

MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
MARCH 28, 2016

Minutes of the Regular Meeting of Township Council held on March 28, 2016 at 7:00 P.M. in the Township Administration Building located at 27 North Pennell Road.

Present: R. Carlson, D. Helm, Jr., M. Kirchgasser, S. Powell, C. Quinn, Clark, J. Damico, Esq.

1. OPENING

Chairman, Mr. Kirchgasser, called the meeting of the Council to order at 7:00 P.M. and led recitation of the Pledge of Allegiance to the Flag.

2. SPECIAL PRESENTATIONS

Chairman, Mr. Kirchgasser, introduced Rusty Abrams, Coach of Semi-Pro Baseball League, the Middletown Lions. Rusty stated that he is involved with the team comprised of students from Penncrest, Garnet Valley, Springfield and Upper Darby who continue to play baseball through college and after. They have been an organization since 2009. He stated that competition is stiff but they have been in the playoffs for the past couple of years. Mr. Kirchgasser presented Mr. Abrams with a check to support the team.

Mr. Kirchgasser introduced George Pagano, Jr. of Middletown who rowed across the Atlantic Ocean in fifty-eight days, five hours and six minutes with a partner to raise money for ALS research. Mr. Kirchgasser presented Mr. Pagano with a check in the amount of \$250.00 to assist in ALS research. Mr. Pagano thanked Council for their support.

3. COMMENTS FROM THE PUBLIC

Mr. Kirchgasser asked for comments on non-agenda items comments. There were no comments from the public.

4. REPORTS

A. CHAIRMAN

Mr. Kirchgasser thanked Williamson College of the Trades for donating their time with four seniors and a staff member that removed trash, overgrown vegetation and debris from the grounds of Roosevelt School.

B. MANAGER

Mr. Clark also wanted to thank the students of Williamson College of the Trades for their help in cleaning up the Roosevelt School site.

5. PUBLIC HEARING

- A. Request for Conditional Use approval of an application by James McCullough and/or JT Venture LLC to change one non-confirming use to another equally or more restrictive non-confirming use at 312 Lenni Road (former Lenni Heights/Rocky Run Fire Company) for use for an HVAC subcontractor headquarters and office facility and to subdivide and create two residential lots in accordance with R-4 Residence District Zoning Standards. (Continued from March 14, 2016 Public Meeting)
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Mr. Carlson made a motion to open the Public Hearing. Seconded by Mr. Quinn. Motion carried. Mr. Carlson made a motion to continue the request for Conditional Use of applicant, James McCullough and/or JT Venture, LLC, until the April 11, 2016 meeting. Seconded by Mr. Quinn. Motion carried. Motion to close the Public Hearing was carried.

Mr. Quinn made a motion to move Item 6, Old Business behind Item 7, New Business and to move Item B to end of the New Business agenda. Motion carried.

7. NEW BUSINESS

- A. Review of Conditional Use Application 16-1 - James McCullough and/or JT Venture, LLC, 312 Lenni Road (Rocky Run Fire Company)
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Mr. Carlson made a motion to continue Item 7A to the April 11, 2016 meeting. Motion carried.

- D. Review of Zoning Hearing Board Application - 16-3, James McCullough and/or JT Venture, LLC - 312 Lenni Road.
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Mr. Carlson made a motion to table this item to the April 11, 2016 meeting. Motion carried.

- E. Review of Sewage Facilities Planning Module - BT Granite Run LP - Promenade at Granite Run - 1067 W. Baltimore Pike.
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Mr. Clark reported that this is the Sewage Planning Module for the Promenade at the Granite Run Mall Project. He stated that the application has been completed and signed off by all the different Sewer Authorities and is ready to be submitted to DEP. Mr. Helm moved to authorize submittal of the completed module to DEP. Mr. Quinn seconded the motion, and Council approved Resolution 2016-41 unanimously with a vote of 5-0.

- F. Council Committee Appointments
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Mr. Clark stated that Committee Appointments was put on the agenda in case Council was prepared to make any appointments. Mr. Kirchgasser noted that Council is not ready at this point to make appointments and this item will be deferred to a later date.

G. Approval of Bill List

Mr. Kirchgasser read aloud the bill list presented for Council's consideration for approval for payment.

