TOWNSHIP OF INDIANA

PLANNING COMMISSION

SEPTEMBER 26, 2018

A regular meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by Chairman Thomas Ceponis with the Pledge of Allegiance. The meeting was recorded on an audio cassette.

The roll was called and Planning Commission members present were Thomas Ceponis, David Geahry, and Pat Miller. Michael Rouggie and Cecil Tranquill did not attend. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, and Engineer Robert Herring, P.E./Project Manager from Nichols and Slagle Engineering.

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REGULAR MEETING MINUTES OF AUGUST 22, 2018

Mr. Ceponis said the following statement needs to be added to the end of the first paragraph on Page 3:

*"*The Planning Commission members would like the Developer to increase the 191 street trees from 2 ½" to 3" and that the tree reforestation be increased by an additional 191 trees at 2 ½" cal. The remaining 931 reforestation trees shall be saplings."

Mr. Miller made a motion, seconded by Mr. Geahry, to approve the August 22, 2018, Regular Meeting Minutes as amended. Motion carried unanimously.

DEVELOPMENT PROPOSALS

DIAMOND MULCH - SITE PLAN

Commission Members were presented with a site plan consisting of a new building, asphalt parking lot, and detention basin on an existing vacant lot. The property is located south of McClellan Road, approximately 0.2 miles east of the intersection with State Route 910. The property is zoned "LI" Light Industrial. Kevin Clark with the BAI Group, Inc., was present to represent the applicant Diamond Mulch, Inc.

Mr. Clark said he would like the Planning Commission to "table" this plan until they have time to address the items in the Engineer's review letters dated August 16, 2018. Mr. Herring said the plan is located in a Zone A - 100 year Floodplain. Mr. Clark said they would like to schedule a meeting with the Township Engineer Dan Slagle and Code Enforcement Officer Jeff Curti prior to the next Planning Commission Meeting to discuss th e floodplain. Mr. Curti said the Applicant needs to submit an Extension Letter.

Mr. Geahry made a motion, seconded by Mr. Miller, recommending the DIAMOND MULCH - SITE PLAN be tabled at the Applicant's request to allow them adequate time to address the items in the Engineer's review letters dated August 16, 2018.

Motion carried unanimously.

ANGEL'S DISTRIBUTING - SITE PLAN

Commission Members were presented with a site plan consisting of a new warehouse with 31,800 square feet of floor area, parking facilities, and a shared stormwater detention basin located on a newly created adjacent lot next to their existing warehouse. The property is located on the southern side of Blue Run Road, approximately 0.3 miles northwest of the intersection with State Route 910. The property is zoned "LI" Light Industrial.

Mr. Ceponis noted there was nobody in attendance to represent the plan.

Mr. Miller made a motion, seconded by Mr. Geahry, recommending the ANGEL'S DISTRIBUTING - SITE PLAN be tabled due the lack of representation by the applicant to present the Site Plan and to address the items in the Engineer's review letters dated September 22, 2018.

Motion carried unanimously.

HORVATH TOWER - CONDITIONAL USE

Commission Members were presented with a site plan consisting of a Conditional Use Application for the development of a 199' high tower, three equipment shelters, a gravel access drive, fencing, and landscaping. The property is located west of Francioni Hill Lane (private roadway), approximately 0.5 miles south of the intersection with Park Place. The property is zoned "MDR" Medium Density Residential. Attorney Joe Perotti with Sittig, Cortese, and Wratcher, as well as Construction Manager Jim Relihan with SmartLink LLC, were present to represent the applicant Horvath V.

Mr. Perotti said the tower will be a Verizon tower. He said they usually utilize existing towers instead of building new towers. However, there is not an existing tower which could be utilized to resolve the gap in the coverage. He said the proposed tower is 195' high, with a 4' lightning rod. He said the new tower will assist in providing more 4G LTE coverage, which is needed due to the advancement in technology. Mr. Perotti said the new tower will also help with public safety concerns by providing better communication coverage in the event of an emergency. Mr. Ceponis asked why this location was selected; he said there is already an existing tower nearby. Mr. Perotti said no existing tower is located within 2,000' as required by the Township Ordinance. The closes toewr is by the fire station and is over

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3,000' away. The new tower will help provide a gap in the coverage of the area. Mr. Ceponis asked where the tower will be located. Mr. Curti said near property owned by Joe Francioni. He said Francioni Hill Lane comes off of Middle Road, and Francioni Lane comes off of Saxonburg Blvd. Mr. Curti asked if the gap in coverage is along the Saxonburg Blvd. area. Mr. Perotti explained that studies are done to figure out where gaps are by Radio Frequency Engineers. The gabe in coverage is shown on the submitted application materials.

