

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, March 13, 2002

7:00 PM

City Hall

Planning Commission

Richard A. Peck, Chair

Jane Turley, Vice Chair

Cynthia G. Canter

Candace Greenblott

P. Frank O'Hare

Donald R. Shepherd

Othelda A. Spencer

Tanya M. Word, Deputy Clerk of Council

A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL.

Gahanna Planning Commission met in Regular Session in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, March 13, 2002. The agenda for this meeting was published on March 7, 2002. Chair Richard A. Peck called the meeting to order at 7:00 P.M. with the Pledge of Allegiance led by Planning Commission member, Vice-Chairman, Jane Turley.

Members Absent: Candace Greenblott

Members Present: Richard Peck, Jane Turley and P. Frank O'Hare

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - None

C. APPROVAL OF MINUTES: February 27, 2002

A motion was made by O'Hare to approve the minutes of February 27, 2002. The motion carried by the following vote:

Yes	3	Chairman Peck, Vice Chairman Turley and O'Hare
Absent	1	Greenblott

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA -

Tom Liskay, 457 Tresham Road, thanked the Planning Commission for their dedication and hard work throughout the City of Gahanna; happy to be here this evening.

E. APPLICATIONS:

Chair stated Public Hearing Rules that would govern all public hearings this evening. Assistant City Attorney Ray King administered an oath to those persons wishing to present testimony this evening.

FDP-0002-2002

To consider a Final Development Plan for St. Matthew Catholic Church; to allow for an activity center; for property located at 807 Havens Corners Road; St. Matthew Catholic Church by Meacham & Apel Architects, Dennis J. Meacham, applicant. (Public Hearing. Advertised in RFE on 02/07/02). (Public Hearing held on 2/13/02, 3/13/02, 3/27/02).

Chair opened Public Hearing at 7:06 P.M.

Chair asked for Proponents.

Ellen Smith, 491 Springwood Lake Drive, stated we first came before the Planning Commission on February 13th requesting you to consider the final development plan for our new activity center; this center will benefit the parishioners of St. Matthew by providing a facility for athletics for our children; currently we are not able to accommodate the City just so our children can practice; many parents drive as far as The Hoop on 5th Avenue or the Willis Recreation Center on Mock Road; this new center would provide the much needed gym space for our children to practice and host home games; it is no secret that our goal is to raise the existing church and build a new one in its place to accommodate the growth we have experienced at St. Matthew over the past forty years; once this activity is complete it will also serve as a place of worship for our parishioners until the new church is built; some concerns were raised with our proposed plan and some revisions were asked of our plan; it was asked that a row of windows be added to the southeast side for aesthetic purposes; we complied and added the windows;

it was asked that noise study be made in regard to our new air conditioning units; this study found the units to measure 48 decibels, well below the 60 decibels that the current code allows; it was also asked that we consider moving the building north, away from the neighbors; we moved the building; this move not only incurred a monetary expense, but it also cost us close to a dozen parking spaces; more importantly it took land away from what will be our new children's playground; this playground will be used by the 615 students of St. Matthew School; however, we moved the building to accommodate a few neighbors; it has been said by some that St. Matthew's has not been a good neighbor; St. Matthew's has been here in Gahanna for 40 years and although we did not have neighbors until almost 20 years after we were established, it has been brought to the attention of the current administration that some concerns and past problems do exist; we have made every effort to address and fix these concerns and problems; we intend to keep our neighbors informed by sending them our weekly bulletin and quarterly newsletter; the neighbors have also been given my name and phone number so they can call me regarding any concerns they may wish to discuss; I believe we have proven our good faith in the changes we have made to the proposed plan as well as the communication we have made with the neighbors; we have not come before you asking for any variances or rezoning with our proposed plan; I realize that the code is only a starting point, however, we have met or exceeded not only the current code, but the proposed code as well; on behalf of Father Noble, his staff, and the over 6,000 parishioners of St. Matthew I asked that you support the final development plan for our new Activity Center.

Mike Kirkham, 93 Helmbright Drive, stated my home is right behind the property on the east end of the church property; first house; understand there is going to be a driveway, we have no problem; request that in the planning design, they consider using an exit to the south on a stub road that goes into Ronson Ave.; this will alleviate traffic from Helmbright and also Havens Corners; also understand that there is to be a fence; I don't want a fence; a fence is offensive to me; don't want to be kept away from the kids that play out in the parking lot; I'm retired and I enjoy watching the kids; am in favor of this expansion.

