

MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA

September 23, 2013

Minutes of Regular Meeting of Township Council Held on Monday, September 23, 2013 at 7:00 PM in the Township Building, 27 N. Pennell Road

---

Present: M. Amoroso, L. Bradshaw, R. Carlson, S. Galloway, M. Kirchgasser, C. Quinn,  
N. Shropshire

B. Clark, J. Damico, Esquire, A. Rothe

---

1. Chairperson Ms. Bradshaw opened the meeting with the Pledge of Allegiance to the Flag.

Ms. Bradshaw announced that Council met in Executive Session prior to tonight's meeting to discuss legal issues and personnel matters.

2. Approval of Minutes – August 26, 2013 Regular Meeting

Mrs. Amoroso moved for approval of the Minutes of the August 26, 2013 Regular Meeting. Mr. Carlson seconded the motion, and the Minutes were approved as written by vote of 4-0; Messrs. Galloway, Quinn and Shropshire abstained from voting because they were not present at the meeting.

3. Comments from the Public

There were no comments from the public.

4. Reports

A. Chairperson: Ms. Bradshaw reminded residents that the 13<sup>th</sup> Annual Golf Outing will be held next Tuesday, October 1, at the Penn Oaks Golf Club. Tee-off is at 1:00 PM, and a dinner social will follow the tournament. Spouses and non-golfers are invited to attend the dinner social.

Mr. Galloway announced that Middletown Free Library is sponsoring a BookTober Fest on October 10<sup>th</sup> at Tyler Arboretum from 6 PM to 8 PM. A selection of local craft beers will be available for tasting. Local restaurants will provide appetizers and a live band will perform. There will also be a raffle and prizes. Tickets are \$35 if purchased at the Library or online at [www.middletownfreelibrary.org](http://www.middletownfreelibrary.org), or \$40 if purchased at the door. A Kids Night Out

babysitting program will be held at the Library for children age 3 and up. The charge for the first child in a family is \$12, and \$6 for each additional child in the family.

B. Manager: Mr. Clark explained that at the last meeting he announced that an electronic waste recycling collection will be held in the Township building parking lot on Saturday, October 5<sup>th</sup> from 9 AM to 1 PM. The event is sponsored by the Pennsylvania Resources Council in cooperation with ECOvanta to encourage proper disposal of electronic waste equipment.

Mr. Clark went on to say that the State funding assistance for the electronic waste collection program for 2013 has been used up, and there will be a charge for disposing of TVs and computer monitors based on the size and weight of the item. All other electronic items will be accepted free of charge. Funding for the TV collection program will be renewed at the beginning of 2014, and some people may prefer to wait until the first collection in 2014 when they will be able to dispose of a TV or monitor at little or no charge. In the alternative, Best Buy will accept up to three TVs or computer monitors measuring 27 in. or less per household per day.

5. Public Hearings

Ms. Bradshaw explained that several items on the agenda will be handled before opening the Public Hearings on the Pond's Edge development continued from the September 9<sup>th</sup> meeting.

Mr. Kirchgasser moved to amend the agenda to consider Agenda Items 5C, 7D, E and F before proceeding with the continued Public Hearings relating to the Pond's Edge development proposal (Agenda Items 5A, 5B, 6A, 7A, 7B, 7C). Mr. Carlson seconded the motion, and the motion was approved by unanimous vote 7-0.

C. Conditional Use Application of Avis Budget Group for Approval to Establish a Rental Facility for Cars and Trucks in a Portion of the Existing Sears Auto Center Located on Property at 1067 W. Baltimore Pike Pursuant to Sec. 275-136.(1) of the Zoning Ordinance

Ms. Bradshaw opened the Public Hearing on the Conditional Use Application of Avis Budget Group for approval to establish a facility for rental of cars and trucks in a portion of the existing Sears Auto Center located at 1067 West Baltimore Pike.

Mr. Damico asked if any member of the audience would like to enter an appearance in this matter. There was no response from members of the audience.

Joseph Merten, representing the Avis Budget Group, stated he is the District Manager for the Philadelphia/Southern New Jersey market area. He was sworn and explained that Avis proposes to establish a facility in the Sears Auto Center at 1067 West Baltimore Pike for the rental of cars and trucks.