Mr. Herring reviewed the Engineer's letter dated September 22, 2018. He said the entire location of Francioni Hill Lane needs shown on the plans, as well as the adjacent parcels in the Park Place plan. He asked if there are any natural and/or artificial features not shown on the plan; Mr. Relihan said no. Mr. Herring said the tabulation regarding the proposed use and available utilities need to be added. Also, the statement regarding the Township will not take any responsibility for any stormwater runoff and/or environmental matters that may occur, as stated in Chapter 1263.06(J) of the Township SALDO, needs to be put on the plan. Mr. Herring said the location of all light fixtures need to be shown, if there are any proposed. All lighting must be shielded. Mr. Relihan said no lighting is proposed. Mr. Perotti said since the tower is under 200' high, the FDA does not require red lights to be put on the tower. Mr. Herring asked the Applicant to confirm that no lights are proposed near the utility sheds.

Mr. Herring said Francioni Hill Lane is a private roadway and approval from the owners of the private street for access to construct and maintain the site needs to be provided. He said recorded documentation for the 30' wide utility and access easement on Parcel #436-F-282 needs to be submitted. Mr. Perotti said they have a lease agreement with the property owner. Mr. Herring asked if there is a "Roadway Maintenance Agreement" in place for Francioni Hill Lane. Mr. Perotti said if the roadway is damaged in any way, Verizon will take care of fixing it. Mr. Herring asks who owns Francioni Hill Lane. Mr. Ceponis said about 3 to 5 years ago, a lot of money was spent to fix the private lane. Mr. Perotti said roadway bonding can be posted. Mr. Herring said proof needs to be provided that they have the right to use the private roadway.

Mr. Herring continued reviewing the Engineer's letter, and summarized sections from the Township's Grading Ordinance regarding working conditions, expiration of the grading permit, and the standards for excavation and fill. Mr. Herring asked the Applicant to provide impervious surface area on resubmitted materials noted that if the impervious surface area is less than 3,000 square feet, this is considered a "Small Development" and no Stormwater Management Plan is needed. Mr. Herring said Communication Facilities are a Conditional Use in the "MDR" Zoning District. Mr. Herring said no towers are permitted to be located within 2,000' of another tower. Mr. Perotti said they are 3,192' away from the other tower in the area. Mr. Herring said this distance needs placed on the plans. Mr. Herring said shared usage on existing towers is encouraged, and asked why they cannot put their

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equipment on any other structures in the area, such as water tanks, etc. Mr. Perotti said there are none in the area.

Mr. Herring said geotechnical and structural engineer reports shall be prepared for the tower's foundation. Mr. Perotti said they are in the process of getting these prepared. Mr. Herring said the owner of the antenna must enter into an agreement with the Township that if operation ceases, the owner will remove the antenna and ancillary equipment within one year. Escrow money will be required to be posted to cover the cost of removal should the owner not remove the equipment. Mr. Perotti said this is not a problem.

Mr. Herring said the proposed site requires 887 cubic yards of fill. He said a Township/State roadway bond must be posted if material is hauled to or from the site. Mr. Herring said the radius of the tower's drop zone needs put on the plan. Mr. Perotti said their engineer is working on this and the tower is designed to collapse at the midway point of the structure. Mr. Herring said the Developer will be required to enter into an acceptable Developer's Agreement with the Township, and post all appropriate bonds.

Mr. Miller said he would rather they use an existing tower, instead of erecting a new one. Mr. Perotti said Verizon would as well, but there are no other ones in the area to support their needs. Mr. Ceponis and Mr. Miller agreed they would like to see the distance to Park Place shown on the plans. Mr. Perotti said a topographical map could be added to the plan set.

