

## **MINUTES**

### **LOWER SWATARA TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING  
MARCH 23, 2023, 7:00 P.M.**

Meeting was called to order by Chauncey Knopp at 7:00 P.M. with the following present:

Chauncey Knopp, Chairman	Jim Diamond, LST Solicitor
James Young, Vice Chairman	Rich Snyder, LST Planning/Zoning Coordinator
Kimber Latsha	Tonya Condran, Recording Secy.
Dale Messick	Shawn Fabian, HRG
Howard Crawford	Alexa Korber, DCPC

Excused: Don Fure, Director of Codes, Planning & Zoning

Others present:

Zachary Border, LST Manager  
Joseph Mizrahi, Lower Swatara Developers LLC  
Chris DeHart, LST BOC  
Brandon Conrad, Vistablock  
Deb & Dean Cotton, residents  
Peter Wertz, McNees Wallace & Nurick  
Mike Huxta, ELA  
Laurie Castagna, Twelve Oaks resident  
Justin Geonnatti, Dynamic Engineering

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

### **APPROVAL OF MINUTES**

Mr. Knopp asked if there was a motion to approve the February 23, 2023, meeting minutes. The motion was made by Mr. Messick and seconded by Mr. Crawford. All were in favor. Minutes were approved.

### **COMMENT FROM CHAIRMAN KNOPP**

Mr. Knopp started off the meeting by answering a recent concern of a resident regarding Public Comment. Mr. Knopp explained that after each agenda item, and before the Planning Commission makes a recommendation, he checks with the Township Staff, HRG, DCPC, and our Solicitor, and then he asks for Public Comments rather than putting

a specific agenda item for public comment at the beginning of the meeting. He feels it is more effective if we do it during each specific presentation. Then at the end of the presentations, he asks for any general public comments.

### **OLD BUSINESS:**

**a. The Pond on Fulling Mill** – Planning Commission File #PC2021-06. There are currently five lots that will be combined to form one lot of 25.143 acres. There will be 67 townhouse units, 4 semi-detached units, and 116 apartment units in two buildings. A separate building will have combined uses, those of a community center, café, and 15 apartment units; and another separate building will have two stories of commercial space.

Mike Huxta with ELA Group introduced himself and Brandon Conrad of Vistablock. He explained that they have addressed the comment letters. With the last revision that they made, they haven't made any changes with the plan as far as streets or units, it was all additional information they had to clarify or add a couple stop signs and minor things like that. But nothing affects the layout of the plan itself.

Mr. Knopp asked if what we were using tonight is what was submitted previously.

Mr. Huxta confirmed that, saying that was fine. The newest revision of the plan has not been reviewed yet. This plan hasn't been changed. He also stated that just for the record, one of the corrections is that there are 69 townhomes and 132 apartment units. Some of the semi-detached buildings have been removed. And then there is the 2100-sf Community Center with the Manager's Office; the 2500-sf restaurant; and a 10,000-sf Commercial building.

Mr. Huxta then went over the plans with the Planning Commission. He showed that they still have apartment Buildings A & B with Building C being right below them. Building C has the Community Center and the restaurant, with 8 apartments above them. It will be two floors of apartments instead of the three floors that they originally had planned. The building to the right of that (Building D) is a two-story building, the bottom floor is 10,000-sf of commercial space. So, Building D was reduced from two floors of commercial space to just one floor. Then there will be 12 apartment units on the second floor (of Bldg. D). He stated that they made these changes to reduce the height of Building C and to get better use out of Building D. This will also reduce the amount of

traffic. It also helps with the parking requirements, there are now some excess parking spaces, a lot being on-street parking.

Mr. Fabian added that those revisions did address the main traffic comments we had. The only outstanding traffic comment now is getting confirmation from PennDOT that they were ok with it, we are just waiting to hear back from them.

Mr. Huxta advised that they were just communicating with PennDOT on that today, now they are just waiting to hear back.

Mr. Huxta said the other big thing with this plan was the changing of the landscaping. After discussion with the Township Staff on this, he said they are providing a planting buffer (between The Pond and Twelve Oaks) with evergreens, trees and shrubs. It is mostly evergreens, but it couldn't be put up right against the property line due to the easements that are there. But they adjusted it to still keep it a solid buffer, then in between that and the property line, they will be using an ornamental meadow mix, which is a little nicer than what is normally used in a meadow site that will not be used.