Mr. Carlson moved that payments under the March 28, 2016 Bill List be authorized for payment by the Finance Department:

**GENERAL FUND**

A. J. Blosenski, Inc.	February Recycling & Yard Waste	\$17,656.00
Aqua Pennsylvania, Inc.	February Hydrant Bills	\$11,432.25
Barbacane Thornton & Company	Progress Billing/Audit 12/31/15	\$26,950.00
Chili's Inspection Service	February Contracted Services	<u>\$ 7,425.00</u>
Total General Fund		\$63,463.25

Ms. Powell seconded the motion and Resolution 2016-42 was approved unanimously with a vote of 5 -0.

6. OLD BUSINESS

A. Review of Final Land Development Plan - Tyler Arboretum - 515 Painter Road Barn Patio Expansion and Documentation of Prior Additions of Service Buildings

Mr. Damico stated that he spoke with Guy Messick regarding draft conditions presented at a previous meeting. He stated that Tyler was agreeable to these conditions.

Mr. Clark summarized that, based on discussions between Tyler representatives and representatives of Council, there are nine different proposed conditions relating to the barn use. Upon approval, these conditions will become part of the overall approval conditions for the Land Development plan and will regulate the use of the barn. This includes a condition that no more than 40 private events may take place in a calendar year.

Mr. Helm made a motion to approve the conditions on use of the barn as part of the Final Land Development plan approval. The motion was seconded by Mr. Carlson and Resolution 2016-43 was approved unanimously with a vote of 5 - 0.

7. NEW BUSINESS

C. Update Report - Middletown Free Library

Mr. Kirchgasser introduced Bob Fyfe, President of the Board of Trustees of the Middletown Free Library. Mr. Fyfe indicated that it is the Library's 60th year of service to the community. Mr. Fyfe introduced Library Director, Mary Glendening. Ms. Glendening reported on the ongoing activities of the Library in its service to the community. A 2015

annual report was presented to Township Council. Ms. Glendening stated that the library has dramatically increased circulation, program and activity offerings and an increase in the evolution of technology that has improved the resources available for the benefit of the Township and library users. Over 21,000 people attended programs in the Library in 2015, serving all ages from toddlers' story time to senior citizens. They are also increasing their outreach programs to visit people who cannot come to the library. The Library circulated over 140,000 items last year. Last year the Library received 3-D printers to improve their technology program.

Mr. Fyfe reported that most of the Library funds come from the Township. They are aggressively seeking external fund raising. They are going with one large fund raiser this year. The Great Gatsby Gala will be held on April 22, 2016 at the Sage Farmhouse. The cost of this event is \$ 125.00 per person. Mr. Fyfe stated he hoped to see members of Council at this event.

Mr. Kirchgasser expressed his appreciation for the Library Board and staff and presented Mr. Fyfe and Ms. Glendening with a proclamation celebrating the Library's 60 years of service.

Dave Irving presented a framed photograph of the Library to three supporters of the Library. He presented the photos to Mr. Bruce Clark, Mr. Russ Carlson and Mr. Scott Galloway. Mr. Irving thanked Mr. Clark for his efforts in preparing an annual budget for the Council including the needs of the Library.

Mr. Clark thanked Mr. Irving and stated that Township Council ultimately approves each department's budget and the picture will appropriately hang in the Council Room.

B. Review of Preliminary Land Development Plan - WV-PP Towne Center –  
Wawa Convenience Store - 1242 W. Baltimore Pike.

At this point Mr. Patrick McKenna, solicitor, replaced Mr. Damico and Mr. Kevin Matson appeared as engineer, replacing Mr. Janetka.

Mr. Steve Polaha, attorney for the applicant, introduced himself and reviewed the process that brought him here tonight. The application for the proposed Wawa store was first submitted to the Township on August 31, 2015. Notices were sent to abutting property owners by September 29, 2015 advising them that the plan that was submitted would be reviewed by the Township Planning Commission for the first time on October 13, 2015. The plans were presented that night to the Planning Commission. Two days later, on October 15, 2016, Delaware County Planning Commission reviewed the plan and recommended approval. Based on comments provided by Township consultants, the plan was revised and the revised plan was submitted to the Township on December 18, 2015. The consultants again provided comments to the revised plans and the applicants' design team provided responses to those comments. The applicant appeared before the Planning Commission for a second time on February 9, 2016 and the plans as revised were reviewed and the Township consultants' comments were addressed. At the conclusion of the applicants' presentation that evening, the Planning Commission recommended approval of the plan contingent upon full resolution of the consultants' concerns and

subject to six modification requests that the applicant had made. The applicants' design team includes Barry Archambault, Professional Engineer with Kelly & Close Engineers; Nicole Klein, traffic engineer with McMahon Associates; and Lisa Thomas, Landscape Architect with Glackin Thomas Panzak, Inc.

