

Plan Commission Meeting February 4, 2019

The meeting was called to order at 6:32p.m. in the City Council Chambers.

Roll call we held. Members present: Tony Verardi, Patrick Kretzer, Scott McClure, and Jim Altman.

Excused: Garrett Ess and Joe Hadley

Purpose of the meeting: to consider the application of Louis J. Sloan and Rebecca L. Sloan for the City to adopt an Ordinance to amend the Zoning Code to reclassify from Agriculture-1 to Residential-1 property located at the commonly known address of: Part of the South Quarter of Section 21, Township 21, Township 12 north, Range 2 West of the Third Principal Meridian, Christian County, IL.

Chairman Kretzer recognized City Attorney Romano.

Attorney Romano stated that an amendment was made to the property owners lease with Jayne Solar that removed this portion of the property from the project (14.3ac). A new Tract Survey was created and distributed.

Dr. Louis Sloan stated he has a party interested in the property for development. He also stated that even if the project doesn't continue, he would like the property re-zoned anyway.

Mayor Barry stated the entire property was R-1 when annexed into city and then changed to Ag-1.

Alderman Burtle stated he believes rezoning should wait for the firm plans of the project to be able to control what is put there.

Alderman Walters stated he is in favor of rezoning change to allow for more affordable housing, especially in the wake of the December tornado. Alderman Burtle agreed with the premise, but stated the construction wouldn't be completed in time to make a difference.

Dr. Sloan stated he wanted any plan for the property to include tax revenue.

Alderman Jones stated he agreed with other points but sees a need for affordable housing and the city benefits from other taxes received from increased housing.

Alderman Dorchinez inquired of Atty Romano if any property taxes were received from this type of housing. George Calvert stated that a small % was received and expires at some point, increasing to normal assessment.

Mayor Barry stated he was under the impression that after 14years the benefits expire.

Alderman Budd stated while tax income may not be full amount, it is something.

Alderman Burtle stated that all developments such as those possible for this property are private and details are negotiable between developer and government. He also stated that he believes that there is no housing shortage in the community.

Jim Altman asked if there was a hurry to this matter. Dr. Sloan stated there are deadlines if the potential developer wishes to pursue the project.

Al Herman Burtle stated that if the developer would come forward, questions could be addressed.

Atty Romano stated that this property was previously R-1 and typically a developer would request zoning change for project.

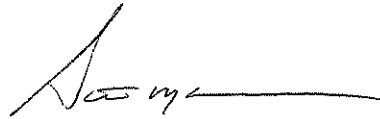
Tony Verardi asked about potential school income if another subsidized housing project was constructed. Mayor stated that with increased enrollment, the State pays more to district. Verardi continued by asking if any ordinance changes were made following the last development. Ald. Jones stated that nothing was changes, but changes were attempted.

Patrick Kretzer inquired if anything will be done with property to the north of the existing Hathaway Homes, Dr. Sloan said no. Kretzer stated he sees no reason not to make zoning change for the current owner.

Jim Altman made a motion to recommend approval of the ordinance to the City Council. Scott McClure seconded. All members present voted for the motion. Meeting adjourned at 7:05p.m.



Patrick Kretzer, Chairman



Scott McClure, Secretary

Minutes of the Plan Commission

August 19, 2019

6:00pm

Purpose of the meeting: Consider site plan for the Tullis property, 2800 E Park, Taylorville.

Pat Kretzer, acting chairman, called the meeting to order at 6:01pm in the Council Chambers.

Scott McClure conducted a roll call:

Present: Pat Kretzer, Jim Altman, Scott McClure, Tony Verardi, Joe Hadley, and Garrett Ess

Excused: Joe Hauser

Other officials present: Mayor Barry, Aldermen Lanzotti, Dorchinez, Burtle, Budd, and Olive; Supt. Speagle, and Asst. Chief Goodall.

Pat Kretzer read the purpose of the meeting.

Mr. Altman asked Mr. Tullis about the entrance to the property. Mr. Tullis stated that the only public access would be from Rt. 29.

Mr. Kretzer asked for clarification on the 18" drain tile shown leading to the state drainage.

