

PLANNING COMMISSION MEETING

November 12, 2013

7:00 P.M.

I. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Don Darby.

II. ROLL CALL

Members Present: Carolyn Ghanous, Dave Okum, Richard Bauer, Tom Vanover, Robert Diehl, Marge Boice and Don Darby

Others Present: Emily Crow, City Planner; Don Shvegza, City Engineer; and William McErlane, Building Official

III. MINUTES OF THE REGULAR MEETING OF OCTOBER 8, 2013

Chairman Darby: We will accept a motion to adopt the Minutes of the previous meeting of October 8th.

(Mr. Okum made a motion and Mr. Vanover seconded the motion for the Minutes to be adopted. With a unanimous "aye" vote from the Planning Commission Members, the October 8, 2013 Planning Commission Minutes were approved.)

IV. REPORT ON COUNCIL

(No Report presented on Council at this meeting.)

V. CORRESPONDENCE

Chairman Darby: You have received two documents of correspondence in your packets; City of Springdale Zoning Supplement and the City of Springdale Zoning Map.

VI. OLD BUSINESS

- A. Chairman Darby: The first item of business under Old Business is Revision to the PUD Transitional District Development Plan for Waffle House at 11520 Springfield Pike.

Mr. Walter Barineau: I am with Waffle House. We thank you, once again for approving our overall plan last month and we are back to discuss our south building elevation; we have submitted a couple different options. As we discussed last month, we have done some faux windows with shutters in the past and what we didn't talk about before is columns and so we offered up the option of the faux windows and the columns. One thing that Mr. McErlane and I talked about and I had sent some pictures over of examples of shutters and a corresponding green awning which I think offsets that very nice and ties it in very nice; it would actually tie in very nice with the Springdale Towne Center. I am not sure if you guys are leaning toward the columns or the shutters but if we choose either the shutters or the columns I think the green awning would be a nice touch; either way it would probably work. There was some conversation about several items that are on other Waffle Houses that are outside on ground level and visible; we will have a gas meter and an electric meter and those we intend to screen with landscaping. The box is actually housing a grease bucket that we plan to locate on the roof on this particular location. It takes the residual grease from the rooftop fan and just collects it. In this particular case our plan was to put that on the roof because of our south facing elevation. The same goes with the carbonator; in this particular case we ground mounted it (referring to a photo of an existing Waffle House); in the case of

the Waffle House here in Springdale we intended to put a smaller version inside. I don't think those will be an issue. The ladder is a different story; we have gone back and forth with OSHA on a number of different options and what we have decided is to stick with this standard. In this particular case it would be on the south facing wall. We really have an option to locate it on almost any wall but obviously not the front, we would prefer not to do it on the front where the door is. Because of the side by side cooler in the back and since we are screening it with similar building material, then there is not enough room for us to put that on the back. Unfortunately our only option here is on that south facing side. We do have a good bit of landscaping on that side, we have quite a few more trees that we plan to locate on that side and some that are staying that are a little bit more mature; that I think looks quite well.

I guess my question is to you guys is, how do you feel about the decoration to the south facing wall, as far as the columns and the shutters?

Chairman Darby: I think we will get into that, more in depth, after we get the Staff reports.

(Mr. McErlane and Ms. Crow read their Staff comments.)

Chairman Darby: Do we have questions or comments from the Members?

Mr. Bauer: Did you have a chance to look at the ladder coming up through the inside, through a roof hatch?

Mr. Walter Barineau: We have investigated that and it doesn't work on the inside of our building because there is just not enough room. That is why we have gone with what we have gone with. We do have a version that takes off the bottom portion of the ladder so that it doesn't extend down all the way to the ground.

Chairman Darby: I spent a lot of time working with young people who love to get on top of things that they shouldn't be getting on top of. Has it been your experience that the model of the ladder that you are proposing is sufficient to keep the kids off of the roof?

Mr. Walter Barineau: It has been. And the other good thing is that we are open 24 hours a day. When the restaurant is loud you probably can't hear anyone walking on the roof but if they are bold enough to get up there when the restaurant is crowded then they are probably going to be seen by somebody. We haven't had an issue with that.

Mrs. Boice: I like the shutter idea and I am hoping the rest of my friends here join me in that. Would you be in agreement, because I like the idea from Ms. Crow, of framing those shutters a bit?

