



**City of Powell, Ohio**  
**Powell Planning & Zoning Commission**

Donald Emerick, Vice Chairman  
Eric Ireland

Kevin Futryk, Chairman  
Richard Fusch  
Bill Little

Jim Hrivnak  
Dan Wiencek

**MEETING MINUTES**  
**AUGUST 9, 2006**

A regular meeting of the Powell Planning & Zoning Commission was called to order on August 9, 2006 at 7:31 p.m. by Chairman Kevin Futryk. Commissioners present included Donald Emerick, Richard Fusch, Jim Hrivnak, Eric Ireland, Bill Little, and Dan Wiencek. Also present were David Betz, Director of Development; Eric Fischer, Development Planner, Anne Vogel, substitute for the City Clerk; interested parties and members of the press.

**CALL TO ORDER/ROLL CALL**

**HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA**

Chairman Futryk opened the public comment session. Dick Wolfram, 394 Charlescarn Drive, thanked the Commission for having the courage to make the decisions they did regarding the McDonald's issue. Chairman Futryk closed the public comment session.

**APPROVAL OF MINUTES**

The minutes of July 12, 2006 were amended and approved.

**ADMINISTRATIVE REVIEW**

Applicant: Triangle Properties, Inc.  
Location: 17.3 acres near the southeast corner of Sawmill Parkway and Home Road  
Zoning: PC, Planned Commercial District (Golf Village)  
Request: Approval of Amendment to Development Plan changing sign requirements for Sub-Area F Golf Village, Lot 3161 of Golf Village Commercial Section 2.

Tim Spencer, Applicant, 470 Olde Worthington Road, Suite 101, Westerville, was present regarding the request.

David Betz, Director of Development, presented the Staff Report (Exhibit). He identified the property and uses adjacent to the site. He said the zoning, which was determined and adopted by Liberty Township, came along with the annexation. He said this site is acceptable to large non-residential users as the development plan was approved in the Township and through the CEDA and developer's agreement. Mr. Betz said this development of approximately 17 acres does allow for 10k sq. ft. per acre, or users of about 170k sq. ft. He said it may be one user or a combination of smaller users. Mr. Betz said Mr. Spencer explained in his letter that if marketing to a large user the sign regulations would allow for a number of smaller signs at a 25 sq. ft. maximum and they are proposing to change this to something which would match the signage in scale to the architecture of the building. He said Staff has put together a chart (Exhibit) which identifies sizes for signs based on frontage and tenant.

Commissioner Ireland asked how secondary frontage would be determined. Mr. Betz said primary frontage would be the longest wall or that which would face the main street. He said in a case where both streets are similar length, one would be determined to be the primary frontage. Chairman Futryk asked if there is a layout of proposed buildings. Mr. Betz said they do not have that but it can be provided if the Commission so desires. Mr. Betz said there is also the possibility of a large tenant with a strip center of multiple tenants and that would fall under category 2. Chairman Futryk asked about the Township requirements for wall signs and Mr. Betz said they are only discussing wall signs at this time. He said the main site identifier signage is much like what is allowed in the City. He identified the approved signage on the site plan. Mr. Spencer described the signage for multiple tenants and said they have closed on the two lots that formulate the main entrance. He said the plat that was approved allows on the northwest corner a small easement area for placement of the sign and landscape features and in the space they are left with they will be hard pressed to fit more than an entry feature sign. Mr. Spencer said they did not run

power to that site because of the amount of space. He said they believe the code is obsolete and would like to find an alternative. Mr. Betz said it ends up being less total signage but larger signs. Commissioner Wiencek said this body would never see that because it is under the Golf Village zoning. Mr. Betz said they do have authority over the sign sizes so this Administrative Review is trying to adjust that within the development plan and do something different than what the zoning code would allow.

Todd Faris, Faris Planning & Design, said their intent is to try to figure out the best way to clean up the signage. He said he does not have any concerns with Mr. Betz's recommendations and thinks they simplify it and make sense. He said the end result is the same in that it controls signage.