Mr. Archambault, civil engineer for the applicant, gave a brief overview using a plan. The site is the Franklin Mint site, consisting of three separate parcels, and will be called the Mint parcel, the Granite parcel and the Pennell Road parcel. Development will be on a project by project basis with all projects going through the preliminary plan process with the Planning Commission. Mr. Archambault pointed out the location of each planned development. The entire tract consists of 173 acres total. The Pennell Road parcel consists of about 9 acres and within the 9 acres the Wawa development itself is approximately 2 acres. Using the overhead screen Mr. Archambault presented a colored landscape rendering over a photographic aerial image of the intersection of Baltimore Pike and Pennell Road with north facing down. The proposed Wawa site is on the former parcel of a landscaping company. He also showed the location of the former Post Office Annex. The entrance off Pennell Road is existing and is planned to be improved for use as a service road from Pennell Road to the backside of the Wawa site. The service road in the future will continue on across parcels concerning which applicant is working on an access easement. The intent is to cross three parcels, and onto the Granite parcel and through to the Preliminary approved Pond's Edge plans, and end at the traffic light at Granite Farms Estates.

On Baltimore Pike there will be two entrances to the Wawa store coming up the Pike toward the intersection at Pennell Road, which consists of a one-way-in right turn, as well as a right-in right-out entrance. On-site stormwater management consists of three different underground facilities, taking utilities from Pennell Road for water, sewer and electric. The site has 75 parking spaces proposed, which exceeds the required 23 parking spaces. Of the six modifications being requested, the first being the storm drain pipe material, the Township Code requires reinforced concrete pipe. The applicant would like to use high density polyethylene pipe in certain locations which has similar properties to reinforced concrete pipe. This is a partial modification because reinforced concrete pipe will be used in the service road and the HDP used within the site itself.

The next modification is that trees not be planted within 30 feet of the road lines and 15 feet from the driveway. This would greatly reduce adding trees to the site since there are 4 different driveways. The trees will be placed outside of required clear sight triangles and not impacting clear sight distance for ingress and egress off Baltimore Pike and the service road. The third modification deals with the drain time for stormwater facilities being a minimum of 24 hours. The plan proposed a 15 hour drain time. The fourth modification is that all curbs have a radius curb minimum of 20 feet. Only one curb does not meet this requirement (the first right turn entrance on Rt. 1). The fifth modification was regarding the grading of the driveway. Requirements stipulate the driveway should not exceed 2%, with a maximum of 8%. He determined that if the applicant maintained 2% for the whole length of driveway for the full 25 feet, then the entire site would be significantly cut even further and may disrupt the stormwater management plan. The

sixth modification deals with having a pedestrian walkway on both sides of the service road. The intention of the applicant is to add an extra sidewalk on the service road as future projects develop.

Mr. Archambault asked if there were any questions regarding the plan. Mr. Matson asked if he could explain to Council the nature of the lot line adjustments that are a part of this application. Mr. Archambault explained that there are four lots that make up the Pennell Road parcel. Those four lots will be reverse subdivided into one parcel. A lease boundary will be created close to the Wawa site, which is merely for creating a lease line. It is not a distinct new parcel that the Wawa will be built on. Mr. Matson asked if the service road will be offered for dedication. Mr. Archambault answered that the road is intended to be private. Mr. Kirchgasser asked if there were any questions or comments from the public. Mrs. Kathleen Smith, 58 S. Pennell Road, asked if this Wawa will have gas dispensers and is it a Super Wawa. Mr. Archambault answered affirmative; it will have 8 gas dispensers. Mrs. Smith asked if all environmental assessments have been done, especially in regards to the water table. Mr. Archambault stated that a phase I and II environmental site assessment report has been completed. He stated that the site itself is very clean currently as it relates to the soils.