Mr. Walter Barineau: As she mentioned, it is probably not depicted very well because we are trying to make sure that we get the integrity of the accent bands but I think what we do show is that it will have that surround that will make it look like a real window.

Mrs. Boice: I really like that idea. The other idea, I don't care for at all. It adds a tremendous amount of spark to that side of the building.

Mr. Okum: In regards to the ladder, it depends on how it is configured but on the southeast side of the building between the enclosure around the refrigerating coolers and the roofline there is probably enough room to get that ladder in place there.

Mr. Walter Barineau: My construction services people tell me "no". I can go back and revisit that. I looked at that when I saw it and then the problem is going to be that it is going to be visible from the front.

Mr. Okum: No, I am talking about the back side, the rear of the building; it would be to the right of your walk-in.

Mr. Walter Barineau: Which would be very visible from the front.

Ms. Crow: You mean the north facade?

Mr. Walter Barineau: The north facade, yes.

Mr. Okum: It attaches to the building and projects out 8", so it is not a major element sticking out significantly. Because you have extended your parapets up significantly to cover and screen the mechanical equipment, on the backside that would give you an opportunity to put an access opening there for that ladder to get onto the low part of the roof instead of climbing over top of the parapet.

Mr. Walter Barineau: I am not following you.

Mr. Okum: Your parapets are extended 3' to 4' above the roofline. If you were to put it on the rear of the building at a point then you would be able to put an opening there, a gated opening at the top of that to prevent people from getting onto the roof but would also give you access to the roof without an employee or service man climbing over top of the parapet on a ladder to get onto the roof at the lowest point that would be possible. You would have less ladder by doing that, by creating an opening in that parapet for access.

Mr. Walter Barineau: I am not one hundred percent following you. Are you talking about breaking the rear parapet?

Mr. Okum: Yes.

Mr. Walter Barineau: Except there is a drain in between.

Mr. Okum: Someone won't be climbing overtop of the parapet coming down to a roof that is 3' below the edge of that parapet. One way or the other you are going to need an opening.

Mr. Walter Barineau: I am certainly not against you and I can see where you are coming from and I like your thoughts. I am happy to look into it. I talked to my construction services today and they said with the brick cladding around the cooler and with the side by side cooler there isn't enough room.

Mr. Okum: Mr. McErlane, do you have an approximate measurement off of their drawing that you could give us?

Mr. McErlane: No.

Mr. Walter Barineau: I can revisit that with the construction services and check that.

Mr. Okum: I would like to move it away from the south side and if you did put it on the south side even though it is not illustrated on these drawings, I think you are going to see a break in the elevation with an opening with some type of an opening door to get onto that roof. Otherwise the ladder would have to go over top of the parapet.

Mr. Walter Barineau: Which is what it does.

Mr. Okum: Which is very dangerous for a workman. Talk about OSHA issues, that is a major OSHA issue for you to go over top of a parapet and climb back down onto a roof because you are changing direction.

Mr. Walter Barineau: I will take your word for it.

Mr. Okum: In regards to comments from Ms. Crow in our report, she indicated that the mechanical equipment for your walk-in will need to be screened.

Mr. Walter Barineau: It will be.

Mr. Okum: At the height that you are showing it there, it is not screened.

Mr. Walter Barineau: It will be, we will extend that.

Mr. Okum: You will have to extend it to be non-visible from all sides.

Mr. Walter Barineau: We intend to.

Mr. Okum: I agree with the comments in regards to the shutters. In the drawing it doesn't show a louvered shutter, it shows a paneled shutter. I think your intent is to do a louvered shutter.

Mr. Walter Barineau: It is a louvered shutter.

Mr. Okum: I think the shutters and the awning being out of the same color does compliment the building and green is much better for the development. What about the gooseneck lights; those weren't on the drawings? I don't have a problem with them. I think they break up the elevation and they give it some character. If they are not over lit, I don't really have a problem with them. I don't want them over lit so that they cause a problem. I would like to hear from the rest of the Commission on it. As far as the cornice, I support Staff's recommendation.

Mr. Walter Barineau: We are not intending.

Mr. Okum: You are going to do a metal cap?

Mr. Walter Barineau: Yes, which we showed in the last meeting.

Mr. Okum: And what color will the metal cap be?

Mr. Walter Barineau: Like a white offset. We can probably do a green.