The floor was opened for public comment. Paul DiDomenico of 5008 Silent Meadow Court, said the tower will basically be in his back yard and he does not like the idea. He said there are a lot of children that play in the area. He also said he does not feel the developer has access to the private roadway, nor does he feel the roadway can handle the heavy equipment. Mr. DiDomenico said there is already a tower nearby at the Middle Road Volunteer Fire station. He said he does not feel the plan is a good one. He also said there is a house on a nearby hillside that is very close to the proposed site. Nick DiDomenico of 5004 Silent Meadow Court, and also the owner of 385 Francioni Hill Lane, said he does not like the idea of the tower being built either.

John Whelan of 5012 Silent Meadow Court said O'Hara Township recently upgraded their Ordinance regarding cell towers. He said he thinks the tower will not blend in with the character of the neighborhood. He said he bought additional land when he purchased his home to prevent something like this from happening. He also said he feels the structure would be unsafe due to the amount of children in the area. Justin Sarra of 5016 Silent Meadow Court said he has six young children that play in the area of the tower, along with their friends. He said he does not feel the structure would be good for the area either.

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Mr. Herring said the Developer is still addressing outstanding issues and gathering information. Mr. Ceponis asked if they can show a picture of how the tower will look, and also make it as environmentally-friendly as possible. Mr Perotti said it is not a requirement in the Township's Ordinance to make it as aesthetically appealing as possible. Mr. Geahry asked if the tower needs to be 199' high. Mr. Perotti said the height is needed to fill the gap in communication coverage. Mr. Sarra asked what the width and dimensions of the tower will be, and if it will be free-standing. Mr. Perotti said it will; there will be no cables coming off of the structure to the ground. He said Horvath is developing 50'x50' within a 100' x 100' lot area. Mr. Ceponis said it appears the base will be 30'. Mr. Relihan said geotechnical studies of the soil will determine the actual tower size to be built.

The Planning Commission Members said they feel the plan should be tabled until further information can be provided.

Mr. Geahry made a motion, seconded by Mr. Miller, recommending the HORVATH TOWER - CONDITIONAL USE be tabled until further information can be provided, and also to give the Applicant additional time to address the items in the Engineer's review letter dated September 22, 2018.

Motion carried unanimously.

FOXWOOD TRAIL - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - TENTATIVE APPROVAL

Commission Members were presented with a PRD consisting of the consolidation and development of Parcel #957-K-143 (58.403 acres) and Parcel #957-K-175 (1.417 acres) into nine (9) garden apartment buildings consisting of 195 apartments and one pool house. The property is located east of Little Deer Creek Road, approximately 0.6 miles north of the intersection with Log Cabin Road. The property is zoned "MDR" Medium Density Residential. Steven Victor, ASLA, with Victor-Wetzel Associates, was present, as well as the owners Rich and Bill Miller, who own "Gen Four Development, LLC", the applicant.

Mr. Victor said this PRD is going to be done in three phases. He showed a Power Point presentation of the plan. Mr. Victor described the site areas, elevations and topography of the area. He said there is a small stream that runs through the property and a small wetland area. He said the area is very wooded. He said a limited amount of the parcel is usable. He said it will be a rental community and the units will rent for about $1,500 - $1,800/month. He showed the styles of the different types of apartments. He said the entrance into the plan will be off of Little Deer Creek Road. He showed the locations of the buildings and said the clubhouse and swimming pool will be part of Phase I. Mr. Victor said he met with representatives from the Fox Chapel Area School District, and the developer plans to put a cul-de-sac in Phase I for school busses. He said there will be additional

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parking near the clubhouse. Phase I will have 45 units, Phase II will have 70 units, and Phase III will have 80 units. There will be walking trails throughout the development, as well as sidewalks. They are providing this recreational space, in addition to the pool and clubhouse, in lieu of paying the Recreational Fee per unit. He showed the tree plans and the buffer areas being provided near existing adjacent residential homes. Mr. Victor said an informal meeting was previously held with residents in the area to show them the concept of the plan. He said no buildings will be back-to-back. He reviewed the slope requirements and said a waiver will be requested. Mr. Victor said a Geotechnical Report has been submitted to the Township. Mr. Curti asked what the slope of the roadway will be in Phase II; Mr. Victor said 12% and it will be a steady climb. However, in one area, the slope will only be 6%. Mr. Curti asked what the slope of the roadway will be at the entrance; Mr. Victor said about 6% - 8%. Mr. Curti asked if a guiderail will be installed. Mr. Victor said the area is flat, but they could provide one if asked to. Mr. Victor said a lot of the site has slopes of 40%, which they are trying to minimize. Mr. Victor said the proposed cul-de-sac length is 2,300'. Barb Cisek of 21 Barnhart Street asked where the entranceway will be located. Mr. Geahry said across from the O'Donnell's property (95 Little Deer Creek Road). Mr. Herring indicated that the Planning Commission would accept public comment after the Developer's presentation and Engineer's review.