Tom Boraseck, 661 Parkedge Drive, stated he has been a resident of Gahanna for about 20 years; my wife is a native of Gahanna; she attended St. Matthew's when she was growing up; so we feel like we have quite a bit of a connection to the parish; I am in support of this application; one of the reasons when I first came here 20 years ago that I decided to live in Gahanna was we felt Gahanna was a strong viable community; a lot more than just streets, stores, and houses that make up a community; there are things like the institutions that are here that help make up this community; certainly St. Matthew's is a strong and vital part of our lives along with many others who reside here in Gahanna; when I was involved with raising money for the "Y", one of the arguments that I made when I was going around was that the "Y" was going to add to the community that we live in; it's more than just the building and the infrastructure, it's the community; think it's very important that we understand that St. Matthew's, Peace Lutheran, or whatever parish we talk about are a part of what really makes Gahanna a great place to live; ask that the Commission support this application for the strength of the community both for today and the future.

Chair asked for Opponents.

Berford Gammon, 788 Ronson Avenue, stated that he is representing the neighborhood; we know that we can not stop progress; but, I think we can still have the center and we can still live together as good neighbors; met with Mrs. Thom and Mrs. Smith on July 17th of last year; also met with them on April 5th of last year; St. Matthew's made a

vocal proposal to put a 6' wooden privacy fence; as for the recreation center, I understand the gentleman on Helmbright; understand that he likes to see the children play; this is good, we like to see the children play as well; however, this building is not affecting him; this building is affecting the residents on Ronson Avenue; we also were told that the building is going to be a two-story building; also St. Matthew's put windows on the design outline as well; our biggest concern as Ronson Avenue neighbors is that we would like to have a fence; mailed a letter to Mrs. Smith, Father Noble, and some of the Committee personnel; the three things that we ask for as neighbors on Ronson Avenue is (1) good neighbors need a good privacy fence, not 24 inch trees; they were planning on planting 24 inch trees, now they're saying they are going to put Pine trees in; this is all well and good; but we need a fence so that we will not see the construction site and debris; (2) we need a good privacy fence to stop the headlights; there will be cars parked back there at 9:00 in the evening; (3) the air conditioner is another problem; talked to Smith earlier about the noise that will be coming from the air conditioners; asked her on the telephone, "Can you tell me or guarantee me that everything is going to be alright?" she replied to me "No, I can't guarantee you everything is going to be alright; the only thing I can guarantee is that it will be acceptable." The residents of Ronson Avenue are asking can the air conditioner units be moved to the north side of the building; the Engineer has already said that the air conditioners won't make any noise, so why not move it to the north side of the building; that way the neighbors will not be able to hear any of the loud noise; another concern is the modular; Smith told me that the modular was put there by the State; the State said it was put there by the City of Gahanna; which is true; either way we have this big modular sitting in back around the property line which is an eyesore.

Chair asked for Rebuttal:

Smith stated that she did speak with Gammon; do realize that you can not require us to put in a fence; being a good neighbor, I called them to let them know that it was not going to be a requirement; but that we still wanted to work with them; when Gammon spoke to me, there were only three neighbors that wanted the fence and these were the neighbors that were going to be right behind the new build; only spoke to two of the three neighbors; the offer that I presented to them was that St. Matthew's would be more than willing to put a fence in on their property line and pay for half; Gammon seemed to be agreeable to this; Mrs. Klease was not in favor of this, but said that she would be willing to work with us; she would like to see us pay for the fence entirely, but didn't mind it being on her property; those were only two of the eight neighbors that live on Ronson Avenue; as far as the noise from the air conditioner units; again moving the air conditioner units to the north is going to take a complete re-configure of the building this time, as well as more space being taken away from the children; this is not an option for us at this time.

Chair asked Dennis Meachem to explain some of the revisions discussed in the Committee of the Whole meeting.

