

WHITPAIN TOWNSHIP PLANNING COMMISSION MARCH 2015

A work session of the Whitpain Township Planning Commission was held on Tuesday, March 10, 2015 at 6:00 PM at the Manor House at Prophecy Creek Park, 205 W. Skippack Pike, Broad Axe, PA for the purpose of reviewing the agenda of the public meeting to be held that evening. Chairman Kenneth Corti presided with Commission members Richard Shorin, Penelope Gerber, Otis Hightower, Bradley Tate, Edward McLaughlin, and Tory Meitner present. Township Engineer James E. Blanch, P.E., Township Planning Consultant E. Van Rieker, Assistant Zoning Officer William McManus and Recording Secretary Karen Dolga were also present.

Chairman Corti announced that subdivision application for 1902 Yost Road originally scheduled for tonight's meeting has been changed to April 14, 2015.

1. Informal Presentation regarding 850 Jolly Road.

Mr. Rieker provided a brief summary regarding 850 Jolly Road, stating that the old building will be demolished and a new building will be built. He noted that the RE zoning district will remain, but a text amendment will be required for the proposed use. Mr. Rieker pointed out that the use is for a high-end long term and extended stay suites. He stated that a portion of the parking will be located underground.

Additionally, the Planning Commission had a concern regarding the number of suites.

2. Review of a Land Development Plan for Arborcrest – Woodlands I. This application involves the renovation of a 200,000 SF building on approximately 26.67 acres of property located at 785 Arbor Way. The property is zoned RE – Research and Engineering District

Mr. Blanch gave a brief summary of the proposed application, stating that the applicant intends to reuse the existing building footprint. He mentioned that the applicant will provide a power point presentation and an animated “fly over” video at tonight's meeting.

The Planning Commission had some discussion regarding the number of floors, tenants, master traffic study, an integrated walking path, and trails within the facility. Mr. Blanch stated that the applicant has agreed to provide the Township with an easement for a pedestrian trail.

The Planning Commission had some concerns regarding the applicant's proposed maximum building height of four stories or 50 feet and how high four stories might be.

The Planning Commission commented that the design seems to be aesthetically pleasing.

3. Review current zoning hearing board applications.

1.) **NO. 2034-15: ROBERT A. & PATRICIA A. HAASZ** request variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article V, Section 160-21, and Article XXVIII, Section 204(D) prohibiting accessory buildings or structures in any location other than the rear yard; and (2) Article XXVIII Sections 160-202 and 203 prohibiting building or parts of buildings into the front or side yards. Applicant proposes to install a 576 square foot one-story carport in the property's side yard located at 887 Parkwood Road in the R1 Zoning District. Applicant's requested variance relief, if granted, will allow an accessory structure in the property's side yard where the Ordinance only permits accessory structures in the rear yard.

2.) **NO. 2035-15: JOSEPH J. & DONNA N. FERRIER** request variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article XII, Section 160-62 prohibiting accessory buildings or structures in any location other than the rear yard in the R-5 Agricultural/Rural Residential District; (2) Article XII 160-66(B)(3)(b)(1) prohibiting development in deed-restricted common open space; and (3) Article XXVIII, Section 160-202 prohibiting erection of buildings or parts of buildings in the front yard. Applicant proposes to install a generator in the property's front yard located at 1201 Walton Road. Applicant's requested variance relief, if granted, will allow the generator in the property's front yard in deed-restricted common open space when the Ordinance only permits accessory structures in the rear yard and prohibits development in deed-restricted common open space.

The Planning Commission had some discussion regarding the noise, odor and location of the generator. In addition, the Planning Commission expressed concerns regarding diesel fumes and storage of the diesel tank.

Mr. Tate pointed out the proposed generator will be located within deed restricted open space.

3.) **NO. 2036-15: 1155 DEKALB ASSOCIATES, LLC** request a determination that the construction of a proposed 6-unit, two story multi-family dwelling at 1155 Dekalb Pike with a floor area of approximately 5,310 square feet is a permitted extension of a nonconforming use under Whitpain Township Zoning Ordinance Article XXIX, Section 16-225. In the alternative, Applicant requests variance relief from the Ordinance, as

amended, as follows: (1) Article XXIX, Section 160-225 that permits an extension of a nonconforming use by only 25%; (2) Article XXIX, Section 160-226 that allows a discontinued nonconforming use to only be resumed within one year of the discontinuance; and (3) Article XIX, Section 160-119 relating to permitted uses in the C-Commercial District. Applicant's requested variance relief, if granted, will allow construction of a 6-unit, two story multi-family dwelling, where such use is not expressly permitted.