Mr. Victor showed plans for the tree mitigation. He said a waiver is being requested to use seedlings as well. He said 57% of the site will remain wooded as it currently is. Mr. Geahry asked what size buffer trees are going to be used in the area by the Voskamp Plan. Mr. Victor said they will use what is required by the Township Ordinance. Mr. Victor reminded that they are only seeking tentative approval at this time.

Mr. Victor said the plan will consist of rental apartments and will not be sold; the Developer will own them. Gen Four will also run the complex. They will do the property management, including snow/ice removal, grass maintenance, etc. He said there will be no HOA, since there is only going to be one owner. Mr. Victor said each building will be on its on parcel. Mr. Herring asked if they can guarantee single ownership and that the complex will not be sold to multiple owners. Mr. Victor said he is not sure.

Mr. Herring reviewed the Engineer's letter dated September 22, 2018. He asked if there are any natural/artificial features on the property that are not shown; Mr. Victor said no. Mr. Herring asked what form of management structure and organization is proposed dictating who will own and maintain the proposed apartment building complex, open space, and stormwater detention facilities. Mr. Victor said there will not be an HOA and the facilities will be operated and maintained by the Developer. Mr. Herring said they would like to see photographic examples of a garden apartment building and the club and pool house. He said letters from all of the utilities servicing the facility will be needed. All covenants,

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easements, and rights-of-ways will need to be included on the plans. Mr. Herring asked what the anticipated timeline will be for construction of the complex. Mr. Miller, one of the property owners, said 3 to 4 years. Mr. Herring said the Developer needs to assure that the individual apartment building lots can never be sold to separate owners. The required setbacks for Multiple Family Dwellings need to be updated to comply with the Township Zoning Ordinance. Mr. Herring said the open space areas need to be shown on Sheet 7. He also said a 25' buffer of land around the perimeter of the development needs provided in which no development can take place, and any grading within this area shall be landscaped.

Mr. Herring said a layout needs provided so each garden apartment building is located in an area to avoid unnecessary exposure to large scale parking facilities and shall be situated to provide adequate privacy between each building regarding noise and light. Mr. Victor said the apartment complexes will not be set in a linear fashion and were located to maximize privacy. Some units will look onto parking lot areas and some will not. Mr. Herring said the maximum height of a building cannot exceed 35' and shall be measured as defined in the Zoning Ordinance. Mr. Victor said the proposed swimming pool and club is only going to be allowed to be used by tenants and their guests. Mr. Herring said the facility needs to be fenced or walled.

Mr Herring said an updated Traffic Impact Study which includes all roadway intersections withing a ½ mile radius of the proposed complex needs provided, and it should include the intersections of all the roadways within this area, not just the larger intersections. Mr. Herring said a minimum of two off-street parking areas must be provided for each unit. Mr. Herring asked if the garages are for tenant parking. Mr. Victor said yes. Mr. Herring said 390 parking spaces will be needed to conform with the Ordinance. Mr. Herring said details of the proposed signage needs provided.

Mr. Herring said no more than 25% of slope areas with existing grades between 25-40% shall be stripped of vegetation or disturbed with grading/filling. He said the Developer is requesting a ***waiver*** from this provision with 34% of the disturbance area proposed. Mr. Herring said no development or disturbance shall be allowed on slopes exceeding 40%. He said the Developer is requesting a ***waiver*** from this provision with 17% disturbance area proposed. Mr. Herring said a Final Geotechnical Report for the site must be provided upon final approval. Mr. Victor said a Geotechnical Engineer will be on site during the building process.