Dennis Meachem, 6161 Riverside Drive, Dublin, OH, stated that we met last week in workshop; was a lot of discussion about the erection of a fence and whether or not to put one there; we felt that a fence creates a number of problems; it's disruptive to the vegetation on the property line; felt there was a better way to more effectively screen without creating so much of a barrier; we met with our landscape architect, along with the Zoning Administrator for the City; we came up with a design scheme where we added a considerable number of six to seven foot Colorado Spruce trees to the east property line; this would fill in the gaps where we had pretty large gaps in the existing vegetation; on the south side, we did something similar; there is one big area where there

are two big lots which are pretty much wide open; we added some Spruce trees; we came out into the yard area and added some Cyprus trees further from the property line; in other words, we tried to create a screen with a sense of design; during the workshop this evening, we were asked if we would be open to putting another row of yews along the east property line; we are willing to do that, which would certainly help the screening of headlights.

O'Hare asked Meachem to explain what has been done as far the noise control for the air conditioner units, the trash and the fire lane road way. Meachem explained that we have three air conditioner units that are adjacent to the building; we are concerned about the noise also; have built solid masonry screens around the units between the property lines and the units; had an acoustical designer set the height and thickness of the walls so those units would very easily meet the current Gahanna ordinances relating to sound; there is an issue relating to the fire lane around the building; originally we built a sub-based structure under the earth and we put top soil on that, then we put grass on top of that; it was suggested that this might not look good after a year or so; because it would require more care; so we went back and substituted it with a commercial product; basically it is an interlocking pavement product; it holds up a lot better; we are going to relocate the existing trash dumpsters; there is an area between two existing buildings; a storage building on the west side of the property that is already currently well screened from the neighbors; the church has agreed to do that; that area is currently a playground; once the playground equipment gets moved over into its new position, we will put new dumpster enclosures in.

Turley asked is there a traffic study. Wetherholt responded we have currently in progress design plans for widening of the intersection of Havens Corners and Helmbright; the design calls for the intersection to be signalized; we felt that since it was commissioned for us to work on the intersection, that the left turn movement into St. Matthew's was very critical; the widening project will go down through St. Matthew's main entrance and provide the left turn for that, which will help clear out the traffic along Havens Corners Road; since Helmbright has the width that is sufficient to make three lanes, we also have in the proposal for Helmbright to exit onto Havens Corners with a right turn and a left which will provide the stacking there that will allow traffic to back up into that area; we looked at the possibility of St. Matthews exit onto Helmbright Road; considered what it will take to make that work; we feel that with having traffic detection back into that area feeding up to the signal; such that if there's a large exit from St. Matthew's, the signal can respond by giving some more time to Helmbright, thereby clearing the traffic out without too much problem; we have met with the church; expressed concern with their parking lot becoming a cut-through should that entrance be put onto Helmbright; the church has agreed to having some limited gates that block that off; they are concerned with cut-through traffic and the need to control that; we feel that with those measures, we can rebuild the intersection and put the turn lanes into St. Matthew's in all directions.

Chair closed Public Hearing at 7:32 P.M.

Chair acknowledged letters of correspondence from the residents and Chief Dennis Murphy.

Turley requested that this application be taken to workshop. Spencer and Shepherd concurred with Turley.

Chair advised that this application will be discussed in workshop on March 20th at 6:15 P.M.

Heard by Planning Commission in Public Hearing

DR-0009-2002

To consider a Certificate of Appropriateness; for property located at 807 Havens Corners Road; St. Matthew Catholic Church by Catholic Diocese of Columbus, Dennis J. Meacham, architect, applicant.

See discussion on previous application.

Discussed

Z-0003-2002

To consider a zoning application on 8.963 acres of newly annexed property located at Morse and Hamilton Roads; requested zoning of CC2; Gahanna Properties, L.L.C., by Bret Boyd, applicant. (Public Hearing. Advertised in RFE on 2/28/02 and 3/07/02).

Chair opened Public Hearing at 7:45 P.M.

Glen Dugger, 37 W. Broad Street, stated property is located near the SE corner of Hamilton and Morse; the request is to rezone the property for commercial purposes; asked if Planning Commission had any questions.

Chair asked for Opponents. There were none.

Chair closed Public Hearing at 7:48 P.M.

Dugger advised that he will not be here in two weeks for the formal presentation of the proposed site; will be at workshop on the 3rd of April.