Mr. Knopp asked if the meadow mix will affect the neighboring landowner's grass.

Mr. Huxta explained that as long as they keep cutting their grass, nothing should spill over into their property.

Mr. Knopp asked for clarification on what meadow mix is.

Mr. Fabian explained that it is like Black Eyed Susans, Shasta Daisies, small milkweed, showy-er wildflowers, and such.

Mr. Huxta added that they are perennials (which means they come back every year). They would cut it down to the bottom about twice a year to maintain it and it will grow back up. It also mulches itself and reseeds itself.

Mr. Fabian said the adjustment of the trees has addressed his major concerns with the last consideration of this. It is fairly difficult with all those right-of-ways coming in there, but the trees are a little more sporadic and broken up now, rather than a uniform

buffer. He is in favor of the meadow mix but he wants to make sure the residents know that it will not be mowed regularly, it will be a wild flowery area.

Mr. Knopp asked how high these meadow flowers/plant will get.

Mr. Huxta answered about 30 inches tall.

Mr. Fabian added that they will offer some additional screening but these wildflowers will not be tall.

[Mr. Snyder brought up some pictures of examples of what it may look like.]

Mr. Fabian said it would not just be a hayfield in there, it would be much more showy. He said that the flowers would have staggered blooms between Spring and Fall.

Mr. Snyder added that the majority, if not all, are native to Pennsylvania and the eastern states.

Mr. Huxta confirmed that all the plants, trees, and shrubs they are putting in are native.

Mr. Huxta said the development will be more condensed to the center of the property. So they cannot do much development to the north and the east of the property, which is why they removed some of the semi-detached units and added a couple more townhouses. There are a lot of easements, slopes, and a stream, so they kept the development area away from those areas.

Mr. Knopp asked for any questions/comments from the Planning Commission.

There were none at this time.

Mr. Knopp asked for any questions/comments from HRG.

Mr. Fabian said he had a couple conversations with their stormwater designer to work through the remaining components of the stormwater part of the plan. So he feels at this point they have worked through the major technical items that would correspond to a substantive change in everything we see here. He feels comfortable that they have

addressed the majority of the issues and now can work more on the administrative items. He went on to say at this point he is good if the Planning Commission would be interested in pursuing.

Mr. Knopp asked for any questions/comments from Township Staff.

Mr. Snyder stated that he feels the majority of the comments have been addressed. Anything that is remaining from the Planning & Zoning standpoint could be handled as stipulations moving forward.

Mr. Knopp asked for any questions/comments from DCPC.

Ms. Korber asked if the 10,000-sf commercial building was going to be open for someone to rent and did they know what would be going in there yet.

Mr. Huxta said the target is a medical office for the community.

Mr. Young asked if the use by the renter affects the traffic count.

Mr. Huxta said no, it would not. A medical office would be very similar to the traffic count of a regular office.

Mr. Knopp asked for Public Comment at this time.

Laurie Castagna, a Twelve Oaks resident, expressed her concerns about the added traffic that will arise from the development of The Pond. She said that 90% of traffic coming out of Twelve Oaks turns right onto Nissley Drive because they are going to either Target, Walmart, Route 83, into the City (Harrisburg), or somewhere that they need to get up to Route 441 (Oberlin Road). She doesn't expect the traffic coming out of The Pond will be any different than what comes out of her development. She went on to explain that anybody who has sat at the intersection of Nissley & 441 (Oberlin) between 7am-9am and 3:30pm-6pm knows what a nightmare it is to try to make a left turn there. She hopes the Township would not move forward until a new Traffic Study is done on Nissley, Fulling Mill, and Oberlin. She informed that some nights there are lines of 30-40 cars coming down 441 (Oberlin) from the Lindle Road exit area to get back on Rte. 283 at the Frank Linn Interchange, so that they can avoid the mess at the Turnpike

interchange area. She reiterated that she feels we need to explore the traffic situation before we move forward with this project.

Mr. Knopp thanked Mrs. Castagna for her input and asked if there were any other comments/questions from the Public.

There were none at this time.

Mr. Snyder asked if he could attempt to address Mrs. Castagna's concern. Regarding the Traffic Study, a separate project (the Aberdeen development) should be coming before the Planning Commission next month. To address their TIS (Traffic Impact Study) comments from PennDOT, they are required to submit a new Traffic Study taking into account multiple locations including some of those areas that Mrs. Castagna had just talked about. We are awaiting input and a submission from their engineers. We should have some more information on that coming forth with this separate project, but there will be some information provided and recommendations made for that.

