

**WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING – June 5, 2006**

The Washington County Planning Commission held its regular meeting on Monday, June 5, 2006, in the Washington County Administrative Annex, 80 West Baltimore Street, Hagerstown.

Members present were: Chairman George Anikis, Linda Parrish, Terry Reiber, Clint Wiley, Sam Ecker and Ex-Officio James F. Kercheval. Staff members present were: Planning Director Michael C. Thompson, Chief Planner Timothy A. Lung, Senior Planner Lisa Kelly Pietro, and Administrative Assistant Debra Eckard.

**CALL TO ORDER**

Chairman George Anikis called the meeting to order at 7:00 p.m.

Mr. Thompson noted the following changes to the Agenda. An addition under Old Business – Thompson Propane Gas Storage (Westfields Subdivision) (SP-04-080); a change in the order of the variances – Danny Nabatti (SV-06-020) will be heard last; two additions under Other Business – St. Lawrence Cement, removal of IM – Industrial Mineral overlay zone and the Election of Officers for the upcoming year.

**MINUTES**

**Comment:** Mr. Anikis requested that the following comment should be recorded regarding Westview – David Myers (SV-06-015). During the May 1, 2006 meeting, Mr. Myers proposed to use the existing 12-foot driveway as a common access for the three panhandle lots. Mr. Anikis questioned this proposal because he did not believe there was room for the 75-feet of total area needed for three panhandles. He has discussed this with staff and expressed his concern that the developer would not be in compliance with County regulations.

Ms. Parrish made a motion to approve the minutes of the May 1, 2006 Regular Planning Commission meeting as amended. Seconded by Mr. Reiber. Unanimously approved.

Mr. Reiber made a motion to approve the minutes of the May 8, 2006 Regular Planning Commission meeting as presented. Seconded by Ms. Parrish. Unanimously approved.

**OLD BUSINESS**

**- Airport Update**

Ms. Carolyn Motz presented an update on the Hagerstown Regional Airport for the period beginning July 1, 2005 through mid-May 2006. She provided the following projects that have been accomplished to date: completion of the terminal apron project; welcomed a new corporate hangar (Building #64); substantially completed Package 1 of Runway Improvement program (on budget and ahead of schedule); secured EAS (Essential Air Service) airline to provide passenger service through 2007 subsidized through AIP money that comes from ticket taxes, cargo taxes and fuel taxes; welcomed STAT MedEvac; began package 3 of the Runway Improvement Program; began package 2 of the Runway Improvement Program; painted Hagerstown Aviation Building #16; welcomed Avenge, Inc. and Telford Aviation; made presentations to 15 airlines (commercial, charter companies, etc.); welcomed a \$1.5 million addition by Sierra Nevada along with new engineering jobs (approximately 200 permanent jobs). The Hagerstown Regional Airport businesses fall into three specialized areas: (1) North American Industry Classification System Code – NAICS 334511 which entails search, navigation, guidance, aeronautical systems and instrument manufacturing; (2) Maintenance Repair and Overhaul (MRO) – Hagerstown Regional Airport performs more of this type of work than any airport east of the Mississippi; and (3) Aviation Business Services for pilots, travelers, aircraft owners and community emergency victims. Ms. Motz also presented potential development as follows: a developer has indicated a desire to add to HGR's building capacity by constructing a 45,000 square foot hanger, which is large enough for three Boeing 737's; a corporation has indicated a desire to construct a 60,000 square foot hangar; a Part 135 Operator (charter operator) has indicated a desire to construct a 9,000 square foot hangar; and a prospective business owner has indicated a desire to expand current facilities.

Ms. Motz stated that a runway is being moved 500-feet from the west to the east due to insufficient safety areas. More footage is being added to accommodate airplanes that want longer stage lengths in the future. U.S. Route 11 is being reconstructed so a runway bridge can go over the top of Route 11. The future taxiway golf would reduce the slope to the runway, it will meet the FAA threshold and it will open up more area for additional hangars.

The Overall Master Plan for the Airport should be updated every 20 years and it will soon be time to update the Plan. Also, at that time, a Business Plan will be prepared.