Chris Meyers, Architectural Advisor, said the proposal is definitely a better solution. He said he participated in part of the Golf Village design standards when Kinsale was being designed. Mr. Meyers said as long as signage is fitting into the requirements of those standards he does not have a problem with the signage proposal.

Chairman Futryk opened this item to public comment. Hearing none, the public comment session was closed.

Commissioner Ireland asked if the primary sign size takes into account the size of the individual structure. He asked when the Commission will have an opportunity to weigh in on the proposed individual signage. Mr. Betz said this just sets up basic size guidelines and does not state anything regarding placement. He said they would normally look at that under a review session but that will not happen because of the way the Golf Village zoning is in the Township. He said the Commission will not do the architectural review so they will not have any review authority. Mr. Spencer said what they believe is broken in the code is the square footage and that is what they are asking the Commission to address. He said they are asking 1/3 to 1/2 of what is allowed. He said there are other caveats in the code which restrict areas such as building height, etc. Mr. Spencer said the lack of a big sign under the current code hurts them from a marketing standpoint. He said they do not want something that would violate codes, but if there is something that would not be within regulations they would have to come before the Commission with a variance. He said they have always come in within the guidelines provided for them.

Commissioner Hrivnak asked if they are being asked to review this for this one property. Mr. Betz said that is correct. Mr. Spencer said all of the other out lots transferred to end users and they have submitted for permits. He said they all comply with the standards set forth, including signage code.

Commissioner Emerick said the proposal makes sense as he does not want to see a bunch of small signs up there.

Commissioner Little said he respects the opinion of Staff and the consensus with the applicant. Commissioner Wiencek said 400 sq. ft. is a big sign as it would be as tall as this building is and 25' long. He asked the applicant to help put that into perspective and advise who else in the area has a sign of that size. He said the current City code allows 25 sq. ft. maximum signs.

Mr. Spencer said the Kroger sign on the store in Liberty Township is approximately 286 sq. ft. when scaled out. He said any additional wording such as "pharmacy" or "fuel" would be included in the square footage. He explained that they are not asking for one 400 sq. ft. sign. Mr. Faris said code would allow for one large sign which could be up to 400 sq. ft. but most signs they have looked at are in the 325 range. He said that would depend upon the user. Commissioner Wiencek said he is struggling with 400 sq. ft. because it is such a large sign, even on the mock-up. Mr. Spencer said this would ensure they have a sign package that makes sense because they will eventually take Golf Village north with more development and he does not want an end user to misuse the code. Commissioner Wiencek said the 400 sq. ft. sign would be allowed regardless of the size of the user and to him that will be a problem architecturally. He asked if there is a way to change it so the maximum square footage sign is tied to the size of the building incrementally. Mr. Faris said as the code is now, it is proportional to the length of the building. Mr. Spencer said south along Sawmill Parkway the signage is smaller at the road and larger on the building.

Commissioner Wiencek said if the Commission approves this change or some variation of it that is the last time they will see this plan. He said they will not see the development plan as it will only go to Staff to see that it meets the approved zoning code. Mr. Betz said there are architectural requirements within Golf Village's development plan that are very good but it is hard to tell someone that their sign is too big because architecturally it doesn't fit. Commissioner Wiencek said he is hard pressed to think of a medium

box retailer who is not going to want to take advantage of secondary signage. Mr. Betz said that would be much smaller. Mr. Meyers said the regional code limits secondary signs to half. Mr. Spencer said he agrees that a retailer would want as much signage as possible, but architecturally they understand what makes sense and they do not want to look at a sign package from a potential retailer and do anything that takes them outside of what the code allows. He said there needs to be a level of comfort and assurance with their company.