Mr. Knopp asked if and when we will know that the Traffic Study is done.

Mr. Snyder responded that he received an email this week that they are intending to submit that revised Traffic Study by April 20, 2023.

Mr. Knopp said based on that comment, are we supposed to wait another month or two?

Mr. Snyder stated that the Traffic Study that they are providing isn't necessarily taking this project into account.

Mr. Huxta said he thought it was his understanding that if somebody is proposing a new development, that they should take into account the project that was already approved and that Traffic Study would have to be included in the next person's Traffic Study.

Mr. Fabian stated that we have had several calls with PennDOT to try to help them with what should be considered as background of all the additional projects that are rolling in here. So, they have a pretty comprehensive look at everything we have from

Longview Drive down to Fulling Mill Road. It is either on review now or coming up in the near future and it should be taken into consideration as we are moving forward when reviewing all these traffic concerns. We are taking into consideration how all these traffic concerns relate to each other even if they don't share the same road, because it could lead to increased traffic through the whole region.

Mr. Young added that if Aberdeen gets approved, the cul-de-sac where Bonnie Blue and Scarlett come together is going to be a through-street for people who want to turn right onto 441.

Mr. Fabian said that is currently what is proposed but that is on a separate docket than what is being proposed here tonight.

Mr. Knopp asked for any further questions or comments. There were none at this time.

Mr. Knopp asked the Planning Commission to address the waiver: Preliminary Plats; Procedure – applicant is requesting a waiver from submission of a preliminary plan and preliminary plan specifications.

- Mr. Young made the motion to recommend approval.
- Mr. Messick seconded the motion.
- All were in favor.

Mr. Knopp asked, based on the presentation of this plan tonight and the Public's comments, what the Planning Commission would like to do with the submission of The Pond.

- Mr. Young made the motion to recommend approval to the Board of Commissioners subject to four conditions:
  1. That they address any and all outstanding comments from the Township Engineer and others.
  2. That they pay any and all fees; escrow money be in place; and they obtain all necessary permits.
  3. That the Developer's Agreement be acceptable to the Township including but not limited to representations made by the Developer at prior Planning Commission meetings.
  4. That the plan submitted before the Board of Commissioners complies with all applicable ordinances, statutes, and regulations.

- Mr. Latsha seconded the motion.
- All were in favor.
- Plan was approved with stipulations.

**b. Wawa** – Planning Commission File #PC2022-10. The proposed project intends to combine three (3) tax parcels and create two (2) condo units. Proposed Condo Unit 3A will be improved with a 6,049sf Wawa, a canopy covering 6 fuel islands, two 22,000 gallon storage tanks, a 20,000 gallon storage tank, and associated site/utility improvements. Proposed Condo Unit 5 will be improved with a 2,454-sf quick serve restaurant, a two-lane drive-thru, associated site/utility improvements, and a stormwater management facility.

Peter Wertz with McNees, Wallace, & Nurick introduced himself and his colleagues, Justin Geonnatti of Dynamic Engineering, and Joseph Mizrahi of Paramount Realty (Lower Swatara Developers LLC).

Mr. Wertz brought up the subject of sidewalks along the frontage of this property. Some conceptual plans were given to LST Zoning Officer as to what their sidewalk proposal might look like. Sidewalk was included along the entire frontage of the site and also from the frontage up to the quick-serve restaurant (QSR). On the eastern side, the sidewalk will provide for a connection with the one in front of the CVS store.

Mr. Wertz said that beside the sidewalk, they are here tonight on a clean comment letter and two waiver requests. Under Waiver #1, the comment related to EDUs, what was in discussion with respect to sewer EDUs was that they place a note on the plan that would require applicant to acquire sufficient EDUs to construct the QSR at the time of pulling the building permit. As for the Wawa, they do have sufficient EDUs to advance. He said they are working out some things with the seller as well as the Township to secure the necessary EDUs.

Mr. Diamond said that is what he would recommend. His understanding is that the QSR is not ready to be leased yet anyway, so it will all be approved without holding up the Wawa.

Mr. Young asked how many EDUs we are talking about with the QSR.



Mr. Wertz said he believes it is 5. There is one from the previous use of the bank on that property, so they would need four more.