Mr. Galloway inquired whether adjoining property owners were notified regarding the Public Hearings. Mr. Damico stated that a list of the people notified was submitted and will be marked as Township Exhibit T-1. Notice of the meeting was advertised in the Delaware County Daily Times on September 5 and September 12, 2013, and the Proof of Publication will be entered into the record as Exhibit T-2. Mr. Rothe noted that notice was sent to every household on Oriole Avenue and to several properties across Rt. 352, and to Riddle Hospital. He noted that only one notice was returned.

Mr. Merten stated that one or two full time Avis employees will be on hand at the rental counter inside the Sears Auto Center. It is proposed that 20 existing parking spaces on the Sears Auto Center property will be designated for the rental vehicles, and small signs will be installed at each space identifying "Avis Parking". The ratio of 10 rental cars and 10 trucks will be maintained as closely as possible depending on customer needs. The rental counter will be open seven days per week and the hours of operation will be the same as the Auto Center.

Ms. Bradshaw inquired what provision will be made for customers who return vehicles after hours. Mr. Merten responded that a secured drop box will be available for the return of keys for truck rentals only.

Mr. Kirchgasser asked if the maximum number of rental vehicles will be limited to 20. Mr. Merten explained that if there should be an influx of vehicles in excess of the normal 20, the extra vehicles will be moved on to another Avis facility as soon as possible.

Mr. Kirchgasser asked what size trucks will be available for rental. Mr. Merten stated that basically rental trucks will be limited to three sizes, primarily a 10 ft. x12 ft. box truck, a 16 ft. box truck, and a 26 ft. box truck. The tallest truck will require a 13 ft. clearance. Mr. Kirchgasser questioned how many trucks in that mix of sizes will be available at this location. Mr. Merten replied that will depend on customer and business needs, and hopefully the majority of the rental vehicles will be on the road and not parked on the lot for any length of time.

Mr. Kirchgasser pointed out that it was announced last week that Granite Run Mall has been sold and future development of the site is uncertain. He asked if the change will affect Avis' agreement with the Auto Center. Mr. Merten stated that Avis' agreement is with the Sears Auto Center, not with Granite Run Mall.

Mr. Galloway questioned what provision will be made for cleaning and maintaining the rental vehicles. Mr. Merten noted that one of the bays in the Auto Center garage will be reserved for Avis' use to clean and make minor repairs on the rental vehicles. Any major maintenance will be handled at a nearby facility or at the home base in Philadelphia. The inside of vehicles is cleaned after each rental to be ready for the next customer. No cars or trucks will be washed on the parking lot outside of the Auto Center.

Mr. Damico asked if applicant would accept as a condition of approval that washing cars and trucks will not be permitted except in the bay area designated for Avis' use. Mr. Merten replied the condition would be acceptable.

There were no other questions and Ms. Bradshaw closed the Public Hearing.

D. Review of Conditional Use Application –  
Avis Budget Group – 1067 W. Baltimore Pike

Mr. Kirchgasser moved to deny approval of the Conditional Use Application of the Avis Budget Group. Mrs. Amoroso seconded the motion, and explained that her second was not in support of the motion but simply to move the application forward for the vote.

Ms. Bradshaw polled the members of Council for their votes on the motion. Mr. Kirchgasser and Mr. Quinn voted in favor of the motion; Mrs. Amoroso, Ms. Bradshaw and Messrs. Carlson, Galloway and Shropshire were opposed. The motion was denied by vote of 2 in favor and 5 opposed.

Mr. Carlson asked if the applicant will agree to maintain a ratio of 10 rental trucks and 10 rental cars at this location. Mr. Merten replied that the ratio will be followed to the extent possible depending on the need for different types of rental vehicles. Several vehicles are available for walk-in customers. Ms. Bradshaw commented that she would not want to see several of the larger size trucks parked on the lot continuously for more than a few days. Mr. Merten explained that if there is no demand for a certain type of truck, it will be relocated to another facility where there is a need. Occasionally several trucks may be brought to this location temporarily in response to a request for a specific model trucks.

Mr. Shropshire pointed out that the Township cannot interfere with potential business by dictating the number and size of rental cars and trucks.

Mr. Shropshire moved that the above-cited Conditional Use Application be approved conditioned upon no more than 20 rental vehicles being parked on site and agreement that no washing of rental vehicles will occur outside the building.

Mrs. Amoroso seconded the motion. Ms. Bradshaw polled Council members for their votes on the motion. Ms. Bradshaw, Mrs. Amoroso, and Messrs. Carlson, Galloway and Shropshire voted in favor of the motion. Messrs. Kirchgasser and Quinn voted against the motion. Resolution 2013-81 was approved by vote of 5 in favor and 2 opposed.