Mr. Vanover: I, too, think this is much improved. I like the shutters and I like the lintels that add more definition and further breaks that up. The pilasters or bump outs, if they were contrasting it then it would be different but it is the same color and it will get lost.

Mr. Walter Barineau: They could be contrasting.

Mr. Vanover: I think the shutters accomplishes much more because it adds more definition to it. I would echo Mr. Okum's comments about running the ladder up the back. I am really kind of surprised that you didn't have to cage part of it with a surround.

Mr. Walter Barineau: Unfortunately, I am not involved in the design and I can't give you a whole lot of information.

Mr. Vanover: I understand. This is much improved. I think landscaping will take care of the meter socket. You said that you moved the carbonator inside?

Mr. Walter Barineau: We have always intended for the carbonator to be inside and the grease bucket to be on the roof.

Mr. Vanover: How will that be serviced?

Mr. Walter Barineau: A ladder.

Mrs. Ghantous: Am I to understand that we can have the combination of the awning and the shutters in green?

Mr. Walter Barineau: Yes.

Mrs. Ghantous: I think that looks really deluxe and it really does tie in with the look of the Towne Center.

Mr. Walter Barineau: I couldn't agree with you more; I wish I would have thought of it sooner.

Chairman Darby: If there are no other questions or comments, are we ready?

Mr. Okum: I would like to see the ladder on the rear in that southeast corner, if at all possible. Is there anything that we need in regards to the grease trap, because our typical motion includes that mechanical units shall be screened from view. This is not mechanical units but they are sort of like quasi mechanical units and the applicant has already indicated that he intends to conceal them within the building element. Do I need to put something into the motion to support that or not?

Mr. McErlane: I raised that question because we had seen them in photographs but there is nothing shown on the drawings that indicates they will be there; however we do know that there will be a carbonator and a gas meter and a ladder. I don't know how you want to phrase your motion for that.

Mr. Vanover: I think that the two part, where you have the base of it to hook on, it accomplishes less ladder out there and it gives you some security because if it is not there they can't get up there. Either way I definitely like that.

Mr. Walter Barineau: I wouldn't say that they can't get up there.

Mr. Okum: Since there is no representation on this submission regarding the gooseneck lighting, I am going to assume it is not approved. It is not on the drawings. So, that is not an issue.

I would like to move for approval of 11520 Springfield Pike, Waffle House, to be approved with the following condition: to include our Staff and City Planner's recommendations and considerations. Mechanical units shall continue to be screened from view of the adjoining properties and the public right of way. The louvered shutters, in option #1 as presented by the applicant shall be approved with the following conditions; they shall be constructed and inset into the building with a sill and header or soldier lintel course over the top of the units. The awnings, as presented by the applicant, shall be in green as illustrated and shall match the green color of the matching shutters; the cap on the parapet shall be painted in the same green accent color. The access ladder shall be placed on the rear southeast elevation and carbonation unit and grease interceptors shall be concealed within the building elevation.

(Mr. Vanover seconded the motion and with a unanimous "aye" vote from the Planning Commission Members, the development plan for the Waffle House to be located at 11520 Springfield Pike was approved with conditions.)

VII. NEW BUSINESS

- A. Chairman Darby: We will move on to the next item of business under New Business; LED exterior lighting for Beef O'Bradys at 370 Glensprings Drive.

Mr. Tom Drennen: I am the owner of Beef O'Bradys. I would not be here tonight if I didn't feel this is important to our business. Basically, I am here tonight to get approved for the installation of green LED lighting around the perimeter of my building, approximately 80% of the coping of the exterior roof. Previously the Perkins building had a green neon lighting that was very similar to this. It was hazardous and when we replaced the roof we had to remove it. Therefore, the ordinance changed in 2000 and we are not allowed to have this type of lighting anymore. I was not aware of this. It is installed now but it is turned off. With this type of lighting it uses .8 watts per every three feet; so it is less than 70 watts for the whole installation verses the thousand of watts that the last installation of the old lights used. Again, I really feel like this is vital to our business.

(At this time Mr. McErlane read his Staff comments concerning this item.)

Mr. Bauer: I have a question about background on the Code as far as prohibition of colored lighting, what is the basis on that?

Mr. McErlane: I don't know if I can because it wasn't my decision to put it in there but maybe Mr. Okum can lend something to it. I think the concern was an excessive amount of colored lighting on the buildings in the Corridor and that it was felt that an indirect type lighting would probably give it a softer look than seeing all the LED's and green glow from the building.