Mr. Diamond stated that right now it is a physical pump station issue. We just don't have the capacity.

Mr. Wertz said that there is some discussion with the Township that those 4 EDUs are actually available by virtue of the Linden Centre Condominium which has a good amount of EDUs in reserve. He said they are just moving forward with the plan as they work those things out, whether it is with the Township or with the Seller.

Mr. Diamond clarified that there are paper EDUs and the real world. Right now, we know we can get the Wawa physically connected. We are working on getting what is needed for the restaurant.

Mr. Geonnatti went over the two waiver requests:

1. Waiver from the submission of a preliminary plan and preliminary plan specifications due to the prelim plan procedures and specs being included within the final plat submission.
2. Waiver of storm pipe material requirement. They are requesting the use of HDPE pipes instead of CMP pipes. HDPE is the new standard, and it holds up better with time.

Mr. Fabian said his biggest concern with the first waiver is that if the approval of the EDUs has not been resolved and the QSR will be constructed in a separate phase, we would not recommend this waiver to be approved and would expect to see a separate preliminary and final plan submission for this site.

Mr. Knopp asked for any questions/comments from the Planning Commission.

There were none at this time.

Mr. Knopp asked for any questions/comments from the Township Staff.

Mr. Snyder stated that the Planning & Zoning Department sent out their comment letter this afternoon. The majority of the comments that were left were stipulations prior to getting Board of Commissioner approval. Most everything else was small drafting issues or typographic errors.

Mr. Knopp asked then if the Township was ok with the plan.

Mr. Snyder said yes.

Mr. Knopp asked if HRG was ok with the plan.

Mr. Fabian said that he has had a couple conversations with the Stormwater Designer to work through the stormwater comments. There were some clerical items on the Subdivision/Land Development side, and he had a comment on the sidewalk. HRG is in favor of the full frontage of the site to have sidewalk installed. But they did not see an ADA-accessible ramp going into the Wawa, so that is something they agreed to address in the resubmission. Mr. Fabian stated that he is comfortable with how they are approaching those items and the other comments brought up. Just because of some of the historic flooding issues in this area, he has been a little more scrutinous on some of the stormwater items than he usually may be. It does look like there are a lot of outstanding items but some of them are just understanding the function of the stormwater system. The core substantive changes have been resolved. He said that he is comfortable with moving forward with conditional approval and working through the rest of the administrative items.

Mr. Young asked Mr. Fabian what his position was on the second waiver.

Mr. Fabian is very in favor of that waiver. It is a legacy referral that all pipe be corrugated galvanized metal pipe and when we update the Ordinance, we would like to have a removal of that. Most people ignore coming in for the waiver on that and just go straight to using the HDPE pipe. We don't really want to put any more CMP pipe in the ground than we have to when repairing or replacing anything.

Mr. Knopp asked Ms. Korber for any comments from DCPC.

Ms. Korber had nothing to add but she wanted to express that DCPC was happy about the sidewalk along the frontage of the site.

Mr. Young asked about the litigation process with the Zoning Hearing, it is his understanding that the impervious coverage involves two separate units on that, and when you consider it that way, it makes it compliant rather than if we look at them individually. Is that what the Township has agreed to previously?

Mr. Snyder said that his understanding of it is that at the time the impervious coverage was calculated from the Jamesway Plaza, it exceeded the requirements of the Zoning Ordinance. With this proposed project it will still exceed that of the Zoning Requirements, but each successive project percentage is getting less and less and getting closer to being within the Township's Zoning Requirements. So, the goal is that by the time Linden Centre is built out, the total build-out will be equal to or less than the Township Requirements.

Mr. Young asked if we need to do anything about that at this point in time.

Mr. Wertz explained that where the Wawa is located was proposed to be a convenience store under the initial 2007 Linden Centre plan. The Wawa site design is such that the impervious coverage is actually less than what was initially proposed. This was just incorporated into the Linden Centre site because it already had a Variance associated with it. It just created some technical issues that are difficult to address but they did also view the individual condo units as individual lots with things like internal lot line setback variances. The former bank site where the QSR is going is compliant in terms of impervious coverage and stormwater controls.

Mr. Young said that his concern was that since it has previously been addressed between the Township and the Applicant satisfactorily, it is not something that we need to revisit this evening.

Mr. Wertz and Mr. Diamond agreed with that.