Chairman Corti pointed out that an apartment use has less traffic than a commercial use and requires less parking.

The Planning Commission preferred the second more traditional architectural option for the building.

Chairman Corti commented that he would like the Copper Beach tree to be saved (preserved). Vice Chairman Tate commented that by preserving the tree would enhance the value of the apartment unit.

- 4.) **NO. 2032-15: PET SUPPLIES PLUS & FORMAN SIGN COMPANY (DAN FLAVILLE)** request a variance from Article XXVI, Section 160-191.D of the Whitpain Township Zoning Ordinance, as amended, relating to permitted signs in the C-Commercial District. Applicant proposes to install two signs: (1) a 48-square foot, one-sided, non-illuminated directional ground sign; and (2) a 104.63 square-foot back-lit façade sign on the property located at 1750 DeKalb Pike for the Pet Supplies Plus tenant of the shopping center. Applicant's requested variance relief, if granted, will allow (1) a 48-square foot, one-sided, non-illuminated directional ground sign, when the Ordinance only permits 2 square-feet for a ground sign; and (2) a 104.63 square-foot façade sign, when the Ordinance only permits 16 square-feet for a façade sign.

Mr. Rieker provided a brief summary of the requested relief, stating that the applicant had made revisions and improvements to the original application requests that were presented to the Planning Commission last month.

The Planning Commission had some discussions regarding the tenant sign being equal in letter size and font style. They also inquired if the directional sign will have all the tenants listed on it.

4. Review of pertinent planning issues.

Mr. Blanch announced that the next Town Hall meeting will be held on March 11, 2015 at the Corporate Office Property Trust-Arborcrest Campus-Hillcrest II building. He noted that the topic of discussion will be Economic Factors.

In addition, Mr. Blanch mentioned that on March 25, 2015 there will be another Town Hall meeting to be held at the Centre Square Fire Company focusing on Recreational Factors.

The work session adjourned at 6:31 PM, at which time the Planning Commission members left for the Board of Supervisors public meeting.

Respectfully submitted,

A handwritten signature in blue ink that reads "Karen M. Dolga". The signature is fluid and cursive, with a long horizontal stroke at the end.

Karen M. Dolga, Recording Secretary

**WHITPAIN TOWNSHIP PLANNING COMMISSION MEETING
MARCH 2015**

The third meeting of the Whitpain Township Planning Commission for the year 2015 was held on Tuesday, March 10, 2015 at the Manor House at Prophecy Creek Park, 205 W. Skippack Pike, Broad Axe, PA. Chairman Kenneth Corti presided with Commission members Richard Shorin, Penelope Gerber, Bradley Tate, Edward McLaughlin, Otis Hightower, and Tory Meitner present. Township Engineer James E. Blanch, Township Planning Consultant E. Van Rieker, Assistant Zoning Officer William McManus and Recording Secretary Karen Dolga were also present.

Chairman Corti called the meeting to order at 7:45 PM. The members of the Planning Commission and Township Staff introduced themselves to the public that were present.

Chairman Corti announced that the review of subdivision plan 1902 Yost Road originally scheduled for tonight's meeting has been changed to the next Planning Commission meeting on April 14, 2015.

1.) Approval of minutes.

Chairman Corti called for any comments or questions on the February meeting minutes from the audience. There being none, Mr. Meitner made a motion, seconded by Mrs. Gerber, to approve the minutes of the February 10, 2015 meeting of the Planning Commission. The motion passed 7-0.

2.) Informal Presentation regarding 850 Jolly Road.