E. Review of Final Subdivision Plan (Lot Line Adjustment) –  
John and Margaret Blosenski – 386 Parkmount Road

Timothy Sullivan, Esquire, representing John and Margaret Blosenski, reviewed a proposed subdivision plan to adjust the common lot line between the Blosenski property and an adjoining SEPTA property. He explained that the Blosenskis have operated a trash and recycle collection business from the 386 Parkmount Road property for a number of years. Mr. and Mrs. Blosenski passed away and the business was sold to Waste Management. The real estate continued to be held by the Blosenski estate and is currently under agreement of sale to James Lai, who will use the property for his business, Monridge Construction Company, which installs gasoline pumps for Wawa, Sunoco and other companies.

Mr. Sullivan explained that the property was marketed as one parcel; however, the title report indicated that there were two parcels separated by the SEPTA rail line property. It was discovered that a corner of the existing building used to house trash trucks and equipment was located on the SEPTA parcel. He displayed a plan of the triangular-shaped property, which abuts Chester Creek and the inactive SEPTA rail line that will be part of the Rail-Trail project. The proposed lot line adjustment will place all of the existing building and a 10 ft. strip around the building for maintenance purposes on the Blosenski property.

Mr. Sullivan went on to say that the SEPTA property was originally owned by the Philadelphia, Baltimore and Washington rail line, and ownership later passed to Conrail, and ultimately became the property of SEPTA. The applicants and SEPTA have agreed to grant cross easements for future access to the properties. He noted that Mr. Rothe recommended that the two tracts should never be sold separately, and suggested that they be deed restricted against further subdivision.

Mr. Sullivan stated that adjoining property owners received notice of the proposed lot line adjustment. A copy of the notice and a list of the persons notified were handed up at the Planning Commission meeting on September 10<sup>th</sup> when the proposal was reviewed. The Township Planning Commission and the County Planning Department recommended approval of the lot line adjustment. He noted that the applicants will comply with the review recommendations.

Mr. Kirchgasser inquired whether the lot line adjustments will interfere with the Rail-Trail project along the inactive rail line. Mr. Sullivan confirmed that the adjustments will not affect the Rail-Trail project.

Mr. Shropshire moved that the Final Subdivision Plan be approved, subject to the plans being updated to reflect the Township Engineer's and Zoning Officer's review comments transmitted under cover letter dated August 29, 2013, approval by the Township Solicitor of Right of Way Grant 1 (which provides an access easement to Premises A across Tract 1) and Right of Way Grant 2 (which provides an access easement across Premises A for Tract 2 and utility easements across Premises A), along with deed restriction and plan note language to ensure that Tract 2 identified on the plan will always be conveyed in conjunction with Tract 1, and amendment of the Zoning table on the plan to designate for existing nonconformities whether they will remain unchanged or whether the nonconformity is being reduced by the approved plan. Mr. Quinn seconded the motion, and Resolution 2013-82 was approved by unanimous vote 7-0.

F. Approval of Bill List

Ms. Bradshaw read aloud the bills presented for Council's consideration for approval for payment.

Mr. Carlson moved that payments under the September 23, 2013 Bill List be authorized for payment by the Finance Department:

<u>General Fund</u>		
Aqua Pennsylvania, Inc.	Hydrant Rental	\$11,381.75
Middle Atlantic Inspections, Inc.	Contracted Services - June & July	5,836.00
Montgomery Ins. Services, Inc.	Liability Insurance	28,117.00
Eagle Contracting	Sewer Trench Restoration	42,994.21
<u>Recreational Enterprise Fund</u>		
PA Recreation & Park Society	Summer Discount Tickets	6,273.00
TD Bank	Trip Expenses	7,084.20
	Summer Camp Expenses	
The Travel Authority, Inc.	New Hampshire trip	6,063.20

Mr. Kirchgasser seconded the motion, and Resolution 2013-83 was approved by unanimous vote 7-0.

5. Public Hearings

- A. Proposed Amendment of Zoning Ordinance to Permit a Campus Mixed Use Development as a Conditional Use Within the R-4 Residential District and Provide Area and Bulk Regulations and Design Standards for Such Development
- B. Conditional Use Application of Pond's Edge, L.P. for Approval to Construct a Campus Mixed Use Development on Property Located at 1278-1328 W. Baltimore Pike Consisting of 221 Single Family Attached Dwellings Units and Two Retail Buildings Containing a Total Floor Area of 32,500 sq. ft. Within the R-4 Residence District Pursuant to a Proposed Amendment of Chapter 275, Section 275-35.C(8) of the Zoning Ordinance

Ms. Bradshaw opened the Public Hearings continued from the September 9<sup>th</sup> meeting on the proposed amendment of the Zoning Ordinance to permit a Campus Mixed Use Development as a Conditional Use within the R-4 Residential District, and the Conditional Use Application of Pond's Edge LP for approval to construct a Campus Mixed Use Development on property located at 1278-1328 West Baltimore Pike.

