

**Plain City Planning Commission
Minutes of Meeting
March 12, 2015**

Minutes of the Plain City Planning Commission held on Thursday March 12, 2015 at 7:00 pm. located at the Council Chambers of the Plain City, Hall, Plain City Utah 84404.

Present: Chairman Blake Neil
 Vice Chair Buddy Sadler
 John Leonardi
 Jarod Maw
 Ed Hall *Excused*
 Mark Osenbach *Excused*

Staff Kathy Campbell

Attendees: Jerry Garrett, Zac Hedrick, Brett Ferrin, Robert Lamb, Janna Lamb, Jim Lamb, Shaun Chanthapannha, Jesus Perez, Allan Karras, Dan Pittman, Kory Wayment, Kadi Redd, Logan Halliday, Alan Walker, Reilly Adams, James Olsen, Case Masiey, Skyler Mitchell, Ron Kelley, Lafray Kelley, Maddie Bradford, Austin Dredge, Tanya Jensen, Lucy Petersen, Lorna Meyers, Phil Meyers, Kason Thomas, Tagahee Child, Kevin Bailey, Erik Craythorne.

Called to order: Chairman Blake Neil conducted the meeting. Commission member Jarod Maw gave an invocation.

Public Comments: Robert Lamb stated that he did not want to see Fremont Meadows pass until the agreement between him and the city had been signed. Jim Lamb said that he was encouraging the document agreement be signed before Fremont Meadows is given final approval. He also said that the City Attorney was Ok with the agreement. He continued with the City Engineer had found a problem with the description. Phil Meyers said that he had not met with the developer. Alan Walker said that he has concerns about the drawings for Fremont Meadows and about the drain water. He stated that he is lower than everyone else and that there is a land drain that the city public works employee Mitch Willson has approved, but with the Fremont Meadows subdivision there will be more water than what that land drain will be able to handle.

Public Hearing regarding Ramsey Estates Subdivision 5100 W 1820 N - 5 Lots.

Discussion: Chairman Neil explained during the public hearing individuals will have an opportunity to comment regarding the specific development.

MOTION: Commission member Maw made a motion to open a public hearing regarding Ramsey Estates approximately 5100 W 1820 N - 5 Lots. Commission member Sadler seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

There was no public comment.

MOTION: Commission member Sadler made a motion to close the public hearing

regarding the Ramsey Estates 5100 W 1820 N - 5 Lot Subdivision. Commission member Maw seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

Public Hearing regarding Blue Mountain Subdivision 4287 W 2500 N – 2 Lots
MOTION: Commission member Leonardi made a motion to open a public hearing regarding a the Blue Mountain Subdivision at 4287 W 2500 N a 2 Lot subdivision. Commission member Maw seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

There was no public comment.

Motion: Commission member Sadler made a motion to close the public hearing for the Blue Mountain Subdivision at 4287 W 2500 N a 2 Lot subdivision. Commission member Maw seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

Discussion /Motion: Final Approval Edgewood Estates Subdivision at approximately 2700 W 2225 N.

Jeff Hales representing the Edgewood Estates stated that after they had received the comments of February 27, 2015 from the City Engineer they had addressed those 8 items and have new drawing reflecting those changes. Mr. Hales had a copy of the geotechnical report. He gave a copy to Mrs. Campbell for the city file. Maw ask if Mr. Hales had addressed all 8 items from the February 27, 2015 memo from the City Engineer. Mr. Hales confirmed that he had. Leonardi ask that the plat notes clarify that the Plain City Canal is an operating canal between April and October. Leonardi stated that number one from the city engineering stated that all homes within the development should have a foundation drain and sump pump, those comments also needed to be added to the notes on the plat. Sadler ask Mr. Hales if he had the letter from Farr West City stating that the drainage could go to the detention pond in Mountain West Meadows. Mr. Hales said that there are three different places that the land drains could go. The third place is where it is going. It will go into the existing storm drain that is in the street and will then drain down to the detention pond that is on the Farr West side which is on the border of Farr West and Plain City. From that location it will then drain and go into the detention basin that is in Plain City. The development will have to allow for the square footage of that detention basin to take that amount of water. If that is not accepted by Farr West we will run the storm water out of the same spot that the sewer comes out of and drain the storm water into Mountain Meadow phase three. Leonardi ask who would make the decision on where the drain water would go. Mr. Hales said that they would depending on what Farr West City will allow them to do. Maw ask Mr. Hales if he had received word from Farr West if that would be possible? Mr. Hales stated that Farr West had said that they would have to increase the square footage of that detention basin to take that much water. Mr. Hales explained that they own the land around the detention basin so they could expand it or the drain water will go to the detention pond on in Mountain West Meadows at 2850 North. Mr. Hales confirmed that there were two items that the planning commission wanted on the plat. The canal is an active canal and that all homes constructed with the development should have a foundation drain and sump pump. Sadler confirmed with Mr. Hales that the dip on the east side of 2825 W was for the community U.S. Postal mailboxes. Mr. Hales said that location was central to the subdivision and that they were taking a more active position on where to locate the community mailboxes.