**- Thompson Propane Gas Storage (Westfields Subdivision) SP-04-080**

During the May 8, 2006 meeting, the Planning Commission reviewed a request from Thompson Distribution regarding the Permanent Propane facility at Westfields Subdivision. The Commission unanimously approved the following motion that states, *"the Permanent Propane facility be constructed*

and operational on or before the 150<sup>th</sup> house is completed". A request to amend the motion has been received from the developer to construct the facility on or before the 153<sup>rd</sup> house is completed.

Mr. Reiber made a motion, to amend the original motion, that the Permanent Propane facility shall be constructed and operational on or before the 153<sup>rd</sup> house is completed. Seconded by Mr. Ecker. Unanimously approved.

## **NEW BUSINESS**

### **- VARIANCES**

#### **Washington County Commissioners (SV-06-021)**

Mr. Lung presented for review and approval a variance from Subdivision Ordinance Section 405.11.B to create a new lot without public road frontage. The property is located along the east side of French Lane off of the Greencastle Pike and west of Hunter's Green Parkway off of Hopewell Road. This tract of land is identified as "Remainder of Parcel A, Hunters Green Business Park" and contains a considerable amount of flood plain, some forest conservation areas associated with the business park and is primarily unsuitable for development. The parcel also contains a farmhouse, listed on the County's Historic Sites Survey known as "French Lane House" or "Philip Sprecher Farmstead", and more recent outbuildings. It has been determined that the house is National Register eligible. The County would like to create a 4.5 acre lot around the house and associated structures, sell the property, and place it back on the public tax rolls. The County is planning a linear park on the remaining lands. The proposed lot would have access to French Lane via an existing ingress/egress easement; however, it would not have any public road frontage. The requirement for providing public road frontage to the proposed lot would create an extraordinary hardship due to the following facts: acquisition of additional land for a panhandle access from Tiger Development would be required, the resulting panhandle would be excessively long (approximately 650-feet) and, provision of a panhandle would sever the remaining lands proposed for the linear park.

**Discussion:** Mr. Lung stated that the Subdivision Ordinance requires that all new lots have 25-foot of public road frontage. The closest public road to this lot would be French Lane. An ingress/egress easement would allow the property owners access to the property. This would be a deeded access. Mr. Wiley and Mr. Reiber expressed their concern regarding the access to the property because it does not comply with the Subdivision Ordinance and could cause problems in the future with maintenance issues. Mr. Reiber is also concerned about fire and emergency service vehicles accessing the property. Mr. Lung explained that the only alternative to make the lot comply to all County regulations would be to extend French Lane. He does not believe this would be economically feasible for the County. Commission members expressed their support of selling the property so it can be rehabilitated and put back on the tax records.

Ms. Parrish made a motion to approve the variance. Seconded by Mr. Reiber. Unanimously approved. Mr. Kercheval abstained.

#### **Harry and Richard Reynolds (SV-06-019)**

Mr. Lung presented for review and approval a variance from Subdivision Ordinance Section 405.11.G.4 and 5. The property is located on the north side of Stevenson Road inside the future Growth Area of Smithsburg. The site is approximately 16.5 acres in size and is zoned Agricultural. The applicant is proposing to create two new lots and approximately 8 acres of remaining lands. Lot 2 would have a panhandle length of 910-feet and Lot 3 would have a panhandle length of 1,200-feet. The maximum length of a panhandle allowed by the Subdivision Ordinance is 400-feet. This would be considered a three-tier stacking of lots which is also not allowed by the Subdivision Ordinance. The applicant is proposing to use a common driveway off of Stevenson Road to serve these lots. The request has been forwarded to the Smithsburg Fire Department; however, to date, a response has not been received. The applicants are claiming the following hardship. The property was conveyed to Richard and Harry Reynolds by their mother in 1988. The brothers now wish to divide their interest in the property and to maintain a common interest in Lot 1 around the existing home. Due to the present shape and topography of the property, there are few reasonable ways in which to equally divide the remaining area. The most reasonable is to divide it into north and south portions with a panhandle providing road frontage to the north half.

**Discussion:** There was a brief discussion regarding the length of the panhandles with regard to fire and emergency service access. There was also a discussion regarding the common driveway access to the two proposed lots. Mr. Reiber expressed his concern that the shared access could be a problem in the future and the applicants should be required to build separate driveways. Other members noted that provisions for a second driveway would be provided by having the 25-foot road frontage available to both lots.