Mr. Herring said all cul-de-sac streets shall have a maximum length of 800'. He said the developer is requesting a ***waiver*** to have the road be 2,325' long. Mr. Herring requested profiles and the details for the proposed roadways, and their proposed slopes, vertical curves, and site distances. He said a public right-of-way around the cul-de-sac needs to be provided. Mr. Curti said if the roads are to be owned by the

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Township, the Public Works Department will want the proposed islands eliminated. Mr. Geahry said so would the Fire Departments. Mr. Herring said it needs to be confirmed that emergency vehicles can navigate the proposed parking lots to access Buildings 6, 7, 8, and 9. He said the lot lines for Phase 3 should be revised to provide parking spaces for each garden apartment building. Mr. Victor said there are no turn-around proposed. Mr. Herring asked the Applicant to confirm the parking lots were designed with adequate turning radius for access by fire trucks, etc. Mr. Victor said all of the buildings will be sprinklered. Mr. Herring said an approval letter from the Fire Chief will be needed for the location of all proposed fire hydrants.

Mr. Herring said the grading or clearing of more than 25% of a site for the purpose of constructing a PRD shall require replacement trees in accordance with the requirements of the Township's Zoning Ordinance. He said the Developer is requesting a ***waiver*** of this requirement and would like to use different calipers and quantities for the replacement trees. Mr. Herring said all proposed improvements must conform with Chapter 1270 of the SALDO upon final submittal.

Mr. Herring said a Township/State roadway bond must be posted if material is hauled to or from the site; Mr. Victor said no hauling is proposed. Mr. Herring asked if there are any protective covenants running with the land; Mr. Victor said no and none are planning on being provided. Mr. Herring said the plan needs approval from the Allegheny County Department of Economic Development; Mr. Curti said a set of plans was sent to them from his office on September 7, 2018. Mr. Herring said ACCD/PaDEP approval of a NPDES Permit for earth disturbances in excess of one acre is needed. He also said the locations of all existing and proposed utilities, along with their associates easements, need to be put on the plan. Mr. Herring said in lieu of providing recreational facilities, the Owner shall be required to pay the Township a Recreational Fee of $750/unit. Mr. Victor said they plan to provide recreational facilities instead, i.e. the swimming pool, club house, walking trails, etc.

Mr. Herring said a Highway Occupancy Permit will be needed from the State for the entranceway since Little Deer Creek Road is a State-owned roadway. Mr. Herring said the alignment of the existing sanitary sewer located adjacent to Little Deer Creek Road needs to be confirmed. The seal and signature of a certified professional need to be put on the final plans. All proposed facilities must be ADA-compliant. Mr. Herring said a management agreement/operation rules and regulations documents need to be provided; the property owner, Rich Miller, said they will provide this. Mr. Herring said the owner needs to enter into a Developer's Agreement and post all appropriate bonds.

Mr. Herring said a Storm Water Management was submitted, and the Engineer prepared a Preliminary Review letter on September 22, 2018. Mr. Victor said most

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of the items in the letter will be addressed upon final submittal. Mr. Curti said that the Special Stormwater Facility Management Fund requires that $16,000 be paid for each facility, no matter who owns them. Mr. Herring briefly summarized the Stormwater Review letter.

Ed Banks of 3697 Saxonburg Boulevard, asked if the horse-bend of the roadway meets Township Ordinance; Mr. Herring said it meets the horizontal alignment radius requirements. Mr. Banks said he has concerns regarding guide rails; Mr. Herring said the Ordinance requires them in areas where the drop off exceeds 5' with a 20' horizontal distance. Mr. Banks said he does not feel the Developer is meeting Township standards. He said since there is only one roadway, why not make it be a Township-owned road instead of a private one. Mr. Curti said this can be discussed in further detail as the plan progresses. He said snow removal is already an issue in this area because the Public Works Building and salt shed are so far away from this section of the Township. Mr. Curti said if the roadway is brought up to Township standards, the Township can take it over if the Developer wants. Mr. Banks said he has concerns about fire control in the plan. Mr. Curti said it has not been determined if the fire control will be private or Township-owned in the complex.