MOTION: Commission member Leonardi made motion to give Final Approval for Edgewood Estates Subdivision at approximately 2700 W 2225 N with the following three contingencies. 1. Note on the plat that all homes constructed within the development should have a foundation drain and sump pump. 2. Note on the plat that the canal is an active canal. 3. Show the planning commission where the storm drain is going.

DISCUSSION/MOTIOIN: Final Approval Fremont Meadows at 1785 N 4400 W

Neil ask Mr. Erik Craythorne if he had the chance to review the City Engineers comments. Mr. Craythorne said that he had. Mr. Craythorne said that on C-3 there is an 8 inch yard drain with a collection boxes on the back of the lots. Mr. Craythorne said that the city engineer was ok with the land drains. Maw clarified that the city code states that you cannot allow any property to drain into the adjacent property. Mr. Craythorne said that the land drains seem to be a better option than a berm. Neil read from the public works comments that stated no land drains. Mr. Craythorne said that he had talked to the Mr. Willson of the public works and the city engineer had said that it was in the city standards, the city engineer had also said that they did not want the land drain so low that it was draining the ground water. Mr. Craythorne said that he had addressed the cities engineers concerns. Mr. Craythorne said that the latest drawings have what the finished elevation of the floor would be on each lot. Mr. Craythorne walked up to the planning commission and showed them the improved plans. Mr. Craythorne said that on the latest drawings he addressed all of the cities engineers comments. Mr. Sadler said that the commission had not received the comments back from the city engineer Mr. Jensen on the latest drawings. Mr. Craythorne stated that he was still looking for clarification on the land drains and the fence on the south side. Neil stated that the fence does not appear to be on the property line. Mr. Craythorne said that currently it is a T-post fence. Maw clarified that the fence would be relocated to the property line. Mr. Craythorne stated that is correct. Mr. Craythorne said that he had not been able to find a good location for the mail box turn out because of the curve in the road and the sight line. Mr. Craythorne stated that Mr. Lamb had told him of his concerns with the land drain and who makes the call on the land drain? Sadler said that there would have to be an easement and that there could be no trees planted on the land drains and it would be their responsibility to maintain the land drains. Mr. Craythorne explained that the land drains would make it possible to have basements. Mr. Craythorne said that each lot would have a sewer lateral. The Planning Commission and Mr. Craythorne agreed to have a meeting with the City Engineer, Public Works and a member of the Planning Commission to discuss the land drain and other items. Leonardi ask about the weeds in phase 2 where only phase 1 was being done at the current time. The 2nd phase could be a fire hazard on the 4th of July. Mr. Craythorne said that he had talked to Mr. East and Mr. East had already sprayed for the weeds this year. Mr. East told Mr. Craythorne that he had made a promise that he would always keep the property weed free to the previous owner. Sadler had a question about the wedge shaped piece and what were the plans for the detention basin? Neil said that if there was the ability the city would like to see little miniature parks in the detention basins. There was a discussion about a fence on three sides and the safety of the public with the drop off to the detention basin.

MOTION: Commission member Sadler made motion to table final approval for Fremont Meadows at 1785 N 4400 W. Commission member Leonardi seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

DISCUSSION/MOTION: Brett Ferrin approximately 3225 W 2200 N Painter Acres.