Ms. Parrish made a motion to approve the variance contingent upon affirmative comments from the Smithsburg Fire Department. Seconded by Mr. Ecker. Unanimously approved. Mr. Kercheval abstained.

#### **Danny Nabatti (Woodberry Commons) (SV-06-020)**

Mr. Lung presented for review and approval a variance from Subdivision Ordinance Section 405.1.H. The property is 8.96 acres in size located along the west side of Nursery Road and is zoned RU – Residential Urban. Section 405.1.H of the Subdivision Ordinance states, "A residential street paralleling a railroad

*shall be a distance from the track sufficient to provide lots with a minimum of 160-foot depth backing to the railroad right-of-way or a distance suitable for the appropriate uses of the intervening land as for park purposes in residential district or for commercial or industrial uses in an appropriate district. Such distance shall also be determined with due regard to the requirements of approach grades and future grade separations.”* Lots 26, 27, 28, 29, 43, 44, 45, 52, 53 and 54 in Woodberry Commons, Section B are less than 160-feet in depth that back to the railroad tracks and are affected by this Subdivision Ordinance regulation.

**Comments:** Mr. Lung stated this section of the Ordinance pertains to **new** streets built parallel to a railroad crossing and appears to be intended to allow space for a grade-separated crossing. In this case, however, there is no intent to ever build a grade crossing. He has spoken to the Engineering Department and they have no objections.

Mr. Divelbiss, attorney for the applicant, believes that this section of the Ordinance does not apply to this subdivision. He cited the following reasons to support his belief: Nursery Road is not a new road and the new cul-de-sac streets will not be built parallel to the existing railroad tracks.

Mr. Reiber made a motion to grant approval of the variance. Seconded by Ms. Parrish. Unanimously approved.

## **- SUBDIVISIONS**

### **Woodberry Commons, Section B (PP-05-002)**

Mr. Lung presented for review and approval the preliminary plat for Section B, Woodberry Commons located along the west side of Nursery Road. The developer is proposing 42 semi-detached dwelling unit lots. Twelve of these lots would front on and access Nursery Road and the remaining lots would have access off of two new cul-de-sac streets to be built to County standards and dedicated to the County. The lots would range from 5,000-square feet to 14,000-square feet and would have a 25-foot front yard setback, 12-foot side yard setback and a 40-foot rear yard setback. The property line would follow the party wall through the house. The lots would be served by public water provided by the City of Hagerstown and public sewer provided by the Washington County Department of Water Quality. Based on Engineering Department requirements, improvements would be made along Nursery Road and the existing turn-around on Nursery Road would be enlarged. Storm water management would be provided in the southwest corner of the site. The Planning Commission previously approved payment in lieu to meet Forest Conservation requirements for the entire subdivision. The amount due for Section B is \$19,133.73. The property abuts the Norfolk Southern railroad tracks to the rear. Norfolk Southern has no objection as long as the lots are terminated at their right-of-way line that is approximately 30-feet from the center of the railroad. The developer will be installing a 6-foot high vision-proof fence approximately 2-feet off of the property line for the lots backing to the railroad tracks. The developer will be responsible for constructing the fence prior to the sale and occupancy of any dwellings on those lots. Maintenance of the fence will be the responsibility of each individual property owner. The Soil Conservation District is reviewing revisions made to the plat per their comments. All other agency approvals have been received. The developer is requesting that Staff be granted the authority to approve the final plat. The APFO school adequacy test would be done at final plat stage. Hickory Elementary and Williamsport High Schools are currently over capacity. In order for a final plat to be approved, the developer must have an approved mitigation plan.

**Comments:** Planning Commission members requested that the developer use a solid vinyl fence rather than a solid wood fence to eliminate maintenance issues. The developer agreed to the solid vinyl fence. Mr. Anikis made an inquiry regarding parking provided on the cul-de-sacs. Mr. Cump, stated there would be off-street parking for two or three vehicles depending on the lot. There was a brief discussion regarding school bus turn-around and waiting areas. Mr. Lung stated that the Board of Education has not given any comments regarding these issues.

Mr. Reiber made a motion to grant preliminary plat approval contingent upon approval from the Soil Conservation District and the Board of Education and the use of a six-foot solid vinyl fence along the railroad tracks and to grant Staff the authority to approve the final plat in accordance with current APFO regulations. Seconded by Ms. Parrish. Unanimously approved.