Mr. Knopp asked for any further questions from the Planning Commission.

There were none at this time.

Mr. Knopp asked for any questions/comments from the Public.

There were none.

Mr. Knopp asked the Planning Commission to address the two waivers:

1. Applicant is requesting a waiver from submission of a preliminary plan and preliminary plan specifications.

- Mr. Young made the motion to recommend approval.

- Mr. Crawford seconded the motion.
- All were in favor.

2. Waiver of storm pipe material requirement. They are requesting the use of HDPE pipes instead of CMP pipes.

- Mr. Latsha made the motion to recommend approval.
- Mr. Young seconded the motion.
- All were in favor.

Mr. Knopp asked the Planning Commission what their recommendation is for the Wawa plan.

- Mr. Young made the motion to recommend approval to the Board of Commissioners subject to certain conditions: that they address any and all outstanding comments from the Township Engineer and others; they pay any and all fees due; obtain all necessary permits; and that the plan submitted to the Board of Commissioners complies with all applicable ordinances, statutes, and regulations.
- Mr. Messick seconded the motion.
- All were in favor.
- Plan was approved with stipulations.

## **NEW BUSINESS**

**a. Proposed Solar Ordinance** – An amendment to the existing Zoning Ordinance to provide use regulations regarding accessory and principal solar energy systems.

Mr. Snyder explained the revisions to the proposed Solar Ordinance. Township Staff has spent several hours going through the revisions to better sort the ordinance based upon definitions for principal solar energy systems (PSES) and accessory solar energy systems (ASES). PSES will be complete land development on site with no other uses; ASES will be accessory to a primary use on the site. The large-scale solar energy systems were taken out and the proposed ordinance was to reorganize in that fashion. There are four sections in the proposed ordinance that they would like to hear recommendations from the Planning Commission to pass along to the Board of Commissioners.

[Extensive discussion ensued on the proposed Solar Ordinance.]

After much discussion, the Planning Commission's recommendations are as follows:

1. Section 105, Item 6 – Ground mounted ASES shall meet the minimum setbacks from the side and rear property lines established for accessory buildings in the applicable zoning district.

- Mr. Young moved to recommend the greater of 15 feet or whatever is the requirement in that Zoning District where the ASES will be located.
- Mr. Crawford seconded the motion.
- All were in favor.

2. Section 106, Item 4 – Setbacks. PSES are permitted by conditional use exclusively in the Mineral Recovery, Airport Industrial, and Manufacturing Limited Zoning Districts. No PSES or Solar Related Equipment shall be located any closer than 50 feet to any property line.

- Mr. Crawford moved to recommend the standard of 50 feet. Then remove the last part of that sentence that reads “and shall not be located any closer than fifty (50) feet to the ultimate road right-of-way line.”
- Mr. Crawford also made a motion to put Section 106, Item 9 on the residential part (Section 105, Item 11) as well as the commercial.
- All were in favor.

3. Section 106, Item 18(c) – Fencing. All PSES and Solar Related Equipment shall be completely enclosed by fencing that consists of a minimum 6-foot-high fence with a locking gate, or as otherwise designated by the Township.

- Mr. Messick recommended an 8-foot fence height limit.
- Mr. Knopp made the motion to recommend the 8-foot height limit.
- All were in favor of the 8-foot fence height limit.

4. Section 106, Item 18(b) – Screening. Street Screening Shall consist of shrubs, 6 feet to 8 feet when mature, planted in accordance with the Subdivision and Land Development Ordinance requirements in a manner to provide an effective visual screen that blocks views of the arrays from the road. The exact type and placement type of vegetation shall be approved by the Township. Shrubs shall be planted adjacent to or outside of the road right-of-way. Solar perimeter fence shall be placed between vegetation and solar panels.

- Mr. Crawford made the motion to recommend the shrubs/trees should be 6 feet to 8 feet.
- Mr. Latsha seconded the motion.

- All were in favor.

5. Section 106, Item 18(c) 2<sup>nd</sup> part – Design of Fencing. Fencing should be designed to blend in with the surrounding screening and natural views, and not readily visible from the exterior of the parcel.

- Mr. Crawford made the motion to recommend the removal of the last part of the sentence stating “and not readily visible from the exterior of the parcel” because the shrub/tree screening will already provide that.
- Mr. Young seconded the motion.
- All were in favor.