Neil said that the division on Parcel A goes back to 1965. Mr. Ferrin said that was because of the Tax Id number. Mr. Ferrin stated that he understood that the lot was unbuildable till the city standards could be reached. Mr. Ferrin said that he needs an address in order to have Rocky Mountain install power at the property. Sadler ask what is required in the subdivision to make it a buildable lot. Mr. Ferrin said that it is not part of the Painter Subdivision. Neil said that if it was part of the subdivision it would have been part of phase 2. Mr. Hales said that if it had been part of the subdivision it would had been brought up to the city standards. Sadler ask if it could have been brought up to city standards. Sadler then ask if Mr. Ferrin had the septic tank approval, letters to serve from the utilities and is the road going to be brought up to the city standard, because currently it is a dirt road. Mr. Ferrin said that it is a Weber County road. Sadler said that the intent of the planning commission was that it was an unbuildable lot and that in the future there would be no more remaining lots in a subdivision. Sadler ask Mr. Ferrin if the city could get a deferral agreement and that he might need to give up some land and do curb and gutter. Mr. Ferrin was ask be the Planning Commission what was the width of the frontage. Mr. Ferrin said that currently it is 107' frontage and Mr. Jeff Hales is going to do a lot line adjustment later splitting the two parcels, then there would be 111' on both sides. *Note* The remainder parcel A in Painter Acres has two tax Id's because they are in two different taxing districts in Plain City.

Motion: Commission member Maw made an motion to recognize lot number 19-304-0005 as a buildable lot based on the approval of the utilities which are power, gas, remaining utilities which includes septic tank approval. Commission member Leonardi seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

DISCUSSION/MOTION: Set Public Hearing for Lucia Subdivision at approximately 1026 N 5200 W.

The commissioners discussed that the last time the commission had looked at the Lucia subdivision it had been denied. An updated set of plans would be needed.

MOTION: Commission member Sadler made an motion to set the Public Hearing for Lucia Subdivision at approximately 1026 N 5200 W on Thursday, April 9, 2015. Commission member Leonardi seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

DISCUSSION/MOTION: Zoning Ordinance concerning Side Yard requirements.

Neil handed out the National Pool & Safety act to the attending commissioners and inquired if it was known what the city building inspector uses as his criteria for standards on swimming pools. Neil ask the commissioners to look at page 13 with the requirements of door alarms that allow access to a swimming pool and also page 15-16 concerning barriers for residential swimming pools. Maw said that he would look up the ASTA.

MOTION: Commission member Sadler made a motion to table to Side Yard Ordinance. Commission member Maw seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

DISCUSSION/MOTION: Subdivision Ordinance concerning Roads and Blocks.

The city engineer, public works and fire department had looked at the changes and had no concerns or anything to add to the Roads and Blocks ordinance changes.

MOTION: Commission member Leonardi made a motion to approve the Road and Block 11-5-3. Commission member Sadler seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

DISCUSSION/MOTION: Yearly Nomination of Chairman and Vice Chairman. Commission member Sadler nominated Blake Neil for Chairman. Commission member Maw seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

Commission member Maw nominated Buddy Sadler for Vice Chairman. Commission member Leonardi seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

APPROVAL OF MINUTES: February 26, 2015.

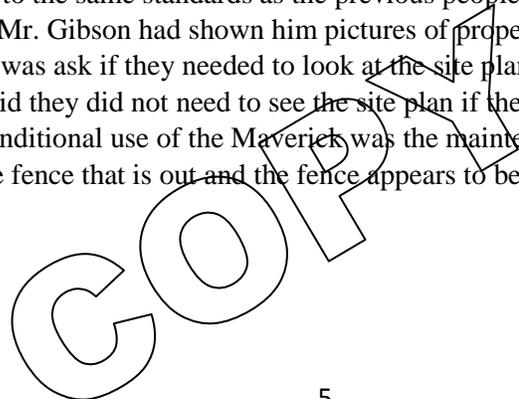
MOTION: Commission member Maw made a motion to approve the minutes of February 26, 2015 as amended. Commission member Leonardi seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

Report from City Council:

Neil report that Fiber Optics are going down 2600 N from the S curves to the Verizon Cell tower. The city council had the same concerns about the public restrooms for the Frog Pond pre-school as the planning commission. The bus stop at Pheasant Hollow at approximately 4350 there is an open ditch that they are going to see if the state roads will pipe. Mark Lowther reported that he is not running for city council. The Founders Day Celebration was ready to go. Basketball had ended and baseball is starting for the recreation department.