Mr. Okum: A couple of the items that came up when we went through that in the Code and was also brought up in the Corridor Review District discussion over accent lighting and colors and so forth in the Corridor Review District is that typically those items end up with a lot of maintenance issues. You end up with partial lighting and partial out and that is not something that you can typically control once it is approved. The best way to handle it is to not encourage and not to have it. Indirect lighting was preferred. We had a lot of discussion when Morris Furniture came in and they wanted to do that striping on the outside of the building and they wanted to have neon lighting. Then Dave and Busters was the same thing and they wanted neon lighting around the top and at the time because those are PUD you could regulate it and we put into the motion that they were all on or all off. It is a little hard to maintain it because Staff can't drive around at night looking for lights that are out on businesses. It does get trashy looking if there is only part of it. Many years ago the Wimbledon Plaza put white lights all the way across all of their gables. As time went on blankets of lights went out and there was partial out and it looked like Pigeon Forge to a point. If it is well maintained it is not a problem but the problem is who is going to police it and that is the reason. Lighting has changed and improvements have come about. I will say that Dave & Busters, not all of their lights are on all the time, you can see it when you drive across 275. Is Staff going to go out and police Dave & Busters every night; no.

Chairman Darby: I am very sympathetic to your desire to brighten up your location. I placed a call to Mr. McErlane several months ago because I noticed during prime hours it looked like you were closed. I can understand you wanting to do something and I think there are other ways that can be done. The problem with this lighting, for us it represents in my opinion a very slippery slope. In some ways I think that many establishments would see it as being very attractive. If we establish precedent that it is o.k., when it is clearly against the Code, then we put ourselves in my opinion into a very bad situation. That is why personally I cannot support your request to maintain it. You are not here for permission to install it because it is already installed.

Mr. Tom Drennen: Correct. I guess in response to that, with me being a business owner and understanding what it takes and like you said, it looked like we were closed; that is the comment that we have heard quite frequently. There are other businesses that have lights, Pappadeaux has neon going across there and Dave & Busters does as well, in 2000 when this was changed the economy was much different. These restaurants like mine, it is very hard to succeed, especially in today's economy. I think you have to take that into consideration, as well. I understand what you are looking to attract here as far as businesses go but try to support the businesses.

Mrs. Boice: When we got our packet and I glanced at this and I saw exterior lighting I was kind of excited because I, and I have heard from many people, how really drab that building looked. I am also on record making the comment that the only place for neon lighting is the Las Vegas strip. I do have a great deal of problem because so often it will blank out in spots but it also flickers in spots. It is so very hard to maintain. You need lighting there because the building colors are very drab.

Mr. Tom Drennen: I must say that this is LED lighting and it is not neon. Neon is very expensive to fix; you have to replace very long strands of glass that have gas inside of them. These are very inexpensive and you can replace three foot strands at a time. If you kept these on 24/7 they last for six years; that is the life span if they stay on 24/7. If a portion goes out you just replace three feet of it, it is very simple. These are not like Christmas tree decorations, they are not draped across the building, they are very tactfully done. It looks no different than what you would see at Pappadeaux.

Mr. Diehl: I think this is very much needed for your business and I am going to support this. I will tell you that one requirement that I would like to see is that they are all on or all off.

Mr. Tom Drennen: I agree.

Mr. Diehl: Thank you.

Mr. Vanover: I probably as much as anybody up here definitely understand the slippery slope and the precedent. Being that LED is part of my world now, they are much nicer and they are much more dependable than even five or ten years ago. I will echo what has been said here because you definitely could use some help. I think I would take the LED over neon any day of the week. I will support this because the economy is such that we need to do something to help. I think this is acceptable and I think this is the least intrusive rather than going across the side and do lighting fixtures.

Mr. Tom Drennen: I did explore that option, as well. The elevation that we sit at on the road it does look very dark and the colors that were selected look very dark. Like I said, this is very tactfully done and it is not sloppy. I think it is a warm welcoming coming into the City.

Mr. Bauer: The BP across the street has green, a similar looking light underneath their awning; what type of light is that?

Mr. McErlane: It is neon and it is a legal non-conforming use, such as Perkins was before.