Mrs. Cisek asked why they are not proposing privately owned homes instead of rental units. Mr. Victor described the concept they are going trying to achieve, and said they will rent in “phases” and build accordingly. Mrs. Cisek said she has concerns regarding traffic because the existing roadways in the area are already narrow. She said she was also concerned that Hays and Barnhart Streets were not included in the Traffic Study; Mr. Victor said they were overlooked accidentally. Mrs. Cisek said she feels the site distance at the entranceway will not be adequate. Mr. Curti said this will be determined by the State since Little Deer Creek Road is a State-owned roadway; it is not under the Township’s control. Mrs. Cisek said she does not like that the Developer is not willing to pay the $750/unit in Recreational Fees. Mr. Curti said the Community Center and Park in Rural Ridge is a Township owned, public facility. It is not part of the Estates of Rural Ridge plan. He said it is the Developer’s choice as to whether to provide recreational facilities or pay the fee, and then it is up to the Board of Supervisors to determine if the proposed facilities are adequate. Mrs. Cisek asked if they plan to fence the area of the plan that abuts the Voskamp Plan to keep children living in the Development inside the complex, and prevent them from cutting through the adjacent properties. Mr. Curti said they are only required to fence the pool area and the detention basins. Mr. Curti said he does not feel this is an issue. Mrs. Cisek said she has lived there many years and believes it could become a problem. She asked if off-street parking will be provided. Mr. Victor said yes; however, no parking will be permitted in the cul-de-sac.

Luke Raymer of 315 Voskamp Drive showed where he lives in proximity to the plan. He said he and his family moved to Rural Ridge from the City of Pittsburgh because they liked the secluded, private area. He said he does not feel this type of plan is

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conducive to the area. He feels it should remain a wooded, forest-type environment. Mr. Victor said they are happy to work with adjacent property owners to ensure they have adequate screening. Ivy Patterson of 309 Voskamp Drive said she and her partner just purchased their home in June, 2018 and they new nothing about this proposed plan. She said they moved from Pittsburgh as well, and purchased their home because the location is wooded and has a lot of trees, which they enjoy. She said she does not feel the plan is good for this area, and that it will ruin the rural feel of the area. She also expressed concerns regarding drainage from the Development.

Mr. Ceponis said the Developer asked Commission Members to table the plan at this time.

Mr. Miller made a motion, seconded by Mr. Geahry, recommending the FOXWOOD TRAIL - PRD - TENTATIVE APPROVAL be tabled based on the large number of unaddressed outstanding items in the Engineer's review letters dated September 22, 2018, and also because Mr. Victor requested on behalf of the applicant that the plan be tabled.

Motion carried unanimously.

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NEW BUSINESS

NEW STORMWATER ORDINANCE REVIEW

Mr. Herring said the Township must update its current Stormwater Management Ordinance by December 1, 2018, in accordance of a ruling by the DEP/Act 167. He said the Solicitor and Engineers are working on a "draft" Ordinance, and when it is complete, it will be presented to the Planning Commission for their review and comment prior to the October meeting.

OIL & GAS ORDINANCE CHANGE CONSIDERATIONS

Vanessa Lynch of 3726 Saxonburg Boulevard presented Commission Members with a new "draft" Ordinance that they put together themselves. She indicated she wanted it to be considered at the October Planning Commission Meeting. Mr. Curti told her he will not do that, and the Township Engineer and Solicitor are working on the new "draft" Ordinance and that is what will be presented to the Planning Commission for review and comments when it is complete. He said he cannot guarantee it will be ready for the October or even the November meeting. Mr. Herring said at this time, the Solicitor is still working on it; the Engineer has not even reviewed the "draft" yet. Mr. Ceponis said they have not been presented with the "draft" yet either. Carolyn Maihoefer of 121 Black Oak Drive said since they prepared their own "draft", why can't that one be used. Mr. Curti said the Engineer and Solicitor must prepare the official "draft" Ordinance. Mr. Curti asked Ms. Maihoefer which Ordinance she is referring to; he asked if she meant Churchill Borough's. She said yes. Mr. Curti said the Township cannot just adopt someone

else's Ordinance; it was to be written for our Township by the Engineer and Solicitor. Mr. Curti took a copy of what the residents prepared and said he will give a copy of theirs to the Township Manager.

CORRESPONDENCE:

LETTER OF RECOMMENDATION

Each Commission Member received a copy of the Planning Commission's Letter of Recommendation sent to the Board of Supervisors, which was written as a result of the Commission's August 22, 2018 regular meeting.

ADJOURNMENT

Mr. Miller made a motion, seconded by Mr. Geahry, to adjourn the September 26, 2018, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 8:40 p.m.

Jacquelyn A. Rouggie, Recording Secretary

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