Dan Mallach, from Thomas Comitta's office, asked if there would be handicapped parking on the south side of the building. He suggested that it would be the considerate thing to do. Michael Redel, Wawa Real Estate Engineer, stated that the request seemed reasonable on the surface. He stated that they prefer not to do that because if there is an ADA space in the rear of the building, and should they have to close off the rear entrance to the store, it could create an issue for Wawa. If that door is closed and there is an ADA space in the rear, should a handicapped customer get out of the car and into a wheelchair and find that the door is closed, he would need to make his way to the front entrance. Mr. Clark asked how many other Wawa's of the size planned had ADA parking spaces in both front and the rear. Mr. Redel stated that he is not aware of any Wawa with ADA parking spaces at both entrances. Mr. Tony Ieradi, Berry Lane, asked if the landscape plan presented tonight is in keeping with the proposed plan. Lisa Thomas of Glackin, Thomas, Panzak pointed out on the plan any trees that would be impacted by the plan.

Nicole Kline, McMahan Assoc. traffic engineer for the applicant, stated that both Route 1 and Rt. 452 are State roads. Very early on in the process they had a scoping meeting with PADOT, the Township, Township Traffic Engineer before they did any traffic evaluations to discuss the project to lay out the traffic needs. McMahan completed a preliminary traffic impact study to evaluate the proposed Wawa. They also submitted a preliminary traffic impact study for the entire master plan. The applicant doesn't know every tenant on the site yet but they made estimates to give the Township's Engineer a preliminary look at some of the impacts for this site. They are getting ready to schedule a meeting between PADOT and the applicants' team. PADOT is looking at the Rt. 1 & 352 interchange as a PADOT project which will encompass all the way down to Rt. 1, Rt. 352 and Rt. 452. They are looking at the entire triangle around the Granite Run Mall. In terms of the Wawa site, there are two accesses to Baltimore Pike. One will permit right-in and left-in movements only. Rt. 1 already has a long left turn lane in this area. The

left turn lane is about 450 feet. That lane is for entrance into this site. Immediately adjacent to that is the left-turn lane to travel along Rt. 1 and turn to go north on Rt. 452. That lane is much shorter. The applicant proposes to address this issue. The left-turn lane that is necessary for this site, including the master plan efforts with the additional development on this property, they believe requires about 125 feet of storage. This will have to go to PADOT for approval. A part of this application is to maintain 125 feet of storage for the Wawa and flip the rest of that left turn lane storage back to the Rt. 1 /Rt. 452 intersection where it is really needed. The second access permits right-turn entering and right-turn exit only with no left-turn maneuvers in or out of the site. Additionally, there is an access proposed along Pennell Road. This is at the approximate location of the Post Office Annex driveway although greatly improved. The new roadway would permit left-turn entering off of Rt. 452 with a separate left-turn lane, right-turn entering from Rt. 452 southbound and right-turn exiting to Rt. 452 southbound. This intersection would remain unsignalized. The service road comes into the site and extends through the entire Pennell Road parcel and ends at the Wawa. The applicant is pursuing extension of this service road to connect through two to three parcels and connect with the Pond's Edge property and ultimately the Granite Farms traffic signal. The applicant is in discussions with the property owners of the parcels to extend the service road.

Mr. Kirchgasser asked if, due to the Rt. 452 northbound traffic flow, vehicles cannot get out on Pennell Road to make a left turn, will they come out the entrance on Rt. 1 northbound and immediately go for the left lane to make a left turn at Pennell Road to try to go southbound?

Ms. Kline stated that is correct; that left turn cannot be made from that access to travel north on Rt. 452. Patrons on the site will have to exit and cross the two travel lanes to get into the left-turn lane. They would have approximately 300 feet to make this maneuver. She stated that it is not a fast flowing traffic pattern. Gaps will be created to allow exit maneuvering.

Mr. Kirchgasser asked whether a Rt. 1 southbound left-hand-turn entrance into the site would afford a change in the northbound Rt. 1? He stated it should be viewed as a short-term solution to PADOT proposed project. Mr. McKenna asked once again to explain how to get back out southbound on Rt. 1; also, how would the access road crossing adjacent properties change access to Rt. 1; also, what is to prevent someone from coming out the access road and turning left onto Rt. 452? Ms. Kline stated that concerning the access onto Rt. 452, they will have to prohibit the left-turn out. They will need to provide a physical impediment. There will be a barrier to not allow people to turn left out of that intersection. There will also be signage. In regards to access to Rt. 1, there is left-in right-in access and a right in right out access. There is not a left-out access to Rt. 1 to travel southbound. At this time there is no direct access to exit the site and travel southbound on Rt. 1. The primary reason the applicant is pursuing this service road connection is to connect to the existing signals at Thomas Chevrolet and at Granite Farms Estates.