A motion was made that this matter be Recommended to Council for Approval. The motion carried by the following vote:

Absent 1 Greenblott

Yes 3 Chairman Peck, Vice Chairman Turley and O'Hare

V-0004-2002

To consider a variance application to vary Section 1171.04(a)(7) - Fence Standards; for property located at 378 Lily Pond Court; to allow completion of a privacy fence in front and/or side yard; by Yeh-Fen Chin, applicant. (Public Hearing. Advertised in RFE on March 7, 2002).

Chair opened Public Hearing at 7:50 P.M.

Jerry Forsythe, 728 Francis Ave., Bexley, OH, stated his wife Yeh-Fen Chin is the actual applicant and she is home with the flu; here on her behalf this evening; would be more than happy to answer questions from the Commission regarding this variance application.

Chair asked for Opponents. There were none.

Canter asked can you show us how the house is going to orient on the lot in respect to the fence and New Life Church's parking lot. Forsythe stated this is an unusual situation; really don't know yet, we have no builder as of yet. Canter asked is the current fence that is up yours. Forsythe replied all the fence is his; after the fence is completed on my lot, there is the anticipation that the fence will be extended beyond my property to complete the blocking off of the Church parking lot. Peck asked who will extend the fence. Forsythe replied that is being discussed now.

George Parker, Developer of Founder's Ridge Subdivision, stated that Rogers has made application for a fence permit to extend the fence; understand that the application has been approved by the Zoning Administrator; we felt this was a special situation.

Chair closed Public Hearing at 7:55 P.M.

Turley stated that she will support this variance application because of special circumstances surrounding this application that are unique.

A motion was made by Vice Chairman Turley that this matter be Approved. The motion carried by the following vote:

Yes 3 Chairman Peck, Vice Chairman Turley and O'Hare
Absent 1 Greenblott

FDP-0003-2002

To consider a Final Development Plan for Mill House/Old Bag of Nails Pub; to be located at 57 & 63 Mill Street; Doug Maddy/John Royer, applicants. (Public Hearing. Advertised in RFE on 03/07/02). (Public Hearing held on 3/13/02, 3/27/02).

Chair opened Public Hearing at 7:57 P.M.

Doug Maddy, 120 N. High Street, stated he is the proposed developer for the Mill House/Old Bag of Nails site formerly known as the Summerfield office site, located at the corners of Mill Street and Granville; we are very happy to be here; this project has been a long time in the planning stages; have had many obstacles to overcome with very tight site conditions, zoning codes, FEMA regulations regarding the flood way; this plan has been roughly changed about 15 times; Parker has spent numerous hours to overcome many obstacles; spent numerous hours trying to get this project to where it is now; we have a project that we are very proud and pleased to present to the Planning Commission; believe this is going to be a great addition to the Olde Gahanna/Creekside community; the owner of Old Bag of Nails is very anxious about coming here.

George Parker, architect for the project, displayed the landscape design that was designed by Mark Schieber; we have made a few changes since you previously saw the model; in fact it is a new model; we've added a dormer on the Old Bag of Nails building as you go down between them; we've removed the back portion of the existing Summerfield's building, so we are farther from the Sycamore tree that is behind the Mill House; we've renamed the building Mill House; in the evaluation of the existing building and knowing that we had to raise the finished floor of the Mill House up almost 30" to get above the flood level, we finally came to the conclusion that if we were to raise the floor of Mill House 30", we would have 7 1/2' ceiling on the first floor; it was so much work to go in underneath the rotten wood, that in the long run it made sense to remove the existing building and replace it with a building that looks much like the existing building; the building is going to be taller; a bit wider north to south; a bit deeper; will be more in scale with the Panera buildings across the street; there is a 10 ft. wide pedestrian walkway; Bag of Nails also has a second floor deck; there will also be full handicap accessibility; the Bag of Nails building is a combination of stone with brick arches over the windows with painted wood that is a very dark forest green; then we have a dimensional shingle that is browns and grays; brick piers along the back of the building; we have a low planter wall in front of each of the two buildings, which will have flowers and shrubbery; there will be lots of landscaping on the hillside behind the buildings; the windows will be a taupe color with a frame; on the Mill House, we have not yet chosen the awnings; when we come before the Commission next week in workshop we will have some recommendations to show you on awnings; however, it is a light cream color; slate color roof; down underneath the back of the building, we're doing a rock face beige block that kind of blends well with the sandstone blocks that are already there; a brick planter wall will exist in front of the building; the signage will be very ornate historical looking; one will be hung from the front face of the Mill House; another one probably over on the porch because we might have a separate tenant on the

second floor; the light fixtures will be the gooseneck type; we still have the same profile for the roof, it has a flat part on part of it.