Mr. McClure called upon Asst. Fire Chief Goodall to address a Fire Dept. concern about proximity of a fire hydrant. Chief Goodall stated that the nearest hydrant was located across the highway and they would like to see one placed on the property. Mr. Tullis stated he had no problem with placing one as requested.

Alderman Burtle asked to see a set of plans, several commission members passed plans to alderman present.

Engineer Joe Green presented a letter to Mr. Kretzer regarding the need for sidewalks and the condition of the walks along Rt. 29. He requested that Tullis not be required to add sidewalks until the neighboring ones were improved.

Ald. Burtle stated he would like to see the city replace the existing walks.

Mr. McClure made a motion to approve the site plan with the additions of the fire hydrant and the condition of placing sidewalks once the existing walks are improved.

Mr. Altman seconded. No further discussion, roll call vote was held and all members present voted in favor of approval.

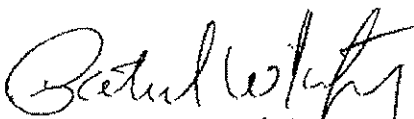
Mr. Kretzer presented additional comments in regard to zoning requirements and storm water detention, specifically detention ponds. He felt that in many cases these aren't really needed and are a potential deterrent to commercial construction and in many cases an eye sore. He would like the current rules to be looked at.

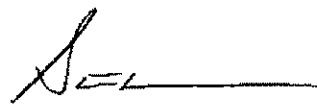
Ald. Lanzotti asked Eng. Green if he requested the Tullis detention pond to be sized accordingly, Green stated it is to meet State requirements, IDOT would not approve plans without it. Green further stated that IDOT has yet to approve the site plans.

Ald. Budd stated he felt there were situations where detention ponds were necessary.

Jim Altman made a motion to adjourn, seconded by Mr. Hadley, all were in favor. Meeting adjourned at 6:19pm

Respectfully submitted:


Pat Kretzer, acting chairman


Scott McClure, Secretary

Minutes of the Plan Commission

August 19, 2019

6:30pm

Purpose of the meeting: Consider an ordinance amending Paragraph A of Section 10-4-3 and Section 10-4-6 of the Taylorville City Code (re: adding retail sales of mobile homes in trailer parks as a Special Use in R-2 Zoning District).

Pat Kretzer, acting chairman, called the meeting to order at 6:30pm in the Council Chambers in conjunction with a public hearing by the City Council.

Scott McClure conducted a roll call:

Present: Pat Kretzer, Jim Altman, Scott McClure, Tony Verardi, Joe Hadley, and Garrett Ess

Excused: Joe Hauser

Other officials present: Mayor Barry, Aldermen Lanzotti, Dorchinez, Burtle, Budd, and Olive; Supt. Speagle.

Pat Kretzer read the purpose of the meeting.

Mr. Kretzer stated the owner of Hannon TC would like to sell new mobile homes from his park, but the current zoning does not allow for it under city code. This would create a special use permit that he could then apply for.

Mayor Barry stated he spoke with 2 other mobile home park owners and they had no problem with the change.

Ald. Burtle stated that the park in question needs some help and this would be a good move.

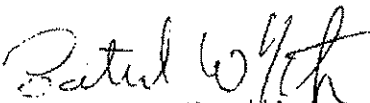
Attorney Romano stated that this only creates the special use, the owner in question would then have to apply for it.

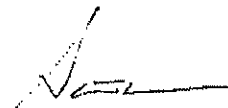
Mr. Altman made a motion to recommend to the full city council that the change be made as requested.

Mr. Ess seconded, all members voted in favor.

Mr. McClure made a motion to adjourn, seconded by Mr. Verardi, all were in favor. Meeting adjourned at 6:39pm

Respectfully submitted:


Pat Kretzer, acting chairman


Scott McClure, Secretary

Planning and Zoning Commission

Minutes

September 16, 2019

Meeting was called to order at 6:00pm by chairman Joe Hauser in the city council chambers. Roll call was held, members present: Joe Hauser, Patrick Kretzer, Jim Altman, Scott McClure; excused: Tony Verardi, Joe Hadley, Garrett Ess; council members: Mayor Barry, alderman Olive, Driskel, Lanzotti, Burtle, Skultety, Budd, and Bryant; superintendents: David Speagle and Mike Crews. Others present from the public and representing the project in question: David Atchley, David Ryan, Meggann Bell, Nathan Joseph, Justin Gragor, Julie Lilly, Marty Sanders, Leon Coffey, and Nathan Joseph.