Commissioner Wiencek asked what is allowed on the secondary frontage. Mr. Betz said it would be 200 sq. ft. maximum with a total of 260 sq. ft. Mr. Spencer said on this site, Woodcutter Drive is already in and the out lots are sold. He said typically the entire area would have been sold to a master developer who would put a medium or large box there. He said they put the users up front already and are left with a piece where they will have to squeeze in the store's square footage, parking, green space and set backs. He said they have not determined if it will be a single tenant or multi-tenant building. Commissioner Hrivnak asked how the square footage is determined for signage. Mr. Betz explained the concept based on the individual letter scenario. He said it is based on interpretation and it gets to the point where a judgment would have to be made and that judgment could be subject to appeal. Commissioner Wiencek said he still has reservations. Commissioner Fusch said he has similar concerns as well.

Chairman Futryk said he believes the Staff recommendations are appropriate. He asked Mr. Betz if there was desire to add wording to require the applicant to work with Staff. Mr. Betz said they could move to approve the application subject to Staff Report Figure 1 to allow Staff to look at the size of the sign as it relates to architecture of the building. He said there is nothing in the development plan regarding signage in relation to architectural scale. Mr. Betz suggested that a general statement could be added to the architectural guidelines in the development plan to say that the size of the sign shall relate to the architectural scale of the building up to the maximum square footage allowed. Commissioner Wiencek said that would be acceptable. Mr. Spencer said the square footage number is a moving target based on the size of the building put on the site. Commissioner Fusch said what Staff is recommending does not relate this to the square footage, but is an expansion of the recommendations of Staff.

Mr. Betz said he would recommend that along with Figure 1, he would add "and within the architectural guidelines of the Golf Village Development Plan, a statement be added as follows, 'sign size and scale shall relate proportionately and appropriately to the size and scale of the proposed structure'." Commissioner Hrivnak said he assumes they see a major user as someone vastly different than other small tenants. Mr. Spencer said a major tenant in his mind is someone that is 10k sq. ft. and above. Mr. Betz said over 50% of the building would house the major tenant. Mr. Spencer said in the space developed now the area is 60' deep by 20' and if they do this as a multi-tenant unit, which is one plan, they would have three smaller 20-30k sq. ft. users and maybe one or two 4-5k sq. ft. users. Commissioner Hrivnak said in that case they would not have a major tenant. Mr. Spencer said they would still use the calculation for the tenant. Commissioner Wiencek asked if the proposed five 20k sq. ft. tenants, would that allow them one big sign and four little ones. Mr. Betz said they could also exclude the five signs for one 100k sq. ft. sign. He said the issue would be defining one major tenant.

Discussion continued regarding various possible scenarios of building size and signage.

**MOTION: Commissioner Emerick moved to approve the Administrative Review subject to Staff's proposed Figure 1 with the added language that within the architectural guidelines of the Golf Village Development Plan a sentence be added as follows: "Sign size and scale shall relate proportionately and appropriately to the size and scale of the proposed building as long as the proposed sign is below the maximum allowed." Commissioner Hrivnak seconded the motion.**

**VOTE: Y 7 N 0**

**SKETCH PLAN**

Applicant: Discovery Land Limited  
Location: 4.148 acres on the east side of Village Park Drive just north of Brookehill Condominiums  
Zoning: PI, Planned Industrial District  
Proposed Zoning: PR, Planned Residence District  
Request: Review of Sketch Plan for a proposed 40 unit senior (age restricted) apartment complex.

Dan Dillon, 983 Riverpoint Court, Applicant, said he is present to gain a higher level of comfort in terms of proceeding to the preliminary plat process. He said the packet before the Commission accomplishes a lot of what they set out to when they last addressed the Commission. He said he has included information about the issues regarding taxes and has several letters of endorsement. He said they have effectively created a design to add stairway access through garages for the upstairs units. Mr. Dillon said there were several site plan issues which have been adjusted. He said they have hired an engineer to work on a plat for submittal and they have assessments from the utilities.

Mr. Dillon said he met with Todd Hanks, County Auditor, and he referenced a document that summarizes what the real estate tax differential might look like. He introduced Mr. Phipps who represents a real estate listing agent.