Present for the applicant: Lea Anne Welsh, Korman Communities, Chief
Operating Officer
Mark Korman, President, Korman Communities
Seth Shapiro, Barton Partners, Director of Planning &
Urban Design
Robert Lewis, Kaplin Stewart

Ms. Welsh briefly discussed AVE by Korman Communities. She noted that Korman Communities have been in business for over 100 years and is a family owned and operated Real Estate Company specializing in the corporate housing concept. Ms. Welsh stated that it is a unique hospitality product providing a space in the market for people who need flexibility and are not sure how long they will need a place to live. She reported that the number one use of corporate housing is for relocation and extended stay business travel, but mentioned that they also accommodate individuals. The average length of stay will be 5 to 6 months. Ms. Welsh noted that it will provide more of a home life experience with great amenities and guest services. She mentioned that AVE users include major corporations, small and medium companies, sports teams, as well as individuals in transition.

Mr. Shapiro provided a slide show presentation depicting the opportunities and constraints. He noted the existing buffering, site access, steep slopes and high tension lines. Mr. Shapiro pointed out the existing open space is just over 50%.

Mr. Shapiro showed different concepts for surface parking and underground parking. He mentioned underground parking will allow the applicant to provide for 50% open space including the outdoor courtyard.

Mrs. Gerber inquired what would be the shortest stay. Ms. Welsh replied 30 days or longer, but mentioned also have available weekly stays for corporate clients.

A resident asked how many floors the building will be. Mr. Shapiro replied four floors. He added that the building will be no taller than any other building on that block.

Rob Lewis, an attorney for Korman Communities, stated that they have had staff meetings to pitch the concept and submit a draft of the proposed ordinance that would allow this use within the existing zoning district. He pointed out the important requirements in the ordinance including the 50 foot setback requirements and the mandatory 50% open space.

Mr. Shorin inquired about walkability and connecting sidewalks with the adjacent properties. Mr. Shapiro replied they agree with walkability and intends to enhance connection into Arborcrest on Jolly Road. In addition, he mentioned the possibility of zip cars and a bike share program.

Mrs. Gerber asked if children were permitted. Ms. Welsh replied that they will accommodate anyone who qualifies and in certain situations, but noted there will be little impact to the local schools or Wissahickon School District.

- 3.) Review of a Land Development Plan for Arborcrest – Woodlands I. This application involves the renovation of a 200,000 SF building on approximately 26.67 acres of property located at 785 Arbor Way. The property is zoned RE – Research and Engineering District

Present for the applicant: Andrew Welker, Project Manager, COPT
 Wayne Lingafelter, President of Development &
 Construction for COPT
 David McHenry, AIA, Erdy McHenry Architecture
 Jason Korczak, P.E., Bohler Engineering

Mr. Lingafelter provided some general background information, stating COPT is a public real estate investment trust and has been in business for over 25 years. He mentioned that they owned, operated and invested in the campus since 1997.

Mr. Lingafelter noted that they have submitted a land development plan for Woodlands I. He remarked that the Woodlands building will continue the track record that they have established of updating and repositioning the older and functionally challenged assets that exist in the campus to a vibrant corporate community. Mr. Lingafelter reported that COPT has invested approximately 150 million dollars in four properties in the campus. He noted that the Woodlands property is the fifth and final building in the existing portfolio from the original Unisys Campus that requires redevelopment. Mr. Lingafelter mentioned that when that project is completed they will have redeveloped approximately 850,000 sf, which is 75,000 sf less than the former, total Unisys Campus. He pointed out some highlights of the project which include reducing the size of the footprint, reducing impervious surface and adding green space. In addition, he stated they will be using contemporary design materials to reshape the Woodlands building. Mr. Lingafelter stated that they plan to continue to expand the number and type of amenities for the project. He concluded that the total investment for the Woodlands project is approximately 37 million dollars.

Mr. Welker provided a slide show presentation and explained the history of the building from 1971-2015. He noted that the challenge of transforming the building into a modern office building. Mr. Welker mentioned they are proposing to create outdoor courtyards on two sides of the building by eliminating a wing of the building on each side. He stated they are proposing to transform the shape of the third floor space which will reduce the total square footage to approximately 195,000 sf. Mr. Welker added they are also proposing a series of landscape items and there will be a number of outdoor amenity spaces. He stated that all of these site improvements result in a reduction in the overall impervious coverage by 80,000 sf. Mr. Welker pointed out that there is an existing sidewalk that connects to this building and future improvements will be connected.

Mr. McHenry provided an animated video showing the architecture, indoor and outdoor amenities.