Chairman Hauser asked for a motion to approve the minutes from 2 meetings held on August 19, 2019. Motion made by Mr. Altman, seconded by Kretzer, all voted in favor.

The purpose of the meeting was read by chairman Hauser: discussion and consideration of the location and sketch map for Hathaway Homes of Taylorville, Phase 2-West Elm

Chairman Hauser began discussion by asking alderman present if there were any questions.

Alderman Burtle asked for clarification on if a letter of support for the project was received from the city. Mayor Barry stated he provided such letter, alderman Burtle stated that was the mayor's opinion and not necessarily that of the full council. A representative of the developer said the letter was received, but that it is not always needed now as it was in the past by the state. Ald. Burtle asked for clarification on the ability to show the need for this type of housing. The developer stated that a market study was done by a firm hired by the developer. Burtle asked that the council receive a copy of said study with the personal belief that the market is saturated with this type of housing. A representative from CCDC stated that 85% of their occupants come from Christian County. Mayor stated that in his opinion, most of the occupants of the 1st phase are local.

Ald. Driskell asked if priority of housing be given to locals. CCDC rep stated only age and handicap can be given priority. Driskell stated she would support the project if priority was given to locals and further inquired about the funding of the project. A representative explained that it was funded through dollar-for-dollar tax credits through the IRS affordable housing tax credits. Driskell inquired that if state funding dried up, where would maintenance and upkeep costs come from? It was stated that the project isn't reliant on state funding and rents would pay for upkeep.

Ald. Skultety inquired if an income study was done for Taylorville or entire area. Representatives stated the study was done for the market area. Skultety asked if he could see the study and believes the previous project similar to this increased the number of low income residents, thus creating an enhanced market for this type of housing.

Ald. Budd asked about scope of project (48 units). He further asked about tax rates on the properties, a long discussion was held stating that the rate was the same as similar properties, but the actual dollars received from these properties was less than a comparable single-family home. He further inquired if a phase 3 was in the works, representatives stated there were no plans now for a phase 3. Budd further stated he believes there is a need for this type of project following the tornado but didn't feel it was fair that the taxes received were much less than a typical private residence. CCDC stated they were working with the county on a solution

Mr. Kretzer asked if this should be tabled until the information requested was received. It was clarified that all that was being asked was an approval of the site plan at this time. Kretzer then asked about the feasibility of building this type of housing in existing neighborhoods with empty lots. Representatives said that has been done at times. Mayor Barry stated the ownership of the individual lots would create an issue, multiple owners. Kretzer further inquired about the drainage basin at the front of the property, engineer stated it would be a dry basin.

Chairman Hauser referenced a letter from the fire department requesting specific fire hydrant locations on sketch map. The developer stated that would not be an issue and would be reviewed. Hauser then read a letter from City Engineer Green stating his approval of plans.


Alderman Budd clarified that a more detailed site plan would still have to be presented at a later time.

Further discussion was held about how to proceed in light of the situation with the approval of the first phase of this project. Attorney Romano stated that action does not need taken until the second regular meeting to allow for the other reports to be presented.

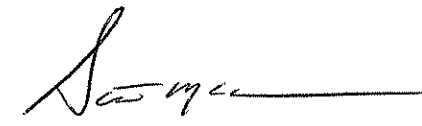
Mr. Kretzer made a motion to continue the discussion at the next regular meeting. Altman seconded, all voted in favor.

With no other business, Mr. Altman motioned to adjourn, Kretzer seconded, all in favor and meeting ended at 6:51pm.

Respectfully submitted



Joe Hauser, Chairman



Scott McClure, Secretary

Minutes of the Taylorville Board of Appeals
October 14, 2019

The meeting was called to order by Chairman Patrick Kretzer at 7:00 pm.