Commission Comments.

Mark Osenbach will move into Ed Halls position on the planning commission after City Council approval and a new alternate will be appointed with City Council approval. Maw reported that the Urban Design is ready to go and the meeting is set for Thursday, April 30, 2015. Sadler said that the remaining parcels need to be looked at. He also stated that he felt that there should not be any remaining parcels in a subdivision. Sadler said that he and Neil had meet with Still Creek representative and that they wanted to revise the PRUD agreement and that they were the same people that had done Ramuda. Maw stated that Ramuda is not a PRUD. Sadler said that the Still Creek representatives are claiming the agreement expires and that Still Creek is going to have to give the city some open space. Neil said that in January 2014 they had proposed 5,250' square lots and wanted to build under the power lines which was not accepted. If there are new owners they will be held to the same standards as the previous people. Neil said that he had meet with Ken Gibson and Mr. Gibson had shown him pictures of property and what he wanted to purchase. The commission was ask if they needed to look at the site plan for the remodel for the Maverick interior. They said they did not need to see the site plan if the only changes were to the interior, but part of the conditional use of the Maverick was the maintenance of the fence. Currently there is a section of the fence that is out and the fence appears to be leaning. These items need to be fixed.



Adjournment:

MOTION: Maw made a motion to adjourn the meeting at 9:20 p.m. Commission member Leonardi seconded the motion. Vote: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

<u>Neil</u>	<u>Sadler</u>	<u>Osenbach</u>	<u>Maw</u>	<u>Hall</u>	<u>Leonardi</u>
			Jan 15	Feb 5	Feb 19
Mar 5	Mar 19	Apr 2	Apr 16	May 7	May 21
Jun 4	June 18	Jul 2	Jul 16	Aug 6	Aug 20
Sept 3	Sept 17	Oct 1	Oct 15	Nov 5	Nov 19
Dec 3	Dec 17				

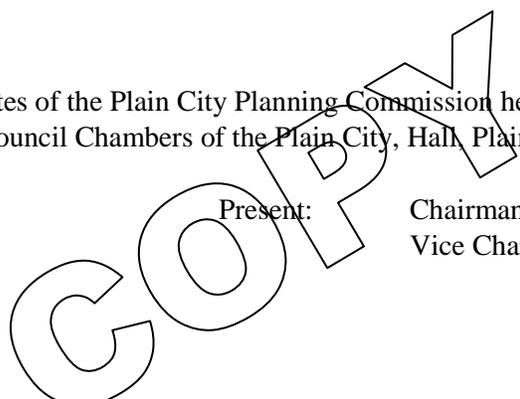
Planning Commission Chair

Planning Commission Secretary

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Present:	Chairman	Blake Neil
	Vice Chair	Buddy Sadler
		John Leonardi
		Jarod Maw <i>Excused</i>
		Ed Hall <i>Excused</i>
		Mark Osenbach
	Staff	Kathy Campbell

Attendees: Jim Lamb, Lorna Meyer, Ron and LaFray Kelley, Jeff Hales, Jake Rhees, Kory Wayment, Jeremy Crowton

Called to order: Chairman Blake Neil conducted the meeting. Commission member Buddy Saddler gave an invocation.

Public Comments:

There were no public comments.