Lorraine Evans, court reporter, recorded the testimony.

Joseph Riper, Esquire, representing Pond's Edge L.P., explained that he will recall Matt Houtmann, project engineer, to discuss the proposed relocation of Donovan Drive to move the road farther away from the Overlook Circle properties. Robert Heuser, owner of Heuser Designs, will review the project improvement enhancements. That will conclude the presentation on behalf of the applicant. He noted that the Preliminary Plan was submitted

earlier and was held in abeyance pending completion of the Public Hearings. Revisions will be made in the Preliminary Plan to incorporate matters that have been discussed during the Public Hearings, and the Preliminary Plan will be re-submitted far enough in advance of the October 28<sup>th</sup> meeting to allow time for Mr. Rothe and Mr. Comitta's office to review the revisions and prepare review comments.

Mr. Riper called Matt Houtmann, who explained that the Pond's Edge property shares a common boundary with the Overlook Circle development. Several of the Overlook Circle residents expressed concern about the proximity of Donovan Drive to their properties, and asked if the road could be realigned to move it farther away from the common boundary between the two developments. He noted that he prepared a sketch plan of a proposed relocation of Donovan Drive (Exhibit A-20). He stated that the location of Donovan Drive is locked in on the left side coming in to the development by existing easements associated with the former Jackson parcel. The road must also cross a drainage way that runs through the site and a narrow band of wetlands. By flipping a few of the Pond's Edge units from west to east it was possible to position Donovan Drive farther away from the boundary line with Overlook Circle.

Mr. Houtmann went on to say that the distance from the curb line to the common boundary line is currently approximately 60 ft. By repositioning Units 3 and 4 the distance can be increased to 185 ft. without disturbing the 100 ft. buffer along the common property line. Mr. Riper noted that Exhibit A-27-Conditional Use Plan, reflects the changes Mr. Houtmann described. He asked whether the existing trees along the property line can be saved. Mr. Houtmann replied that a preliminary grading study based on the new layout indicated that it will only be necessary to re-grade approximately 50 ft. of the 100 ft. buffer and those trees will be saved.

Mr. Kirchgasser stated there appears to be a change in grade to the property line. Mr. Houtmann explained that from the property line to the back of the units at a location between the first two sets of units reflects an elevation of 336 ft. at the property line and 328 ft. in back of the units, or an 8 ft. difference. Mr. Rothe stated that a retaining wall is proposed behind Unit 9 and the grading will not go all the way up to the property line.

Mr. Quinn asked if it would be possible to construct a 10 ft. berm instead of a retaining wall. Mr. Houtmann pointed out that a number of mature deciduous trees would have to be removed to construct a berm. Evergreen trees and plantings could be added on top of the berm to make up for the loss of the mature trees. Mr. Riper noted that the concept of a berm with plantings would be acceptable.

Mr. Clark asked if the revised layout will affect the number of townhouse units to be constructed. Mr. Houtmann replied that there would be one less unit under the revised plan.

Kevin Gale, 9 Overlook Circle, stated he had several questions pertaining to the testimony that has been offered. He questioned where the off-lot parking will be located under the revised plan. Mr. Houtmann stated he assumed Mr. Gale was referring to the parking area to the left at Donovan Drive coming into the development. He noted that there may be excess parking and some of the off-lot parking may not be needed.

Mr. Gale pointed out that his property is farther away from the common property line than some of the Overlook Circle properties. His house is also at a higher elevation and he will have a full view of the Pond's Edge development.

Mr. Gale noted that a 12 ft. high privacy fence was requested to block the view of the Pond's Edge development. Mr. Clark pointed out that the ordinance restricts solid fencing to a height of 6 ft.

Mr. Gale inquired what type of lighting will be installed along the streets in Pond's Edge. The Overlook Circle residents are concerned about glare from street lights and headlight glare from vehicles on Donovan Drive. Mr. Houtmann explained that street lights are proposed at most but not all street and alley intersections, in a few isolated locations and in the community open space areas, but it is not intended that a continuously illuminated streetscape will be provided. He explained that the street lights will be shielded and the light will be directed downward to prevent any glare.