A call of the roll showed:

Present: Patrick Kretzer; Todd Altman; Ben Morrison; Lorene Cambruzzi

Absent: Matt Beckley; Rich Shaw; Bob Febus

Also, present: Donald Beetem

The minutes of the last meeting on September 23, 2019 were unable and will be presented at a later date.

The purpose of this meeting is:

1. To consider the request of Donald & Dana Beetem to replace the exiting garage with at 24' x 24' garage on their property located at 319 W. Franklin.

A motion by Ben Morrison and seconded by Todd Altman to grant a 2' variance on the east property line.

A call of the roll showed:

Yes: Patrick Kretzer; Todd Altman; Ben Morrison; Lorene Cambruzzi

No: None

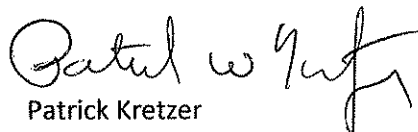
The motion to adjourn was made by Lorene Cambruzzi and seconded by Ben Morrison at 7:10 pm.

A call of the roll showed:

Yes: Patrick Kretzer; Todd Altman; Ben Morrison; Lorene Cambruzzi

No: None

Respectfully submitted,



Patrick Kretzer
Chairman and Secretary

Minutes of the Plan Commission

October 21, 2019, 5:30pm

Meeting was called to order at 5:30pm on Monday, October 21, 2019 by Chairman Joe Hauser, in the council chambers in conjunction with a Public Hearing by the City Council.

Roll call was held, following members were present: Tony Verardi, Patrick Kretzer, Scott McClure, Jim Altman, Joe Hadley, Joe Hauser. Absent: Garrett Ess

Chairman Hauser read the first agenda item: Rezoning request of West School Investments LLC to rezone from R-1 to C-1 property located at 300 N. Elevator.

Mr. Kretzer stated this matter had previously been brought before the commission and was denied. In his opinion the building is not usable for any use and he is not in favor of a full rezone, but would support commercial zoned lots along Spresser St.

Property owner Joe Curvey spoke stating he has a party interested in building a commercial building on the Spresser St. side of the property where 2 lots would be created along with one on Houston and the existing school building would be repurposed as a "strip mall" type facility with access drive added off of Spresser St.

Ald. Dorchinecz questioned the "Poplar St. Extended". Mr. Curvey stated that portion of the road is actually owned by them, but he would be willing to deed it back to the City.

Ald. Budd inquired about the new access from Spresser St.

Ald. Bryant asked to see the gift of Poplar St. be put into writing.

Mayor Barry stated he believes this is a good move and the timing is right.

Ald. Driskell inquired about plans for the property. Stacey Hutchins- Joyce stated she is interested in building a salon/spa on the Spresser St. frontage.

Mr. Kretzer inquired about the environmental health of the school building. Mr. Curvey stated there is asbestos in the floor tiles and some piping but would not be disturbed.

Ald. Budd asked if any neighbors present wished to speak for/against the proposed rezoning.

Mr. Kretzer further stated that if the School District didn't feel the building was safe, why it would be now. Mr. Curvey stated he believes the school's decision to close the building was based on the population not the health of the building.

Ald. Driskell inquired about parking. Curvey stated that parking would be on both sides of existing building. Mr. Curvey stated he would be willing to put up fencing between existing property and neighboring homes.

Mr. Hauser asked if the existing school access would be used, yes it would.

Ald. Driskell commented that per her husband who was on the school board at the time, mold was an issue in the facility.

Ald. Skultety expressed concern about the Houston st. side of the property being rezoned to commercial. Mr. Curvey stated he would be ok with that frontage remaining residential.

Mr. Kretzer made a motion to continue the issue to the next meeting to allow the property owner to address some of the issues discussed. Altman seconded, all voted in favor of continuing issue.

Next chairman Hauser asked for a motion to approve minutes from previous meeting. No changes made, Kretzer motioned to approve, Hadley seconded, all voted in favor of approving minutes.