Mr. Bauer: I am a rules oriented person so this pains me a little bit because I do think it does help the look of your building. I think the one long length of the building along Route 4, to me that doesn't do anything for the building and I think at the entrances and where the Beef O'Brady's signs are it adds quite a dimension. I think lighting as a whole, when you first opened up you had no lights on whatsoever when you were closed and that didn't do much for your business. It looked like you weren't open, even though you were. I think even without the LED lights, lighting up your signs on the exterior, helps that building immensely. I would like to see some of that green LED limited but I could support some of it there.

Mr. Tom Drennen: I think that side that we are looking at has been the culprit as far as feedback, feedback that you all have heard too. We have tried to explore many options and economically this made more sense.

Mrs. Boice: Mr. McErlane, this is going to require a variance and once that variance is granted my observance has been that most variance requests have been pretty much granted, does that not leave that building open to string neon all over the place?

Mr. McErlane: Not necessarily, because the application would be based on what the applicant presents.

Mrs. Boice: Unless there is some limitation put into the variance?

Mr. McErlane: If the Board of Zoning Appeals in their motion grants it based on that particular drawing submitted by the applicant.

Mrs. Boice: I would recommend, if this is accepted by this Board, that some limitations be recommended to the Board of Zoning Appeals. I am not saying that you are going to do that, don't misunderstand me, sir but say another occupant comes in or another request, if it is not stated as to a limit then a court of law is going to say that there is no limitation there and you can put up as much of this stuff as you want to. I think there should be some specificity as to how much is going to be allowed. In other words, that you can't decorate the place like a Christmas tree. If we are going to pass this, in our recommendations to Board of Zoning Appeals then I would like it on record or I would hope that we could tell them that we don't want it all over the place. That is why I keep looking at Carolyn. It has to be part of the variance.

Mr. Okum: We all have to realize that approval of this in the CRD does open up some precedent that even Waffle House that was just here and other businesses in the CRD then would be eligible to the same type of thing, including DJ's right next door; they have a lot of roof on there. Can you imagine a red band all the way around DJ's next to this and then take it across the street which is the Wimbledon's Center and if they decided to put neon on all of their gables along their entire roofline. We do need to be concerned. I think Mr. Bauer's approach is a more reasonable approach, if we were to approve it. I think one of the comments was "all lit" or "all not lit" from Mr. Diehl. A single color LED so it is not floating, front and back only, that long stance along Route 4 and east and west to be excluded.

Mr. Tom Drennen: Now there is a piece on the west that is above a sign, like Mr. Bauer suggested, and that doesn't run the entire length of the west side.

Mr. Okum: Would that be along the parapet?

Mr. Tom Drennen: It is.

Mr. Okum: If we labeled it along the parapet, excluding the parapet?

Mr. Tom Drennen: You would exclude the awnings and the ones that you are approving is suggesting that would be on the parapet.

Ms. Crow: Parapet, not the mansard roof; you don't want it on the mansard roof.

Mr. Okum: I think those are reasonable things. If we were to allow this development and then we see Wimbledon wanting the same thing because they need rental and then we see DJ's then we need to be conservative about that. We can certainly make the motion that it is conditional on approval by Board of Zoning Appeals with our stated limitation. Does that hold a lot of strength, not totally but at least it gives more focus that we want those limitations placed on it. I think I would support that but I would not support it for the whole building. I think the applicant seems to be accepting that. A couple comments regarding how the place looks; the storage shed sitting out on Route 4 is ugly and it is a distraction to the quality of your business and the other item is your information sign that you put up recently and I believe it was approved by the City but it is tacky looking. It has no frame and it basically looks like you went out and bought a \$500.00 paste on letter sign board and you put it on the side of the building. It does not fit into the building elevation. I do see it but it is distracting, not good looking or appealing. I have gone to your restaurant so you are getting comments from an observer and a customer of yours so that you understand that we try to frequent Springdale businesses so that your business is one of them.

Mr. Tom Drennen: I think the comment before that went up was that whole side looked like boarded up windows.

Mr. Okum: Years ago we sort of forced Perkins when they went through a remodel, that wall was their kitchen and they put the fake windows in there. It is dark; is your glass tinted?

Mr. Tom Drennen: We didn't change the glass and there is no film on the glass.

Mr. Okum: It just seems to be darker than you would expect.