### **Hunter's Green Business Park II, Lots 5 and 6 (PP-06-004 and S-06-053)**

Mr. Lung presented for review and approval the preliminary/final plat for Lots 5 and 6, Hunter's Green Business Park II located along the west side of Newgate Boulevard. Lot 5 is 40 acres in size and Lot 6 is 9.66 acres in size. Currently, there is no development proposed on these lots. Prior to development, a site plan must be reviewed and approved by the Planning Commission. All agency reviews have been completed and a revised plat has been submitted to address agency comments. The site would be served by public water from the City of Hagerstown and public sewer from the Washington County Department of Public Works. The floodplain area has been corrected per comments from the Washington County Engineering Department. The developer has requested payment in lieu to meet the Forest Conservation Ordinance requirements. Based on the total acreage of the subdivision of under 50 acres, 7.31 acres of Forest Conservation would be required with an amount of \$31,842.36 due.

Ms. Parrish made a motion to approve the payment-in-lieu in the amount of \$31,842.36 to meet the Forest Conservation Ordinance requirement. Seconded by Mr. Wiley. Unanimously approved.

Mr. Reiber made a motion to grant preliminary/final plat approval for Lots 5 and 6, Hunter's Green Business Park II contingent upon all agency approvals. Seconded by Mr. Ecker. Unanimously approved.

## **- SITE PLANS**

### **Mace Energy Supply, Inc. (SP-06-005)**

Ms. Pietro presented for review and approval the site plan for Mace Energy Supply, Inc. The property is located along the southeast side of Ringgold Pike (Route 418) and is zoned RB-E – Rural Business Existing. The owner is proposing to construction a storage addition, warehouse and showroom to the existing two-story building. The square footage of the existing building is 7,200 square feet and the proposed addition would add 9,664 square feet for a total of approximately 16,000 square feet. The site is served by individual well and septic. There is an existing access onto Ringgold Pike. Parking required is six spaces and 9 spaces are provided. There will be building and pole mounted lighting. Freight and delivery services would be 3 to 4 times per week in the months of September through March. Hours of operation will be Monday through Friday, 8:00 a.m. to 5:00 p.m. and Saturday, 9:00 a.m. to 2:00 p.m. There will be six 4-foot evergreens placed along the east side of the addition. There are no new signs proposed. The Board of Zoning Appeals granted a variance permitting the reduction of the 100-foot rear yard setback that is required when a business is adjacent to a residential use property. An existing dumpster would provide for solid waste removal. A loading area is located to the rear of the existing warehouse. The site is exempt from Forest Conservation Ordinance requirements because there would be less than 40,000 square feet of disturbed area. All agency approvals have been received.

Mr. Kercheval made a motion to grant site plan approval. Seconded by Mr. Ecker. Unanimously approved.

### **Star Communities, Inc. (SP-06-017)**

Ms. Pietro presented for review and approval a site plan for Star Communities, Inc. The property is located along the southeast side of Broadfording Church Road and is zoned A(R) – Agricultural Rural. The total acreage of the site is 148 acres. The owner is proposing to construct several additions to the existing day rehab facility for physically and mentally challenged children and adults. Additions include a rehabilitation building, therapy building and a greenhouse. The site is served by public water provided by the City of Hagerstown and individual septic. Lights would be building mounted with pole-mounted lights throughout the parking area. Solid waste would be collected in an existing dumpster. There are currently 25 employees with no additional employees proposed. Deliveries are 3 per week. Thirty-six parking spaces are provided. There is an existing sign in the front of the facility and no new signs are proposed. Hours of operation are 9:00 a.m. to 3:30 p.m. A private lane, owned and maintained by Star Communities, would provide access from Broadfording Church Road. Landscaping would be provided around the building and would include red maples, flowering cherry trees, spirea and yew with numerous flower gardens in the front. Forest Conservation requirements would be met using the "express procedure" with a payment of \$6,795.36. All agency approvals have been received.

**Discussion:** Ms. Pietro explained that the "express procedure" may be used to meet the Forest Conservation requirement when a developer does not create more than five lots or the forestation requirements do not exceed two acres.

**Comments:** Mr. Kercheval commended Star Communities for their service to the citizens of our community and expressed his support for the expansion of their facility.

Mr. Kercheval made a motion to grant site plan approval. Seconded by Mr. Reiber. Unanimously approved.