Mr. Gale asked if a decision has been reached about some way to close off the emergency access to prevent use of the access as another entrance to the development. Mr. Houtmann replied that a break-away gate or some type of locked gate has been suggested. Before making a decision they want to meet with the Fire Marshal and the Fire Department to discuss the best solution.

James Dellavecchia, 19 Overlook Circle, thanked the applicant for listening to the residents' concerns and proposing realignment of Donovan Drive.

There were no further questions for Mr. Houtmann and he was excused.

Mr. Riper called Robert Heuser as his next witness. Mr. Heuser was sworn and explained that he is president and owner of Heuser Designs, which he founded in 1990. He has more than 40 years experience in engineering and site design. He identified Exhibit A-25 as his curriculum vitae. Ms. Bradshaw stated that Mr. Heuser was accepted as an expert witness.

Mr. Heuser stated he became involved in the Pond's Edge project in August 2011. Mr. Houtmann had designed a proposed plan for stacked or over-and-under townhouses that conformed to the R-4 zoning requirements in effect at that time. The plan yielded 280 units; however, under the 4 units per acre cap on density under R-4 zoning, the number of units in the by-right plan was reduced to 228 units. He noted that he independently prepared a by-right plan in accordance with R-4 requirements that yielded approximately 226 units. However, the townhouse units were small, measuring 20 ft. x 50 ft., and he abandoned that plan in favor of a compact development integrating project enhancements and open space. Perimeter dwelling units ranged from 25 ft. to 30 ft. in width and interior units were 22 ft. wide. The units were more upscale and incorporated enhancements that added quality.

Mr. Heuser went on to say that in developing the overall concept of Pond's Edge, he prepared design guidelines that laid the ground work for the proposed enhancements (Exhibit A-21). He explained that he annotated the enhancements and keyed them to the photographs in

the design manual. He stated that the enhancements will be integrated into the revised Preliminary Plan.

Mr. Heuser stated that Mr. Comitta prepared a very thorough 18-page letter describing his comments on his review of the Preliminary Subdivision and Land Development Plans revised August 21, 2013 and Public Improvement Enhancement Plan dated September 6, 2013. In his letter Mr. Comitta suggested some additional enhancements, requested clarification of certain design principals and enlargements of some enhancement areas, such as the village green, the Baltimore Pike frontage, etc. Mr. Comitta's review comments will be incorporated in the Preliminary Plan when it is revised.

Mr. Heuser noted that Exhibit A-22 is a list of active recreational activities. He stated he made a conscious effort not to co-mingle the recreational activities and enhancements. He pointed out that one possible overlap relates to the trail network. The proposed ordinance provides for a required low impact, unpaved trail with a surface of wood chips or mowed grass. The enhancement plan suggests that the trail should have a paved surface, and the applicant agreed to pave the trail with an all-weather surface material similar to the paved walking trail at Sleighton Park.

Mr. Rothe pointed out that the Zoning Ordinance requires that "All sidewalks, trails, pathways, etc. shall be paved and must be ADA compliant". He stated that he has not had an opportunity to review Mr. Comitta's September 19th letter, which may include recommendations regarding the trail.

Mr. Rothe pointed out that Exhibit A-22 shows playground areas 1-2-3-4 but does not show where the playgrounds will be located. Mr. Heuser stated that playground locations will be shown on the Preliminary Plan.

Mr. Heuser pointed out that the project as proposed is consistent with the Comprehensive Plan. The Pond's Edge mixed use area along the Baltimore Pike frontage integrates residential and commercial components, and provides a natural transition between the very intense commercial development on the Franklin Mint property and the residentially compatible commercial use on the Pond's Edge development. Development of the Pond's Edge property will not adversely affect the health, safety and welfare of Township residents.

Mr. Riper requested that the applicant's Exhibits A-1 through A-27 be entered into the record. Ms. Bradshaw stated that the exhibits are accepted for the record.

Mr. Rothe explained that he previously requested building elevations of several townhouses. Mr. Heuser pointed out that the plan will comply with the architectural guidelines in the design manual. Mr. Houtmann stated he had several renderings with him this evening and placed them on display. He explained that the first rendering illustrated the front elevation of a block of townhouse units located on the central square; the second depicted the alley elevation of units on the central square; and the third showed the front elevation of 25 ft. wide and 30 ft. wide units on the perimeter of the development.