Chairman Hauser read next item, the location and sketch map of Hathaway Homes Phase 2. Chairman asked for any questions or comments on the plan, none raised. Mr. Kretzer motioned to recommend the City Council approve the location/sketch map. Mr. Verardi seconded, all voted in favor of the recommendation.

Chairman Hauser read the next item, the consideration of the preliminary plan for Hathaway Homes Phase 2. No alderman presented any questions/comments. Mr. Kretzer stated his dislike of a storm water detention pond on the front of the property. (Engineer present stated the water would drain within 24 hours of a large rain. *representing Hathaway Homes*)

Mayor Barry read letters in support of the project from the Fire Dept., Taylorville School District, and the Taylorville Ministerial Association.

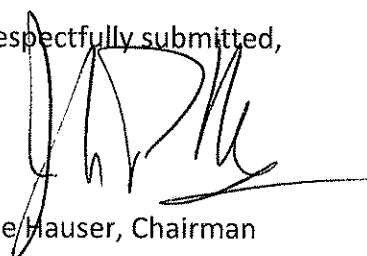
Mr. McClure motioned to recommend City Council approval of the project, Mr. Verardi seconded, all voted in favor of the motion.

Final item of business was the final plat of Atteberry Estates first addition and covenants. Developers present stated progress was moving along on the project with the upcoming completion of utility work. No Alderman presented any questions. Attorney Romano stated that by the next meeting, the ordinance would be completed for water extension. Mr. Kretzer inquired about the covenants. Attorney Romano said that between city code and neighborhood covenants, the stronger of the 2 gets enforced.

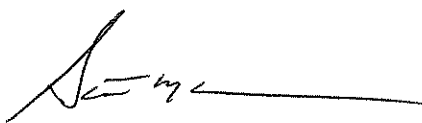
Mr. Kretzer motioned to recommend City Council approval of the final plat and covenants. Altman seconded, all voted in favor of the motion.

No other business was presented, Kretzer motioned to adjourn, Altman seconded, all in favor and meeting adjourned at 6:08p.m.

Respectfully submitted,



Joe Hauser, Chairman



Scott McClure, Secretary

Planning and Zoning Commission Meeting Minutes November 4, 2019

Meeting was called to order by Chairman Joe Hauser at 6:30 p.m. in the Council Chambers. Roll call took place. Members present were Tony Verardi, Patrick Kretzer, Scott McClure, Jim Altman, and Joe Hauser. Excused were Garrett Ess and Joe Hadley.

Chairman Hauser presented the minutes from the Oct. 21st meeting and asked for any changes or comments. Seeing none, Mr. Kretzer motioned to approve, and Altman seconded, all in favor.

Chairman Hauser read the purpose of the meeting; a continuation of the meeting to make a recommendation on the rezoning request of the West School Investments LLC property from R1 to C1

Mr. Kretzer stated he was against this proposal 5 years ago and continues that view based on the belief the school district closed the property due to safety concerns among others. He quoted a February 2010 article stating the district's architect's opinion that the school was in such disrepair that it should be closed. Kretzer continued that he would be in favor of rezoning a portion of the property, but not the entirety.

Mr. Bernie Curvey stated his family has a solid reputation in the community for upkeep of property.

Mr. Kevin Bauer, neighbor, asked for a definition of C1 zoning. Chairman Hauser read the complete definition as found in the city code.

Mayor Barry stated his opinion that the Curvey's would not rent the building out if it were unsafe to do so.

Chairman Hauser provided an environmental report from the school district stating that asbestos was present and considered a medium-level concern if the walls were to be opened but all other asbestos presence was a low-level concern. He also presented minutes from the TCUSD meeting authorizing the sale of the property based on the building being unnecessary to the district.

Mr. Verardi stated that many buildings in town contain asbestos and only becomes an issue if disturbed.

A letter from Mrs. Wells, neighbor to the property in question, was presented. She was present and stated that she was previously opposed to the original rezoning request but the Curvey's have kept the property in good repair over the years.

Mr. Kretzer reiterated to those present that once this zoning is changed, anything can be built on the property.

Attorney Romano stated that an unsigned commitment had been received to sign over the Poplar street extension to the city as well as build a privacy fence along a neighboring property. Mr. Joe Curvey stated they would be happy to sign the commitment. Other issues would be visited at the time the request to subdivide the property is received.