Mr. Ieradi asked if one was traveling south on Pennell Road would there be a left turn into the site. Ms. Kline stated if you are traveling southbound on Pennell Road there would be a right-hand turn into the site. If you were traveling northbound there would be

a left turn. Mr. Ieradi asked if there would be a left-turn lane. Ms. Kline stated that there is a left-turn lane that would be modified. It would be extended to provide a separate left-turn lane. Mr. Ieradi asked how long that length would be for the left-turn lane. Ms. Kline said that PADOT has guidelines for lengths. They are looking at a 75-foot turning lane. Mr. Ieradi asked how close the lane would extend to Hunter Street. Ms. Kline said it would not extend to Hunter Street. Mr. Ieradi asked the impact on traffic. Ms. Kline stated that with a Wawa she does not expect any difference as it is not generating any new traffic. By providing the left-turn lane they are removing the left-turn traffic from the through stream so as to not block traffic.

Mrs. Smith asked if the access road off Pennell Road is at the old Post Office driveway. Ms. Kline stated that the existing Post Office Annex driveway is underneath the proposed roadway. Mr. Clark asked if the access at the old Chi-Chi site would be what is envisioned for how it would be configured for Pennell Road. Is a center median anticipated? Mr. Clark stated that if there is not a median, cars will come out despite the pork chop immediately going around the end of the pork chop and turning left onto Pennell Road. When the Wawa Corporation came in 14 years ago to review the prior Wawa site there was a lot of talk on how to interconnect the access and improve the layout to eliminate the congestion and conflict of turning issues. Has there been any discussion with the adjacent property owners to tie properties to the service road? Ms. Kline stated that the access at the old Chi-Chi site is essentially what the turn would look like. They are not considering a median at this time. The applicant is in discussion with the adjacent property owners to make improvements to tie the service road together.

Mrs. Mary Jo Grove of New Darlington Road asked if, as in the case of the old Wawa site, if they intend to discourage the use of using the loop road to avoid the light. Ms. Kline stated that they will discourage that use and as of now the method of discouragement remains to be seen. It was discussed to use signage such as no cut through. Mr. Kirchgasser stated that there must be well-thought-out and pro-active calming effect measures on that property or there will be a problem. Mr. Ieradi asked if they will be closing off the post office driveway to eliminate a cut through. Ms. Kline stated that property was outside of the applicant's property. She stated that they will take a look at this issue. Mr. Kirchgasser stated that this is a preliminary approval; nothing is carved in stone at this point.

Mr. Andy Parker of McCormick Taylor, the Township Traffic Engineer, asked concerning the cut-through traffic how would that be addressed or discouraged. Ms. Kline stated the intention is to not design this to be a thoroughfare and make it inconvenient to use as a cut through. Mr. Parker asked if they are considering speed humps. Ms. Kline stated that at this point they are not considering this because of the concerns for emergency services and delivery trucks. These are concerns and they are looking at traffic control in terms of signage.

Mr. Parker pointed out that there is a no "U" turn north on Rt. 1. He discussed the concern for people making a right out on Rt. 452 and finding a way to turn around so

they can get back to the signal at Rt. 1. Ms. Kline stated that ultimately the plan is to get the service road connection with this development. Should that not occur, there is a concern for traffic to exit onto Rt. 452 and to use residential roads to turn around. This would be undesirable and not the intent of this development. If necessary, the applicant will assist with traffic calming within the neighborhood streets.

Mr. Kirchgasser stated that there are issues surrounding the traffic at the intersection that are inescapable. Mr. Kirchgasser stated that this is a perfect time to get together with PADOT since it is becoming increasingly important. Ms. Kline agreed and stated that they are starting to get a review underway in regards to the larger scope. They are securing scheduling with PADOT to discuss the issues. There were no further questions for Ms. Kline.