Mr. Vanover: With LED they have the capability to be color changing, so one color and one color only, all on and no flashing. I understand, once the cows are out it is hard to get them back in the barn but Perkins had neon there and the gas station has some across the street. We will deal with it as it comes and we have some control factors. But I will say that color choice I have never completely understood that. The fact that it sits down kind of in the valley there, it takes away from it too.

Mr. McErlane: I was just going to offer a few suggestions relative to trying to light that side up. There are some opportunities to do either down lighting in the soffit of that mansard roof or up-lighting from landscape lighting, I know you have some landscape lighting but it is not real bright; or sconces like you have on the front of your building. Those are opportunities for adding some light to that side to comply with the Code.

Mr. Tom Drennen: In compromise I can definitely just do the LED on the sides of the parapets in the front; we are talking about the north, south and west side; and then consider those other options.

Chairman Darby: I think you should take Mr. McErlane's comments to heart because even with the LED light your building is still dark.

Mr. Tom Drennen: I agree and given budgetary reasons, I think that is another improvement that we will be applying for.

Mrs. Boice: I really want it tied down heavily in our recommendations to the Board of Zoning Appeals. I think the variance and how that is granted is very important. Going down the road this could have a domino effect, somebody sees it and somebody else wants it. I have no doubt the variance will probably be granted but I want it to be a very tight one which doesn't give much wiggle room. I assume you are doing that in your wording for the motion and then hand delivered by Carolyn to the Board of Zoning.

Mr. Okum: Mr. McErlane, if we grant the conditional lighting approval, does he still need the BZA approval for the variance?

Mr. McErlane: The Code specifically says that you can't have colored lighting and your lighting has to be from a concealed source. It doesn't give Planning Commission the opportunity to grant that.

Mr. Okum: Outside of the BZA; o.k. The Corridor Review District has pretty strict color restrictions, earth tones and so forth. Recently I moved from an office building over on Muhlhauser Road two years ago, recently the owner decided to paint that building coral red, so to encourage an applicant, when it comes to repainting the building then there may be some comments that it is a little dark looking; I think the lighting issue is a lot more appropriate to dealing with your building and the other items which were negative to the look of the building.

Chairman Darby: Does anyone else have anything to contribute to this issue? (There were no further questions or discussions brought forward.)

Mr. Okum: I would like to move for the property at 370 Glensprings Drive, known as Beef O'Bradys be approved for the lighting package with the following conditions: the variance approval shall be conditional upon the Board of Zoning Appeals as identified with a variance with stated limitations as detailed below. The accent lighting, which shall be LED shall be allowed on the signage elevation front,

back and side entry. It shall be a single color element, the system shall not be on the mansard roof areas. If the LED lighting is on it shall be all lit and if it is not totally lit, all of the lighting shall be turned off.
(Mr. Vanover seconded the motion.)

Mr. McErlane: Can I get clarification, instead of saying front, back and main entry can we say north, south and west?

Mr. Okum: I amend my motion to state north, south and west.

Chairman Darby: It has been moved and seconded that this application be approved as indicated in the motion. Would the Secretary please call the roll?

(Mr. Bauer polled the Planning Commission Members and with six "aye" votes and one "no" vote from Chairman Darby, the LED exterior lighting for Beef O'Bradys at 370 Glensprings Drive was approved with conditions.)

Mrs. Boice: In the future, if you are changing colors or anything I would suggest that you check with the Building Department and see what the color codes are and the lighting codes and it would save you a lot of problems.

Mr. Tom Drennen: If you guys have any suggestions of color choices then I am definitely accepting those.

VIII. DISCUSSION

Chairman Darby: Are there any items for discussion this evening?

Mr. Diehl: I asked Jerry to contact Mr. Forbes to give us an update on the yard signs. It is still in litigation and it won't be resolved until December and a decision won't be forthcoming to us until January.

Mr. McErlane: These are the campaign signs.

Mr. Diehl: Did we have a committee for electronic signs, and what is the status?

Mr. McErlane: We are waiting for Ms. McBride to review those; she has been charged with that as well as a revision to the zoning code as a whole.

Chairman Darby: You can see the signs that were approved on the Chairman's Report. The next Planning Commission Meeting is scheduled for December 10th.

IX. ADJOURNMENT

Mrs. Boice moved to adjourn; Mr. Vanover seconded the motion and the meeting adjourned at 7:58 p.m.

Respectfully submitted,

_____, 2013 _____
Don Darby, Chairman

_____, 2013 _____
Richard Bauer, Secretary