Alderman Budd asked Joe Curvey if he is willing to pay the increased taxes that will accompany a commercial property. Curvey stated they would have no choice but to pay. Ald. Bryant stated he wasn't getting a free pass, he would have to pay what the county says. Mr. Kretzer questioned the valuation on the building based on it having no worth when the school district sold it. Mr. Verardi stated that when the property is brought up to code, the value would be greater.

Neighbor, Mr. Beyers, stated his concern over other vacant commercial properties in town and if supply is too great.

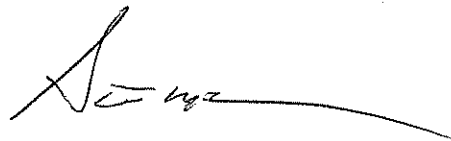
Mr. Kretzer made a motion to recommend to the City Council the approval of the rezoning request from R1 to C1 contingent on the Poplar Street transfer and installation of privacy fencing. Mr. Verardi seconded. Roll call vote was held, Verardi, McClure, and Hauser voted yes, Kretzer and Altman voted no. Motion passed 3-2.

Meeting was adjourned at 7:05 p.m. on a motion by Mr. Verardi, seconded by Mr. McClure.

Respectfully submitted



Joe Hauser, Chairman



Scott McClure, Secretary

Minutes of the Taylorville Planning and Zoning Commission
November 18, 2019

The meeting of the Taylorville Planning and Zoning Commission was called to order at 6:50 PM, Monday, November 18, 2019

A call of the roll showed:

Present: Verardi, Kretzer, Hadley, Hauser

Excused: Altman, McClure and Ess

A motion to approve the minutes of November 4, 2019 as presented was made by Mr. Kretzer with a second by Mr. Hadley. The motion was approved unanimously by members present.

The first item on the agenda was consideration of the rezoning request by Susan Johnson to rezone, from Residential-1 (R-1) to Commercial-2 (C-2), the property known and addressed as 1700 East Main Cross Street.

Significant discussion and commentary was made immediately before and during the public hearing on this request. In opposition was a residential neighbor immediately adjacent on the west side presenting concern about equipment, etc. which has been stored on the property for years in violation of the R-1 zoning ordinance without any improvements or disposal having been made. This neighbor pointed out that this same rezoning request was heard in September 2014 and there has been essentially no change in the amount of equipment stored on this property since that time.

The neighboring property owners to the east were concerned that owners of the subject property were not presenting a site plan as was required of the animal clinic.

There were indications that when a request for a building for the proposed used car lot for the subject property would be made, a specific site plan would be presented. Discussion further showed that a Commercial-1 (C-1) would allow everything that Ms. Johnson is indicating the subject property would be used for, a used car sales lot and auto repair.

A motion was made by Mr. Kretzer to deny the request for Commercial-2 (C-2) zoning and recommend that the City Council consider approval of a Commercial-1 (C-1) zoning designation with the provision that all ramifications and requirements of the C-1 zoning ordinance be enforced especially with regards to lighting and possible water retention leaning toward a good neighbor policy with an adjacent R-1 zoning. A second was made by Mr. Hadley

A roll call vote showed: Verardi-no, Kretzer-yes, Hadley-yes, Hauser-yes.

The motion passed 3 to 1.

The next item on the agenda was the consideration of the Construction Plans for Hathaway Homes of Taylorville, Phase 2-West Elm Street.

A letter from City Engineer Joseph L. Greene, dated November 18, 2019, cited four (4) changes needed to be made to conform to City Code.

A motion was made by Mr. Kretzer to recommend approval of the Hathaway Homes Taylorville Phase 2- West Elm Street, to the City Council, subject to the completion of the requirements outlined in the letter dated November 18, 2019 from the office of Greene & Bradford, City Engineers. A second to the motion was made by Mr. Hadley.

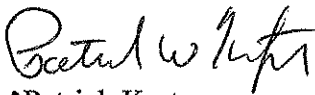
A roll call vote showed: Verardi-yes, Kretzer-yes, Hadley-yes, Hauser-yes.