DISCUSSION/MOTION: Preliminary – Ramsey Estates Subdivision 5100 W 1820 N 5 Lots

Mr. Jeff Hales handed out to the Planning Commission and Mrs. Campbell the improved plans with the changes that the city engineer and city public works required. Mr. Hales referred to the city engineers requirements from the memo dated February 18, 2015. He also said that he had the intent to serve letters from the utilities and that the sewer laterals were on the 2nd sheet on the plans that were given to the planning commission. Mr. Hales referred to the March 3, 2015 memo from the city engineer with additional comments stating that the Sanitary Sewer Capital Facilities Plan shows a future sewer main that connect the existing sanitary sewer located at the west end of Tiffany Bluffs Subdivision to the line on 5100 W. The previous review comments recommended a 25” wide public utility easement to be placed along the north boundary line of the Ramsey Estates Subdivision. The easement would facilitate the installation of the future sewer line. With the other option to be consider would be for the city to install the sewer line now as the development improvements are constructed. The easement width could then be reduced 10-feet. Sadler stated that this was something that the city council would have to approve. Mr. Hales continued that they had done the geotechnical study and that they are now doing geotechnical studies on all their subdivisions. Mr. Hales said that the fire hydrants had been put on the drawings according to the fire marshal’s requirements and that the irrigation ditches would be piped and go down the middle, the back and down the south sides. Leonardi ask if it would be flood irrigation for the lots. Mr. Hales responded that the secondary water would be a pressurized system. Leonardi ask if there was enough water pressure? Mr. Hales responded yes, it is an 80 lb pressurized system with an 1 1/2 inch pipe that connects to a 2 inch line to the lots. Mr. Hales explained that it is the same system that had been put in Painter Acres and that the people in Painter Acres have liked the system. Leonardi ask about the fence. Mr. Hales said that the fence would be a net with 2 strands of wire. Sadler ask if a deferral agreement was going to be done for the curb, gutter and sidewalk on 5100 W? Osenbach said that he did not like deferral agreements. Sadler said that the city is growing and that maybe they should put curb and gutter in. Sadler

continued that the city needs to start someplace with putting in curb, gutter and sidewalk. Mr. Hales was ask what is on 5100 W. He said it is a true country road, with a 4 houses on the east side and most of the area is open fields with sagebrush. Neil questioned how the cement would hold up with the curb and gutter if it was the only section on that road that was to have curb and gutter. Sadler stated that maybe they would not have to put a sidewalk in at this time. Sadler stated that the city engineer and the public works needed to be talked to about the curb and gutter. Mr. Hales said that he had not anticipated curb and gutter for this subdivision and had planned on the deferral agreement. Sadler said that when the area was rezoned that changed things and that he was leaning toward curb and gutter and not a deferral agreement. Leonardi stated that he would like to see curb and gutter also. Mr. Hales said that he would talk to the city engineer and the city public works. Sadler stated that the curb and gutter could be left open for discussion before final approval. Osenbach said that he also agreed with Sadler about the curb and gutter.

MOTION: Commission member Sadler made an motion to give preliminary approval for Ramsey Estates Subdivision 5100 W 1820 N a 5 Lot subdivision with the following conditions. Further discussion with the city engineer and public works on the deferral agreement, curb and gutter. Further discussion with the city to see if they are willing to put the sewer line in at the time of the development. Commission member Leonardi seconded the motion. VOTE: Commission members Leonardi, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTION: Preliminary Blue Mountain 4287 W 2500 N 2 Lots.

Leonardi stated that he would like to see the house and garage become a non-conforming structure because of the setbacks. Therefore if something was to happen to the house, a new structure would have to use the current setbacks for a corner lot. Sadler ask if a deferral agreement or curb and gutter would be required when there is curb and gutter across the street. Osenbach said that it has been brought to their attention that the secondary water currently does not have sufficient water pressure for the homes that are already there. Sadler ask if the water line was at the end of the line. Osenbach said that it was. Sadler said there are problems with the end of the water lines because the line does not circle and that the line needed to be circled or upsized. Osenbach stated that the current water lines on the plans are different than what currently exist in that area and that there needs to be pressure in the secondary water lines. The Planning Commission ask that Mr. Kory Wayment to go to Pine View and have them give him answers as to why the low water pressure.

MOTION: Commission member Osenbach made an motion to table the preliminary approval for Blue Mountain 4287 W 2500 N 2 Lots. Commission member Leonardi seconded the motion. VOTE: Commission members Leonardi, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTION: Final Applewood 2084 N 4500 W 3 Lots

The Planning Commission ask Mr. Jake Rhees if he had improvement drawings. Mr. Rhees had brought the drawings with him and gave them to Mrs. Campbell. The Planning Commission requested time to look at the final improvement drawings.

MOTION: Commission member Sadler made an motion to table Final approval for Applewood at 2084 N 4500 W 3 Lots. Commission member Leonardi seconded the motion. VOTE: Commission members Leonardi, Sadler, Neil and Osenbach voted aye. Motion carried.

Discussion/Motion: Final Fremont Meadows – 1785 N 4400 W

Developer called and ask to be taken off the agenda.