### **Campbell Insurance & Financial, Inc. (SP-06-020)**

Ms. Pietro presented for review and approval a site plan for Campbell Insurance & Financial, Inc. The property is located along the north side of Jefferson Boulevard just west of Cavetown and is zoned BL – Business Local. The total acreage is .64 acre. The developer is proposing to construct a one-story 800-square foot insurance office. There is currently an existing vacant house and shed on the property. Access to the office will be from Paden Avenue which connects to Jefferson Boulevard. The site is served by public water from the City of Hagerstown and public sewer from the Washington County Department of Water Quality. The hours of operation would be Monday through Friday, 8:00 a.m. to 5:00 p.m. Parking required is three spaces and three spaces are provided. The interior parking lane would be gravel and the parking area would be paved. There would be a 4-foot by 10-foot building mounted sign. Solid waste would be collected in the building. No deliveries are proposed. Lighting would be building mounted. There are 5 Leyland Cypress trees along the rear of the property. The site would be exempt from Forest Conservation requirements because there would be less than 40,000-square feet of disturbed area. All agency approvals have been received.

Mr. Reiber made a motion to grant site plan approval. Seconded by Ms. Parrish. Unanimously approved.

## **- OTHER BUSINESS**

### **RZ-06-002 – Hashempour Consulting & Management LLC**

Mr. Thompson presented for review and recommendation Rezoning Case RZ-06-002, Hashempour Consulting & Management, LLC. The property is located along the west side of Maryland Route 65 north of its intersection with Maryland Route 68. The site is approximately 178 acres in size and is currently zoned Agricultural. The applicant is requesting a change in the zoning to RV – Rural Village based on a mistake in the original zoning. Fifteen people testified in opposition to the request. Points of opposition included: the property located to the east and west of the property is zoned Agricultural, granting this request would be a violation of the Maryland Code for the definition of a Rural Village, inadequate school capacity, traffic issues, recreation facilities, well and septic capabilities in the area, and this request would double the size of the Lappans Village. Rural Villages are Priority Funding Areas and this request would not be consistent with the recommendations within the State's guidelines for PFA's. The Staff Report states, *"The subject property is adjacent to the Rural Village of Lappans. Rezoning the subject properties to RV – Rural Village would not be compatible with the County's adopted Comprehensive Plan, since the subject parcels are not located within the boundaries of the Rural Village of Lappans and potential development of this site would not be considered 'infill' development.* The County's Comprehensive Plan states, *"It is not recommended that undeveloped land be zoned or rezoned to a Rural Village classification to encourage development in the rural areas."* The subject parcel was in a 5-year Agriculture Preservation District from 1981 to 1986 and again from 1999 to 2004. The applicant testified numerous times during the public hearing that he does not wish to develop the property; therefore, in Staff's opinion the change to a higher density classification of Rural Village is unnecessary and unwarranted.

**Comments:** Mr. Wiley expressed his opinion that the developer may have an ulterior motive in having the property rezoned and believes this area is not conducive to large development that would not be considered "infill" development. He supports the Staff's findings as stated in the Staff Report & Analysis Following the Public Hearing. He expressed his opinion that there was not a mistake in zoning. He also expressed concern regarding water and sewer issues and believes that development should occur in the Urban Growth Area as intended by the County's Comprehensive Plan.

In response to an inquiry made by Mr. Reiber, Mr. Thompson stated that he does not believe a mistake was made in the original zoning of the property. He believes the guidelines for smart growth were followed and it was not the County's intent to rezone surrounding vacant lands to enlarge the Rural Village areas. Rural Villages were established to obtain Priority Funding from the State in order to help existing communities should problems with wells or septic systems develop.

Mr. Anikis stated that during the time of the rural area rezoning, there were many discussions regarding minimizing the areas around the Rural Villages. The State encourages the focus for urban areas where there is infrastructure for water and sewer. If there were a problem with failing septic systems or failing wells in the Rural Villages, the State would provide financial support to provide public systems. However, if the County exceeds the requirements of the Ordinance (a 10% increase of homes in the Rural Villages), the State may not provide funding. The Health Department recommended that if this area would be developed, it should be developed with a public system. There are two USGS wells (one at Fountain Rock Elementary School and one at Roxbury Correction facility) that are monitored constantly. Since January of 2006, these wells are down several feet and development could cause many problems in the area.