Planning Commission comments:

Mr. Shorin asked for clarification that the applicant will be installing sidewalks to connect to the other properties within the Arborcrest Community. Mr. Welker replied yes.

Mr. Shorin inquired about traffic studies and the impact to the neighbors. Mr. Lingafelter replied there has been a campus reduction of approximately 75,000 sf., and they will continue to have conversations with the Township regarding a future traffic study.

Additionally, Mr. Shorin asked if the applicant had any issues with the review comments listed in the Township Engineer's review letter. Mr. Welker replied no.

Mr. Tate questioned if it was all office use and inquired about trip generation data. Mr. Lingafelter replied that the earliest traffic study they have is from 2005 and the Township is looking into past records for earlier studies. He also mentioned that all of the space was not previously used as office.

Chairman Corti stated that he and the Planning Commission are concerned with the cumulative effects of traffic being generated and to be generated at the COPT site now that all five buildings will be occupied in the near future.

Mr. Tate questioned the roof color. Mr. Welker replied that it be a combination of green roof and a rock garden.

Chairman Corti asked if the height of the building will be increased from the current condition or remain the same. Mr. Welker responded that the building itself will not, but stated that they are proposing to place outdoor equipment on the roof which will increase the height by 9 or 10 feet.

Mr. Rieker applauded the applicant for preparing a great design.

Mrs. Gerber asked if there were plans for additional buffers to the building and the neighborhood. Mr. Korczak presented a slide with a 90' wooded buffer. Mr. Lingafelter clarified that the parcel closest to the neighborhood is parcel "D" which is not owned by COPT.

Audience comments:

Kathleen John, 692 Deaver Drive, had a concern with the trees and asked if there would be any change to them. Mr. Welker replied no.

Frederick Wheeler, 682 Deaver Drive, asked what the anticipated occupancy number is for how many people who work there. Mr. Lingafelter responded the total square footage will be approximately 160,000 sf resulting in approximately 500 to 600 people and approximately 800 parking spaces.

Richard Burns, 650 Maple Hill Drive, asked does the applicant have plans to address increase traffic on the access drive from Penllyn Pike. Mr. Lingafelter responded that there are no plans to close the access drive, Woodlands Drive extension, but recognized some improvements may be needed.

Dr. Eileen Burns, 650 Maple Hill Drive, asked about potential tenants. Mr. Lingafelter replied they have had conversations, but no lease commitments at this point.

Jack Gunning, 690 Cedar Drive, voiced a concern regarding potential lighting from the building at night. Mr. McHenry responded light at the perimeter will not change, but light will shine through the glass into the courtyard.

Guy Cimini, 780 Maple Hill Drive, asked if it the traffic be mostly during the week or weekends. Mr. Lingafelter replied mostly during the week, but with the modern work force there could be weekend traffic; however, they do not expect to see a drastic change on the weekends.

Richard Burns, 650 Maple Hill Drive, asked if we are approving the projects piece meal now. Mr. Lingafelter responded that two years ago we considered developing the entire site more holistically. However, we have been able to develop the individual parcels faster than expected as we are finishing construction on Hillcrest III currently.

Chairman Corti called for any additional comments or questions from the audience. There were none.

There being no further comments or questions, a motion was made by Mr. Shorin, and seconded by Mr. Hightower, to recommend that the Board of Supervisors approve the land development application for Arborcrest-Woodlands I subject to the applicant complying with the Township and County review letters and be sensitive to the neighbors' concerns regarding traffic along the access drive to Penllyn Blue Bell Pike. In addition, the Planning Commission expressed concerns to the applicant that an overall traffic impact study has not been performed to review the increase in traffic generated by the increased activity and number of employees at the renovated (Arborcrest) COPT Business Campus.

The motion passed 7-0.

4.) Review of current Zoning Hearing Board applications.

- 1.) **NO. 2034-15: ROBERT A. & PATRICIA A. HAASZ** request variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article V, Section 160-21, and Article XXVIII, Section 204(D) prohibiting accessory buildings or structures in any location other than the rear yard; and (2) Article XXVIII Sections 160-202 and 203 prohibiting building or parts of buildings into the front or side yards. Applicant proposes to install a 576 square foot one-story carport in the property's side yard located at 887 Parkwood Road in the R1 Zoning District. Applicant's requested variance relief, if

granted, will allow an accessory structure in the property's side yard where the Ordinance only permits accessory structures in the rear yard.