Chair asked for Opponents. There were none.

Chair advised that this application will be taken to workshop for March 20th at 6:45 P.M.

Turley asked does the Mill House have any type of historic designation. Parker replied no.

O'Hare asked about the areas in the back, got the feeling that you're filling that in, is that correct. Parker commented that we are not allowed to fill those in because water would flow under there; we've had a flood study done; we were told if we left it open, there was no net change in the water filtration; so we were advised to leave it open and not mess with any part of the creek; there will be plenty of landscaping in that area.

Canter stated this project is very stunning; regarding the white windows on the Mill House and seeing your color renderings makes it appear stark; seems like you're trying to match what you're taking down; is there some historical perspective to the white windows. Parker replied we are still toying with ideas.

Canter asked White regarding the sidewalk that is going to be dedicated to the City, is that going to be the theme throughout that area. White replied that she couldn't say that all the walkway will be dedicated; part of the overall Creekside plan calls for walkways and public spaces; actually when you go down the steps where they are showing the public walkway, that goes down to the existing boardwalk. Canter stated that if there is a disturbance issue (i.e. snow), will the City maintain it. White replied yes because it would be our responsibility. Canter asked who is going to own these properties. Maddy replied this will be a partnership comprised of John Royer, Mike Pertam, and himself.

Shepherd asked regarding the stairs going down, is there going to be some type of coverage for the stairs. Parker stated they had not gotten that far in the thought process. Turley asked on both sides of the walkway going down the slope, what are the masonry walls constructed of. Maddy replied the walkway has to be open underneath; there are brick piers around the wood deck.

Chair closed Public Hearing at 8:18 P.M.

Heard by Planning Commission in Public Hearing

V-0005-2002

To consider a variance application to vary Sections 1163.02 - Minimum Number of Parking Spaces Required; to allow for no on site parking; 1165.10(a) - On-Premises Wall Signs; 1165.08 (a)(8) Prohibitions; 1165.11(a) - On Premises Projecting Signs; to accommodate the signage for two buildings, signs, and awnings in the right of way due to the building setting on the ROW/property line, and the allowance for wall signs and projecting signs on the two building; for property located at 57 & 63 Mill Street; by Doug Maddy, applicant. (Public Hearing. Advertised in RFE on March 7, 2002). (Public Hearing held on 3/13/02, 3/27/02).

See discussion on previous application.

Heard by Planning Commission in Public Hearing

DR-0015-2002

To consider a Certificate of Appropriateness for Signage; for property located at 57 & 63 Mill Street; Doug Maddy/John Royer/Mike Purdam by George Parker & Associates, Doug Maddy, applicant.

See discussion on previous application.

Discussed

V-0006-2002

To consider a variance application to vary Section 1165.12(a) - On-Premises Ground Signs; for property located at the SE Corner of Beecher Crossing N. and Beecher Road; to allow more than one ground sign; by Larry Canini, applicant. (Public Hearing. Advertised in RFE on March 7, 2002). (Public Hearing held on: March 27, 2002, April 10, 2002).

Chair opened Public Hearing at 8:19 P.M.

Chair read a letter from applicant requesting a postponement until March 27th.

Chair closed Public Hearing at 8:19 P.M.

Postponed to Date Certain to Planning Commission

DR-0014-2002

To consider a Certificate of Appropriateness for Signage; for property located at the Corner of Beecher Road & Beecher Crossing N.; Canini & Pellecchia, Larry Canini by Columbus Sign Company, Rick Hiple, applicant.

See discussion on previous application.

Postponed to Date Certain to Planning Commission

S-0001-2002

To consider the Olde Gahanna Design Guidelines dated 02/27/2002; to obtain public input for recommendation to Council for adoption of said plan.(Advertised in the RFE on 02/14/02 and 02/21/02). (Public Hearing held on 2/27/02, 3/13/02).