There being no other business brought before this committee a motion was made by Mr. Verardi to adjourn. A second was made by Mr. Kretzer. A unanimous vote was made to adjourn at 6:55 PM.

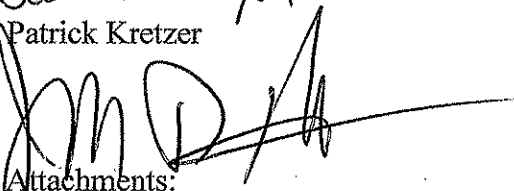
Respectfully submitted,

Joseph P. Hauser, Chairman and Acting Secretary

Reader For Accuracy,



Patrick Kretzer



Attachments:

Attendance list and Letter from Greene and Bradford dated November 18, 2019

Minutes of the Taylorville Planning and Zoning Commission
December 2, 2019

The meeting of the Taylorville Planning and Zoning Commission was called to order at 6:15 P.M. A call of the roll showed:

Present: Verardi, Kretzer, Altman and Hauser

Excused: Hadley, McClure and Ess

A motion was made to approve the minutes of the meeting of November 18, 2019 as mailed by Mr. Kretzer with a second by Mr. Altman. The motion passed unanimously by a voice vote.

The purpose of this meeting is the for the discussion and consideration in whole or part the following subject matters and/or motions to approve/deny/reject/review/table/amend/ratify/recommend:

Final plat of Hathaway Homes of Taylorville Phase 2-West Elm. This project has been the topic of discussion several prior times and there were no questions or comments from the City Council, members of the audience nor Planning Commission members. A motion to recommend approval of the Final Plat of Hathaway Homes of Taylorville Phase 2-West Elm to the City Council was made by Mr. Verardi with a second by Mr. Mr. Kretzer.

A call of the roll showed: Verardi-Y; Kretzer-Y; Altman-Y; Hauser-Y. The motion passed unanimously by PZC members present.

At this time, there being no other matters on the agenda, a motion to adjourn was made by Mr. Altman with a second by Mr. Verardi. The motion passed unanimously by a voice vote and the meeting adjourned at 6:21 P.M.

At 6:45 P.M. a meeting of the Taylorville Planning and Zoning Commission was called to order.

The purpose of this meeting is the for the discussion and consideration in whole or part the following subject matters and/or motions to approve/deny/reject/review/table/amend/ratify/recommend:

An Ordinance Adding Paragraph E to Section 10-5-6 of Title 10 of the Taylorville City Code Regarding Adding Subdivision of Adjoining Buildings on Commercial Property as a Special Use in a C-1 (Commercial) Zoning District and in a C-2 (Commercial) Zoning District.

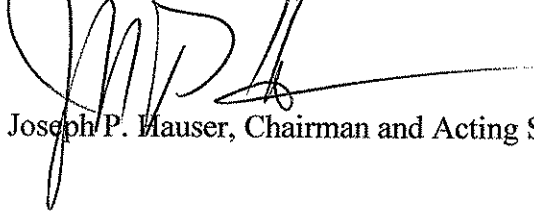
There were no questions from the City Council members, members of the audience nor from the members of the Planning Commission.

A motion to recommend approval of An Ordinance Adding Paragraph E to Section 10-5-6 of Title 10 of the Taylorville City Code Regarding Adding Subdivision of Adjoining Buildings on Commercial Property as a Special Use in a C-1 (Commercial) Zoning District and in a C-2 (Commercial) Zoning District to the City Council was made by Mr. Kretzer with a second by Mr. Altman. A call of the roll showed:

Verardi-Y; Kretzer-Y; Altman-Y; Hauser-Y The motion passed unanimously by those PZC members present.

There being no other business brought before this committee, a motion to adjourn was made by Mr. Verardi with a second by Mr. Kretzer. The meeting adjourned at 6:48 P.M.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'J.P. Hauser', with a long horizontal flourish extending to the right.

Joseph P. Hauser, Chairman and Acting Secretary

Reader for Accuracy,

A handwritten signature in black ink, appearing to read 'Patrick Kretzer', with a stylized, cursive script.

Patrick Kretzer