Ms. Parrish expressed her opinion that the applicant did not prove a change in the character of the neighborhood and/or a mistake in the original zoning of the property.

Mr. Reiber made a motion to recommend denial of the request to the Board of County Commissioners based on the Staff's findings and that the existing zoning of Agricultural is conducive to the property. Seconded by Mr. Wiley. Unanimously approved. Mr. Kercheval and Mr. Ecker abstained.

### **Elmwood Farms, Section 2 – APFO Approval**

Mr. Thompson presented for review and approval the final plat for Section 2, Elmwood Farms. The preliminary plat for 174 lots received approval from the Planning Commission in May 2005. Policy #4 of the Planning Commission's Policies states, *"The Executive Director shall have the authority to review and approve all final plats for which previous approval has been granted to the Preliminary Plat by the Planning Commission, provided that the final plat meets all subdivision requirements and represents substantially the same plat that was approved as part of the preliminary plat"*. Changes have been made to the APFO and Section 5.4.1 states, *"The Planning Commission shall determine whether public school facilities are adequate for the proposed new development upon recommendation by the Planning Department after evaluating enrollment information provided by the Board of Education."* The Board of Education has reviewed the final plat and the number of students that would be generated by this development and has determined that the project can move forward at this time. Based on the information received from the Board of Education, Staff recommends approval of the final plat for Section 2; however, future sections of the development would require an approved mitigation plan before they can be approved.

**Comments:** Mr. Kercheval expressed his opinion that the APFO approvals should remain in effect for a specified time. If a development would be stalled for any reason, capacity could be tied up that might be used for another development that would be able to move forward.

Mr. Reiber made a motion to approve the final plat for Section 2, Elmwood Farm. Seconded by Ms. Parrish. Unanimously approved.

#### **City of Hagerstown Shaool Annexation**

Mr. Thompson presented for review and recommendation the City of Hagerstown Shaool Annexation (A06-02). The 1.6-acre tract of land is located along the east side of the Dual Highway between Mt. Aetna Road and Edgewood Drive and is designated as Low Density Residential on the Comprehensive Plan. The property is currently zoned RU – Residential Urban. The applicant is requesting an R-2 zoning classification upon annexation into the City which is consistent with the adopted County Comprehensive Plan.

Mr. Wiley made a motion to recommend that the proposed zoning designation is consistent with the adopted Comprehensive Plan for Washington County. Seconded by Ms. Parrish. Unanimously approved. Mr. Kercheval abstained.

#### **St. Lawrence Cement**

Mr. Lung presented for review and approval a request from St. Lawrence Cement to remove the IM – Industrial Mineral overlay from a portion of their land. A subdivision plat has been submitted from St. Lawrence Cement to convey approximately 35.36 acres of property to Mr. Jamie Snyder. The property is located on the north side of Old Forge Road near the intersection of Antietam Drive and Old Forge Road. When the Comprehensive Rezoning of the Rural Area was done, this property was taken out of the Growth Area and was given an underlying zoning of Agricultural Rural. The Ordinance prohibits residential development in the IM overlay zone. Section 15.3 allows the Board of County Commissioners, upon recommendation of the Planning Commission, to restore the land to its previous classification upon written request from the landowner.

Mr. Reiber made a motion to recommend to the Board of County Commissioners removal of the IM overlay zone. Seconded by Mr. Wiley. Unanimously approved. Mr. Kercheval abstained.

#### **Election of Officers**

Mr. Thompson stated that the Planning Commission by-laws require an election of officers in June for the upcoming year.

Mr. Kercheval made a motion to elect Mr. Anikis as the Chairman and Mr. Reiber as the Vice Chairman for the upcoming year. Seconded by Linda Parrish. Unanimously approved.

#### **- UPCOMING MEETINGS**

1. Joint Rezoning Hearing, Monday, June 12, 2006, 7:00 p.m., Washington County Court House, Court Room #1, 95 W. Washington Street
2. Regular Planning Commission Meeting, Monday, July 10, 2006, 7:00 p.m., Washington County Administrative Annex, 80 W. Baltimore Street

#### **- ADJOURNMENT**

Mr. Wiley made a motion to adjourn the meeting at 9:35 p.m. Seconded by Mr. Reiber. So ordered.

Respectfully Submitted,

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George Anikis, Chairman