Chair stated that we received a number of code changes; will take to workshop on March 20th.

Discussed

F. UNFINISHED BUSINESS:

DR-0011-2002

To consider a Certificate of Appropriateness; for property located at 60 Stygler Road; CVS by Cicogna Sign Co., Russ Frain, Jr., applicant.

George Dragon, 4330 N. Bend Road, Ashtabula, OH 44004, Director of Sales, stated that he sent updated prints to Planning Commission members; changes that were made per the request of the Commission are the red opaque background on the monument sign; the red will not illuminate at night; the only thing that will illuminate will be the white letters saying CVS Pharmacy; the awning will say CVS/pharmacy; the verbiage below there will be deleted.

Turley thanked the applicant for working with the Commission.

A motion was made, seconded by O'Hare, that this matter be Approved. The motion carried by the following vote:

Yes	3	Chairman Peck, Vice Chairman Turley and O'Hare
Absent	1	Greenblott

DR-0013-2002

To consider a Certificate of Appropriateness for Signage; for property located at 306A West Johnstown Road; JR Management Group, LLC by Sign-A-Rama, Franklin P. Zura, applicant.

Leslie Till, Sign-A-Rama, asked the Commission if they had any questions.

Peck stated that the Commission received a letter from the property owner indicating

that they are withdrawing and abandoning a previously approved Design Review (DR-0001-2002) and Variance (V-0001-2002); are we looking at one sign or two. Till commented that we are looking at two; the second sign will be near the light pole. Peck asked does the Commission have a problem with two signs. Canter commented that they are allowed two signs.

Discussed

Sherwood advised Chairman that we had discussion several weeks ago about the variance application that had been approved; understand that you do have a letter from the applicant stating that they are withdrawing their variance request; however, because the Commission did officially take action, the City Attorney is requesting a motion to accept the exact wording of the applicant's letter to vacate V-0001-2002 and DR-0001-2002.

A motion was made by O'Hare to accept the letter from JR Management Group, L.L.C., 14 West Main Street, Alpine, NJ 07620; regarding Certificate of Appropriateness for Signage and Variance Application for On-Premises Ground Signs for property located at 306 W. Johnstown Road, Gahanna, OH 43230, to vacate the variance (V-0001-2002) and the design review (DR-0001-2002) as referenced in the letter dated March 12, 2002. The motion carried by the following vote:

Yes	3	Chairman Peck, Vice Chairman Turley and O'Hare
Absent	1	Greenblott

A motion was made by O'Hare that this matter be Approved with the stipulation that landscape design must be made part of the record prior to construction of the sign. The motion carried by the following vote:

Yes	3	Chairman Peck, Vice Chairman Turley and O'Hare
Absent	1	Greenblott

G. NEW BUSINESS:

H. COMMITTEE REPORTS:

Committee of the Whole - No Report

Gahanna Jefferson Joint Committee - Canter - No Report

Creekside Development Team - Greenblott - No Report

I. OFFICIAL REPORTS:

City Attorney.

King advised that he will not be at Planning Commission on March 27th.

City Engineer - No Report

Department of Development.

White advised the Commission of the Creekside presentation at the March 27th Public Hearing.

Chair.

J. CORRESPONDENCE AND ACTIONS.

SWP-0001-2002 To consider a Subdivision Without Plat application to allow a split of .025 acres which allows for transfer or residual property left after right-of-way taken from one property owner to a contiguous property owner; for property located on the SE Corner at Beecher and Beecher Crossing; City of Gahanna, applicant. (Approved Administratively on February 27, 2002).

Clerk stated this application was approved Administratively on February 27, 2002.

HOP-0002-2002 Home Occupation Permit for Van Pelt and Associates Mortgages, Inc.; 864 Hines Road; for the purpose of mortgage brokerage. Approved by Zoning Administrator, Bonnie Gard on 03/01/02.

Clerk stated this application was approved by Zoning Administrator, Bonnie Gard on March 1, 2002.

K. POLL MEMBERS FOR COMMENT.

L. ADJOURNMENT 8:30 P.M.

TANYA M. WORD
Deputy Clerk of Council

Isobel L. Sherwood, MMC
Clerk of Council

*APPROVED by the Planning Commission, this
day of 2012.*

Chair Signature