Present for the applicant: Robert Haasz, Applicant

Mr. Haasz gave a brief summary of the requested relief stating, that he would like to install a 576 sf carport to contain two cars on the side of his house.

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

Chairman Corti asked the applicant if he has spoken to the neighbors regarding his request for relief. Mr. Haasz replied that he has had conversations with neighbors with the exception of one neighbor who left a message. The Planning Commission suggested the applicant contact this neighbor prior to the Zoning Hearing Board meeting.

Chairman Corti called for any additional comments or questions from the audience. There were none.

There being no further comments or questions, a motion was made by Mrs. Gerber, and seconded by Mr. Meitner, to remain neutral on the subject application.

The motion passed 7-0.

- 2.) **NO. 2035-15: JOSEPH J. & DONNA N. FERRIER** request variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article XII, Section 160-62 prohibiting accessory buildings or structures in any location other than the rear yard in the R-5 Agricultural/Rural Residential District; (2) Article XII 160-66(B)(3)(b)(1) prohibiting development in deed-restricted common open space; and (3) Article XXVIII, Section 160-202 prohibiting erection of buildings or parts of buildings in the front yard. Applicant proposes to install a generator in the property's front yard located at 1201 Walton Road. Applicant's requested variance relief, if granted, will allow the generator in the property's front yard in deed-restricted common open space when the Ordinance only permits accessory structures in the rear yard and prohibits development in deed-restricted common open space.

Present for the applicant: Joseph Ferrier, Applicant

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

Chairman Corti pointed out that the generator appears closer to the neighbor's home than the applicant's home. Mr. Ferrier explained that the reason for the generator location is that there is a PECO transformer and a Comcast box above ground and that simplifies placing of the generator. He noted that he is about 25 feet away from his neighbor and there is also a wood privacy fence. Mr. Ferrier stated that he went through great lengths to ensure the sound would be negligible and it is approximately 60 decibels. In addition, he mentioned that there is a line of 30 foot pine trees which would screen the generator. Mr. Ferrier noted that there a number of generators in the neighborhood.

Mr. Shorin questioned if the generator will be a diesel generator. Mr. Ferrier replied yes. Mr. Shorin expressed a concern regarding the odor of diesel and asked if propane or nature gas is an option. Mr. Ferrier replied that for natural gas he would have to dig 200 feet to the house and the existing natural gas service to the house is not large enough to take the load. Additionally, Mr. Shorin inquired about the location of a storage tank. Mr. Ferrier responded that the storage tank is located underneath the generator. He stated that it is a double lined 100 gallon tank and 8 inches high.

Mr. Tate asked where the location of the transfer switch would be. Mr. Ferrier replied under the generator.

Mr. Tate commented that Mr. Ferrier should consider the neighbor and obtain his consent prior to the Zoning Hearing Board meeting.

Chairman Corti called for any additional comments or questions from the audience. There were none.

There being no further comments or questions, a motion was made by Mr. Shorin, and seconded by Mrs. Gerber, to remain neutral on the subject application, but commented that the adjacent neighbor should be consulted regarding the proposed request.

The motion passed 7-0.

- 3.) **NO. 2036-15: 1155 DEKALB ASSOCIATES, LLC** request a determination that the construction of a proposed 6-unit, two story multi-family dwelling at 1155 Dekalb Pike with a floor area of approximately 5,310 square feet is a permitted extension of a nonconforming use under Whitpain Township Zoning Ordinance Article XXIX, Section 16-225. In the alternative, Applicant requests variance relief from the Ordinance, as amended, as follows: (1) Article XXIX, Section 160-225 that permits an extension of a nonconforming use by

only 25%; (2) Article XXIX, Section 160-226 that allows a discontinued nonconforming use to only be resumed within one year of the discontinuance; and (3) Article XIX, Section 160-119 relating to permitted uses in the C-Commercial District. Applicant's requested variance relief, if granted, will allow construction of a 6-unit, two story multi-family dwelling, where such use is not expressly permitted.