DISCUSSION: RIVERCROSSING

Mr. Jeff Hales had been asked to stay so that the planning commission could give him some information concerning River Crossing. Sadler gave Mr. Hales the River Crossing Consent Agreement that had been outlined with the previous owners. Sadler explained that there were stipulations with the River Crossing subdivision. The agreement was that there could be a mix of 1/3 acre and 1/2 acre lots.

Lot mix percentage to be approximately

1/3 Acre Lots – 53 ea. – 65%

1/3+Acre Lots – 14 ea. – 17%

1/2 Acre Lots – 14 ea. – 17%

Open Space/Wet lands to consist of approximately 5.25 acres – 11.4 acres Temporary Emergency gravel access fifteen (15) feet wide to be included on plat. Plain City will consider PRUD option in the RE-15 Zone that incorporates a master plan containing additional properties extending west from 4700West to the property under consideration.

Mr. Hales ask if that the mixed use trumps everything else in the development. Sadler continued that there will need to be a development agreement to assure that there are trails around the wetlands and that there is a trail that comes into the subdivision and crosses the road. Sadler also stated that there is one little strip that needs to be included with lot 15 or it could be included as open space with the wet lands.

Leonardi commented that there is to be a left hand turning lane. Sadler stated that the mix use and trails had not been done in the city before and that there had been a lot of discussion with the previous Planning Commission to make this work. Sadler said that there had also been a discussion about a Knox Box on the gate making it possible for the fire department to get through the emergency exit road. Mr. Hales ask how it would work if the developer owned the access road but it would be part of the lots. There was further discussion that the road might have to be an easement that does not go away and also ask the city public works how they plan on keep the snow plowed on the emergency access road. Sadler said that the city would have to make sure that the property owners never park anything on the emergency access road that the emergency access is always clear and that there are never any obstructions on the access. Leonardi ask if would be possible to make the canal road the emergency access. Mr. Hales stated that was what they were trying to do, but they did not want to change a lot of things because they did not want to start over on getting approval for this subdivision.

Approval of Minutes: March 12, 2015

Motion: Commission member Osenbach made an motion to approve the minutes of March 12, 2015 as amended. Commission member Leonardi seconded the motion. VOTE: commission members Leonardi, Sadler, Neil and Osenbach voted aye. Motion carried.

Report from the City Council

Mr. Sadler reported that Flag Day was May 8 and the veterans for world war two will be honored with a flag that will be displayed from 8 a.m. to 8 p.m. Founders day had went well. Edgewood Estates was approved. The public hearing for the city budget was set for April 2, 2015. Elections were discussed that there would be a mail in ballot and also voting booths. Sadler said that Weber County is pushing for the mail in ballots because the voting machines are getting old and starting to fail. He also said they discussed a new website for Plain City.

Commission Comments

Osenbach ask about the demolition of the old elementary school. Mr. Jeff Hales said that there was asbestos that had to be removed before they could start the demolition and that there was also a 2 hour training that would have to be taken before the school could be demolition. Mr. Hales continued that the hope was to have it down and in a pile by May 1st, 2015. Sadler ask how long it would take to haul off the rubble after that? Mr. Hales did not have a time line for hauling off the rubble. Osenbach said that they did not want to see the rubble stay there for very long. Neil said that he and Commissioner Sadler had meet with Mr. & Mrs. David Winters about property on 5100 West that they would like to build on. The Winters surveyor was also there Mr. Clint Whitney and he is going to send Commissioner Neil information as to why he thought that the Winters would not be required to subdivide. Neil said he had also meet with Mr. Ken Gibson about where he would like to build in the Grouse Creek subdivision. Mr. Gibson would like to buy land from a Mr. John Francke so that he would have enough frontage to build a home. After looking at the plat by the planning commissioners it was determined that if Mr. Gibson did buy Mr. Franckes land he still would not have enough frontage because the city owns the road.

Adjournment:

MOTION: Sadler made a motion to adjourn the meeting at 8:20 p.m. Commission member Leonardi seconded the motion. Vote: Commission members Leonardi, Sadler and Neil voted aye. Motion carried.

<u>Neil</u>	<u>Sadler</u>	<u>Osenbach</u>	<u>Maw</u>	<u>Hall</u>	<u>Leonardi</u>
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Planning Commission Chair

Planning Commission Secretary