Mr. Snyder advised that any additional changes should be submitted ASAP for the Board of Commissioners Agenda for the upcoming Workshop Meeting in order to have a 30-day advertising period. If not, then it would go to their Legislative Meeting in April. So, the ultimate timeline right now is to potentially have this enacted no later than June 30, 2023.

### **OTHER BUSINESS:**

#### **Traffic Study.**

Mr. Diamond explained how this entire area is changing as far as traffic is concerned. They are looking to do a multi-municipal traffic study with all the warehouses in the area getting ready to start operations. He said that Dauphin County Planning Commission has resources and we should make a recommendation to the BOC to explore the resources to do a large traffic study with the County.

Mr. Latsha agreed that the infrastructure does not support the growth of this area.

Mr. Diamond added that there are many of these warehouses that are still in the process of being built that haven’t seen the first truck yet. So, when these warehouses are in operation, we will be seeing 10’s of thousands of trucks and employees, from Allentown down to Chambersburg. The whole world is basically pivoting through our area now.

Ms. Korber added that transportation research is something that DCPC has a lot of money for right now, being that they just received a grant through a Safe Streets

Program. Anyone who is interested in learning more about it, she will hook up with their Regional Transportation Planner to answer any questions.

Mr. Diamond said another thing from the land planning standpoint under the MPC, if we do the right kind of big global study, you can lawfully set up an impact fee. You must go through this special process, and you can require a developer to deal with the contiguous part of the road around them.

Chris DeHart, resident and a Commissioner of the Township, stated that he has done grants for the Fire Department, and studies on traffic flow. He informed them that what he had found was that Fulling Mill Road traffic has actually decreased. Fulling Mill Road used to have about 9100 cars per day, but according to last year's numbers from PennDOT, it is down to 8000 cars per day. Oberlin Road (Route 441) has stayed the same with about 5100 cars per day. We don't know yet about N. Union Street. So, for this area, we are pretty much built out, there is not much more to do commercial-wise.

Mr. Diamond said that we do not know what will be coming out of Londonderry Township.

Mr. DeHart said that Londonderry traffic will be attracted to Route 283 and up through Middletown Borough to Vine Street. He feels Middletown will have more of an impact than Lower Swatara will. He feels LST's impact will be minimal from the new warehouses being built. He feels any new traffic impact being felt will be from the residential development that is taking place in LST.

Mr. Crawford asked who is in charge of getting in touch with the County to see about getting that traffic study information.

Ms. Korber suggested starting with the Township Manager.

Mr. Border, Township Manager, said he will reach out to the County.

### **Act 537 Plan Amendment**

Mr. Snyder explained the official Sewage Facilities Special Study for Lumber Street sewer improvements. This is the submission that will go to DEP for their approval. In order to do that, the engineer has to do an update where it is and what it involves, and we just need a recommendation from this Planning Commission that it has been reviewed

and the Planning Commission agrees that this study is consistent with the Township's Comprehensive Plan. When he gets that recommendation, he will write a letter to submit with the plan to DEP. Dauphin County Planning Commission has already reviewed it and they have given their recommendation and letter of support.

Mr. Young asked if the legal notice that the Township publicized is a cliff-note version of the 84 page plan and if they understand that cliff-note version, they will in turn understand all that is going on.

Mr. Snyder said that would have to be posed to the Municipal Authority's engineer.

Mr. Knopp asked Mr. Fabian to explain this amendment.

Mr. Fabian said he did not have much to offer since this is running on the wastewater side of HRG operations. He said that Caleb Krauter from HRG is handling all this.

[Further discussion on sanitary sewer lines ensued. It was brought up that these issues were being discussed by the Municipal Authority.]

Mr. Snyder reiterated that DEP requires a letter stating that the Lower Swatara Twp. Planning Commission review and recommend that the study is consistent with the Township's Comprehensive Plan.

Mr. Latsha made the motion to recommend that we provide the requested letter.

Mr. Messick seconded the motion.

All were in favor.

### **April 27<sup>th</sup> Meeting**

The next Planning Commission Meeting will be scheduled for Thursday, April 27, 2023, at 7:00 P.M.

**ADJOURN:**



A motion was made by Mr. Messick and seconded by Mr. Crawford to adjourn the meeting. All were in favor.

Meeting adjourned at 9:02 P.M.

Respectfully Submitted,

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Donald A. Fure, Director of Codes/Planning & Zoning