Present for the applicant: George Broseman, Kaplin Stewart
 Joe Habboush, Principal of 1155 DeKalb
 Associates, LLC

Mr. Broseman provided a brief summary of the requested relief, stating that Mr. Habboush purchased the vacant property with the idea to redevelop it back to residential purposes. He stated that the building was demolished prior to Mr. Habboush purchasing it. Mr. Broseman stated that after discussions with Township staff and PaDOT it was concluded that the best reuse for this property is a six unit multi-family dwelling primarily because it would have less traffic impact than a commercial use.

Mr. Broseman provided a power point presentation summarizing the zoning relief and noted there was a prior non-conforming use there which they are seeking to extend. He remarked that the applicant is complying with all the Commercial Zoning District requirements for impervious and green area. Mr. Broseman stated that if relief is granted they will be back in front of the Planning Commission with a land development plan.

Mr. Broseman displayed the two architectural design options. Mr. Shorin commented that option two, the more traditional option is more desirable.

Chairman Corti requested that an attempt be made to preserve the Copper Beech tree. Mr. Habboush replied that he will try, but PennDOT does not want the entrance located on the other side of the property.

Mr. Tate questioned if PennDOT was aware of the Copper Beach tree and that the Township has an interest in preserving this tree. Mr. Tate commented that it would be worth a discussion with PennDOT.

Mr. Meitner inquired about the trash enclosure and lighting.

Chairman Corti called for any additional comments or questions from the audience. There were none.

There being no further comments or questions, a motion was made by Mr. Shorin, and seconded by Mr. McLaughlin, to remain neutral on the subject application, but suggested that the applicant seek to preserve the Copper Beech tree.

The motion passed 7-0.

- 4.) **NO. 2032-15: PET SUPPLIES PLUS & FORMAN SIGN COMPANY (DAN FLAVILLE)** request a variance from Article XXVI, Section 160-191.D of the Whitpain Township Zoning Ordinance, as amended, relating to permitted signs in the C-Commercial District. Applicant proposes to install two signs: (1) a 48-square foot, one-sided, non-illuminated directional ground sign; and (2) a 104.63 square-foot back-lit façade sign on the property located at 1750 DeKalb Pike for the Pet Supplies Plus tenant of the shopping center. Applicant's requested variance relief, if granted, will allow (1) a 48-square foot, one-sided, non-illuminated directional ground sign, when the Ordinance only permits 2 square-feet for a ground sign; and (2) a 104.63 square-foot façade sign, when the Ordinance only permits 16 square-feet for a façade sign.

Present for the applicant: Gregg Adelman, Principal at Kaplin Stewart
Joe Hochendoner, Architect for Pet Supplies Plus

Mr. Adelman gave a brief summary of the proposed request, stating that the applicant appeared before the Planning Commission last month and has since removed the white backer board from the façade sign, reduced the proposed directional sign from 48 sf to 20 sf and allowed for additional tenant space. He stated that the applicant is proposing a white board with green lettering and all the tenants' signs will be uniform. He noted that the signage is to be located at the main entrance off of Route 202.

Mr. McLaughlin questioned if the letter size and font of the directional sign would be consistent for all the tenants. Mr. Hochendoner replied that larger tenants could have larger signs. Chairman Corti commented for better visibility and aesthetics, the Planning Commission would like to see a consistent size for all tenants.

Mr. Rieker commented that the revised plans are a vast improvement. In addition, he suggested that the font, style, and color be consistent with all tenants.

Mrs. Gerber questioned why the white sign with the choice of green letters and suggested red due to the brick buildings.

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

Chairman Corti called for any additional comments or questions from the audience. There were none.

There being no further comments or questions, a motion was made by Mr. Gerber, and seconded by Mr. Hightower, to remain neutral on the subject application, and recommended that the directional sign be consistent for all tenants with space, letter size, font styles and color.

The motion passed 7-0.

5.) Pertinent Planning Issues

Chairman Corti announced that the Comprehensive Plan meeting Town Hall #3 will be held at 7:00 pm on March 11, 2015 at the Arborcrest-Hillcrest building, 721 Arbor Way.

There being no further business to come before the Commission, a motion was made by Mr. Meitner, and seconded by Mr. McLaughlin to adjourn. The meeting adjourned at 9:35 PM.

Respectfully submitted,



Richard Shorin, Secretary