Mr. Riper asked that the three renderings be entered into the record and marked as Exhibit A-28.

Mr. Riper stated that he hopes to schedule a scoping meeting with PADOT officials before the October 28<sup>th</sup> meeting to discuss the impact of the Pond's Edge development on existing traffic, focusing on the three intersections at Rt. 1/Rt. 452, Thomas Chevrolet and the State Police Barracks/Granite Farms Estates. Mr. Rothe suggested that the development will also impact the intersection of Rt. 352 and Pennell Road. Traffic backs up on both roads during morning and evening rush hours, adding to the congestion at the Rt. 1/Rt. 452 intersection.

Mr. Dellavecchia asked if additional changes will be made in the Preliminary Plan. Mr. Riper pointed out that the only change proposed to date is the possible relocation of Donovan Drive.

Mr. Dellavecchia stated he is concerned that the commercial use will generate non-residential traffic in the residential areas. Mrs. Amoroso asked if Mr. Dellavecchia was concerned that commercial uses could be integrated with residential uses elsewhere on the Pond's Edge property. Ms. Bradshaw explained that the commercial component will be restricted to the Baltimore Pike frontage.

Mr. Heuser explained that the applicant would like to construct a connector road or loop road to connect with the Franklin Mint property at the signalized intersection at the State Police barracks driveway opposite the entrance road to Granite Farms Estates, and possibly could continue north to connect with Donovan Drive.

Mr. Clark pointed out that the Council must be satisfied that the general layout fits within the community. If the plan is approved and the applicant later decides to make some changes, a new application would have to be submitted and it would be necessary to go through a new review process, including giving notice to adjoining property owners.

Mr. Issacs asked if the location of sidewalks will be identified in the revised Preliminary Plan. He is interested in knowing whether sidewalks will be available so someone could walk safely from the north end of the development to Baltimore Pike.

Glenn Sides, 219 Hunter Street, pointed out that the Hunter Street residents are "caught in the middle" of development of the Pond's Edge and Franklin Mint properties. He stated he would love to have a 100 ft. buffer behind his house and an adjoining building. He commented that the Pond's Edge development is considerably larger than he envisioned having in his backyard.

Mr. Shropshire pointed out that the Blackhorse Lane neighborhood is accessible only from Baltimore Pike because the residents were adamant about not being linked to any other neighborhood that would have offered an alternate access. Things change over the years and in today's world that decision might have been different. He noted that in many instances a development turns out to be much nicer than anticipated. He suggested it is always good to keep

an open mind. Council does its best to protect the residents of Middletown and to make certain they are not adversely affected by a project that might alter their life style.

Mr. Galloway explained that Mr. Rothe, Mr. Comitta and Mr. Frederico, the Township's traffic consultant, will testify on behalf of the Township at the next meeting regarding the revised Preliminary Plan. The four Overlook Circle residents who have party status will have an opportunity to present testimony at the October 28<sup>th</sup> meeting. He suggested it might be helpful to have Mr. Houtmann and Mr. Heuser attend the meeting to answer questions about the revised Preliminary Plan.

There were no additional comments or questions from Council or the audience. Ms. Bradshaw closed the Public Hearings and announced that the hearings will be continued to the October 28<sup>th</sup> Council meeting.

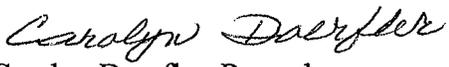
Mr. Kirchgasser moved to continue the Public Hearings on the Zoning Ordinance Amendment and the Conditional Use Application for the Pond's Edge project to the Council meeting of October 28, 2013. Mrs. Amoroso seconded the motion, and the motion was approved by unanimous vote 7-0.

Mr. Kirchgasser moved to table consideration for adoption of an amended and restated Land Conservation Easement (Agenda Item 6A), adoption of an ordinance to permit a Campus Mixed Use Development in the R-4 District by Conditional Use (Agenda Item 7A), review of a Conditional Use Application for the Pond's Edge property (Agenda Item 7B) and review of the Preliminary Subdivision Plan for development of the Pond's Edge property (Agenda Item 7C) to the Council meeting of October 28th. Mrs. Amoroso seconded the motion, and the motion was approved by unanimous vote 7-0.

8. Adjournment

Upon motion by Mr. Kirchgasser, seconded by Mrs. Amoroso, the meeting was adjourned at 8:45 PM.

Respectfully submitted,

  
Carolyn Doerfler, Recorder

