

1. The minimum floor area of the one (1) bedroom ("junior") apartments not be less than 500 square feet.
2. The number of parking spaces required shall not be less than 240 spaces which is a ratio of 1.75 spaces per dwelling unit.
3. The fence height shall not exceed six (6) feet.
4. The sign shall maintain a setback of 15 feet from the right-of-way.
5. The placement of identification signs shall be limited to one (1) sign on each side of the main entrance drive for a total of two (2) signs. Those signs shall not exceed the sign area permitted in the Sign Ordinance.
6. The use of brick shall be permitted in the construction of the fence for fence posts only.
7. The 8.051 acre portion of this site along Clys Road portion shall be rezoned to R-PD.
8. A detailed lighting plan showing all exterior lighting shall be submitted, subject to approval by the Planning Department.
9. Street Names shall be subject to approval by the Planning Department.
10. Prior to the issuance of any building permit by the City, the developer shall pay the fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.
11. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
12. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.

Mr. Hosfeld seconded the motion. The motion was approved unanimously 6-0.

UNFINISHED BUSINESSJ. S. Davis Company - Variance/Major Use Special Approval

Mr. Hall excused himself from the meeting at this time due to a possible conflict of interest.

Mr. Schwab reviewed the applications submitted by the J. S. Davis Company requesting approval of a Major use for the development of 3 auto dealerships along the south side of Loop Road and east of Voss Auto Group. The revised plan has been modified to develop the property as two (2) lots and incorporate the 10 foot green space along the sides of the property and a 5 foot strip along the Interstate as recommended by staff at the last meeting. Mr. Schwab stated that the sight distance problem has been addressed by limiting the curb cuts to 2 for the entire property. Those proposed curb cuts now meet the standards in the Ordinance. Staff recommended to approve the revised development plan subject to the following conditions:

1. If the requested Variances should not be granted, a revised set drawings shall be submitted, subject to approval by the Planning Department, incorporating the required building and parking lot setbacks and required landscaping.
2. The parcel shall be graded to create the required vertical intersection sight distance for the driveway to dealership "B", subject to approval by the Planning Department.
3. All trees between the sidewalk and the curb shall be eliminated.
4. Detailed architectural elevations of all buildings shall be subject to approval by the Planning Commission.
5. The proposed wall located on the west property line shall be eliminated in the front yard to Loop Rd. and I-675.
6. All dumpster pads shall be concrete and of a dimension to allow the front wheels of the trash disposal truck to rest on the pad while emptying the dumpster.
7. The dumpster screening shall be subject to approval by the Planning Department.
8. A detailed lighting plan showing all exterior lighting shall be submitted, subject to approval by the Planning Department.

9. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
10. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.

Mr. Schwab reviewed the variance request for the development of this project. The building setback along I-675 has been revised as a result of the new plan and, therefore, is no longer required to have variance.

Staff recommended that the variance for setback of parking or paving to 5 feet along I-675, the parking stall configuration for storage of vehicles, and the parking lot landscaping requirement of 2.5% on Parcel "A" be approved. It was further recommended that the sign setback maintain the 25 foot setback from the right-of-way. These staff recommendations for the variances requested were based on the revised plan dated "Received July 21, 1987".

Mr. Dave Wheeler, representing the J. S. Davis Company, was present to review the project.

MOTION: Mr. Looper moved to remove the Variance/Major Use Special Approval applications from the table. Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0.

Mr. Looper asked what the proposed wall was on the west property line and along I-675.

Mr. Wheeler stated that it would divide the two properties, however, it had not been designed at this point time. The construction will be probably be of wood material.

Mr. Tate stated that the fence along I-675 would not be seen and felt that it would create no problems in that location.

MOTION: Mr. Looper moved to recommend approval of the Major Use Special Approval application submitted by the J. S. Davis Company subject to the following conditions:

1. If the requested Variances should not be granted, a revised set drawings shall be submitted, subject to approval by the Planning Department, incorporating the required building and parking lot setbacks and required landscaping.
2. The parcel shall be graded to create the required vertical intersection sight distance for the driveway to dealership "B", subject to approval by the Planning Department.

3. All trees between the sidewalk and the curb shall be eliminated.
4. Detailed architectural elevations of all buildings shall be subject to approval by the Planning Commission.
5. The proposed wall located on the west property line shall be eliminated in the front yard to Loop Rd.
6. All dumpster pads shall be concrete and of a dimension to allow the front wheels of the trash disposal truck to rest on the pad while emptying the dumpster.
7. The dumpster screening shall be subject to approval by the Planning Department.
8. A detailed lighting plan showing all exterior lighting shall be submitted, subject to approval by the Planning Department.
9. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
10. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.

Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mrs. Simmons moved to take the following action on the Variance application:

1. The setback of parking or paving maintain a 10 foot setback along Loop Road and the west property line; and, the setback along I-675 maintain a 5 foot setback be approved.
2. The parking stall configuration for the purpose of storage of vehicles be approved as requested.
3. The parking lot landscaping requirement for Parcel "A" be 2.5% of the parking area, and 5% of the parking area for Parcel "B", as indicated on the revised plans be approved.
4. The request for a building setback variance along I-675 be denied.

5. All variances pertaining to signs, including setback, number of signs, and sign area shall be denied.

Mr. Hosfeld seconded the motion. The motion was approved unanimously 5-0.

#### NEW BUSINESS

##### Pleasant Woods - Record Plan

Mr. Hall returned to the meeting at this time.

Mr. Schwab reviewed the Record Plan for Pleasant Woods located along Zengel Drive immediately south of Zengel Court. The 5 acre parcel is zoned R-1d and is proposed to have single-family lots. A parkland fee will be required as a part of this Record Plan. Mr. Schwab stated that an off-site retention area is being proposed which would be located on the Dayton Power & Light property. This would require an easement as well as a maintenance agreement between the property owners.

Staff recommended approval of the Record Plan for Pleasant Woods subject to the following conditions:

1. Sidewalks shall be constructed on the south side of Zengel Drive and on both sides of Pleasant Woods Court.
2. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.
3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer. Appropriate easements for off-site retention be obtained from Dayton Power & Light by the property owner and appropriate legal provisions be obtained for maintaining that off-site storage facility. Those agreements shall be satisfactory to the City Attorney prior to their recording.
4. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.
5. Prior to the signing of the record plan by the City, the developer shall pay the fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.

MOTION: Mr. Hall moved to recommend approval of the Record Plan for Pleasant Woods subject to the following conditions:

1. Sidewalks shall be constructed on the south side of Zengel Drive and on both sides of Pleasant Woods Court.

2. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.
3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer. Appropriate easements for off-site retention be obtained from Dayton Power & Light by the property owner and appropriate legal provisions be obtained for maintaining that off-site storage facility. Those agreements shall be satisfactory to the City Attorney prior to their recording.
4. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.
5. Prior to the signing of the record plan by the City, the developer shall pay the fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.

Mr. Looper seconded the motion. The motion was approved unanimously 6-0.

This being Mr. Hall's last meeting as a member of the Planning Commission, Mr. Tate thanked Mr. Hall for serving as a member of the Planning Commission and wished him well in the future.

There being no further business, the meeting was adjourned.