Lisa Thomas, landscape architect for the applicant, addressed the landscape comments. The first comment had to do with site lighting. Wawa uses a LED 5700K (blue white light) as their standard; however, it was unacceptable to the Township. It was requested to be 3000K. Wawa proposes to meet in the middle at 4000K. This would mimic the color tone of the parking lot lighting and can still be energy efficient. The other item was the handicap space, which was discussed previously. The plan shows future access points to the development area to the east. It was proposed to have plantings instead of a barricade. The applicant now proposes to put in a curb so that it would look finished and prevent driving onto the site. It has been requested the light poles be pushed back 5 feet and be 30 feet tall with bases made of concrete. They wish to stick to the applicant's original plan of 3 feet with a security bollard in front. Along Rt. 1 they will comply with all the requirements. Ms. Thomas stated that the trees will be shade trees, Zelcovas, London Planes, Lindens and Elm.

Mr. Clark asked if the only entrance to the future development area from Baltimore Pike will be off the driveway for Wawa from Baltimore Pike. Mr. Archambault stated that, yes, that will be the only entrance from Baltimore Pike. Mr. Dan Mallach of Comitta Associates stated that they agree that it would be acceptable to use the 4000K lighting. As to the barricade, he stated that it was a huge improvement in taking that out. Mrs. Powell asked about the Elm trees to be used in landscaping due to the fact that most of the Elms are diseased. Ms. Thomas stated that they are hybrid elms.

Mr. Chris Rizzell, Architect for Wawa, stated that the original architectural submission was a standard building with stone base that wraps around the entire building, which represents most of the typical Wawa's. After feedback from the Planning Commission to pick up some of the elements of nearby buildings, especially the original dairy building, Mr. Rizzell presented a drawing of the new proposed building, which included lowering the brick face and increasing the height of the stone on the tower. The glazing changed to a dark glazing. There was a slight arch on the windows to provide additional architectural details. Mr. Kirchgasser commented that it was an appreciable improvement; to add some of the design ideas from the original dairy was a great idea.

Mr. Clark asked for comparison purposes to new Wawa's in the area relative to the gas pump area, they have a banding showing the Wawa sign over the two end pump islands. There is similar banding that does not have a sign on it over the interior pump islands that seems to break up the immense nature of the canopy. Mr. Kirchgasser suggested the banding appears to soften the affect of the size of the banding. Mr. Mallach noted that he would like Tom Comitta to have the opportunity to look over the new building design. He would probably recommend the color of the banding be changed to beige. Mr. Rizzell commented that the banding is a PYC trim board that is maintenance free and only comes in white. The horizontal banding ties into the banding of the original dairy. Mr. Ieradi asked if this station will have diesel fuel and Mr. Redel stated that they will. Mr. Kirchgasser stated that the project is far from concluded as far as traffic solutions are concerned, and the open issues have to be addressed by the time of the final plan approval. Mr. Matson commented that the meeting with PADOT should help with the traffic issues.

Mr. Matson stated he would like to specify for the minutes which sections of the Code are referenced that require modification:

- 210.33.D Pipe - from reinforced concrete to High Density Polyethylene in certain areas
- 210.39.C.4 Trees - not to be planted within 30 feet of the intersection of the road lines
- 198.15.A Applicant is required to infiltrate the 1 year storm within a 24 hour period
- 210.25.B.3 To provide a minimum 20' curb radius for safe and sufficient ingress and egress
- 210.25.B.4.c The grade of driveways not to exceed 2% within 25 feet of the driveway intersection with the road
- 210.28.B.1 Pedestrian walkways shall be provided along both sides of new roads and along parking compounds

Mr. Mallach commented that the sidewalk waiver is just a partial modification since the applicant has stated that they will install the sidewalk on the other side at the time of future development. There is a note on the plan to that effect.

Mr. Kirchgasser stated pending the satisfactory outcome of the meeting between the applicant, Township and PADOT and the items discussed during the review along with the requested modifications, is there a motion for preliminary approval.

Mr. Quinn moved for approval of the preliminary plan subject to the conditions as noted. Mr. Carlson seconded the motion.

Mr. Clark stated before a final vote is taken it is suggested that approval be also subject to review of the new architectural design and the issue on adding the spanners on the canopy.

Mr. Kirchgasser asked for a vote on the conditions as amended. The vote was unanimous and Resolution 2016-44 was approved by a vote of 5 - 0.

8. ADJOURNMENT

Mr. Kirchgasser adjourned the meeting at 9:00 P.M.

Respectfully Submitted,



Sharon Browne, Recorder