Shad Phipps, 4333 Reed Road, presented documents and statistical research regarding the income tax issue. He said his aim is to provide information about an income taxable situation based on what is actually going on around the property. He said he defined the acreage and lot size of the property and looked at comparables that are already built in the area within the same zoning. He said there were four properties which were added together for a comparable property size and the building square footage was close to the proposal. Mr. Phipps also compared the average number of total employees with the number of persons who would be housed in the proposed apartments. He based comparisons on an average income of \$38,500 times 40 households and stated it would require 31 employees in the area to be paid an average of just under \$50k each in order to have the same income level. Mr. Phipps said he did not think that would be a reasonable income for light industrial workers. He said estate tax was not figured into the income analysis and should be considered. Commissioner Wiencek noted that tax is being phased out. Chairman Futryk said that is true on a federal basis but it is still in force in the state of Ohio.

Mr. Phipps made comparisons regarding differences in property taxes and estimated that the proposed development would be in the \$4 million category and taxes on that would be significantly higher.

Mr. Dillon said the engineering and design costs will be significant and they would like to make sure they are heading in the right direction before they put another \$30k in order to present the preliminary plat to the commission.

Mr. Betz reviewed the Development Plan and Staff Report (exhibit). He indicated the location and surrounding uses and zoning. He indicated ingress and egress and the location of the units and parking on the site plan. Mr. Betz indicated the area of tree line which the applicant would like to preserve and the area to be used as a retention pond. He said there is opportunity to extend the private road to the east or the proposal could expand to the east in the future.

Mr. Betz stated the zoning code does not address elderly housing facilities in a planned residence district, so it could be a permitted use within the district. He said there are no standards set forth for elderly residential of this size in the code so the Commission will have to determine the appropriate density. He said the unit sizes appear to be appropriate according to the minimum floor area required per unit for multi-family developments and the lot coverage appears to be appropriate for a development such as this. Mr. Betz said Staff's main concern about this project is that it is converting land which is zoned Planned Industrial and could be developed in the future for much greater income production. He said retirement income is not taxed and that is a consideration. He said they are looking forward to seeing more detail on the plan submittal and thought it would be helpful to allow the Commission to review a sketch plan again based on the fact that some of the issues from the first review have not been addressed.

Chairman Futryk opened this item to public comment. Hearing none, Chairman Futryk closed the public comment session.

Commissioner Fusch said this is something which is needed in Powell but he does have a concern in rezoning this land in regard to its income potential. He said if the City continues to build out with residential property and with lower amounts of income producing property, eventually the cost of services will not be in balance with the ability to pay for those services. He said when the costs exceed the ability to pay for them the quality of life falls because services begin to be cut.

Chris Meyers, Architectural Advisor, said there are issues regarding land use, zoning changes and tax issues which should be addressed before architectural design issues. He said the review submitted was mostly architectural details on the buildings. He said the site plans were well done and the density is in the right direction. It was decided to delay the comments until the Preliminary Development Plan review.

Commissioner Wiencek echoed the comments of Commissioner Fusch. He asked if the applicant had included information about income generated by the holding company which will own the property and collect the rents. He said he is in favor of this proposal if they can get past the income hurdles. Commissioner Fusch agreed.

Commissioner Little said he did a similar financial assessment and had some difficulty. He said he has the same fear that as a community they need to maintain an income stream comparable to expected services. He asked Mr. Betz what other types of proposals could be made for this piece of property. Mr. Betz said he has not seen much and it has been marketed for some time. He said there was an office/warehouse proposal with not many employees but that did not develop to fruition. He said it wouldn't have been more than 30 employees. He said another company like Aeroflex/Lintech could locate there. He said they have at least 90 employees. He said no other light industrial companies have approached the City.

Eric Fischer, Development Planner, stated Aeroflex is in the midst of adding on and will soon have 115 employees. He said those are high income level employees with good salaries.

Commissioner Little said the community survey indicated the public is not interested in having a lot of apartment buildings in the area and there is concern that if the occupancy doesn't hit the expected numbers, it will be tempting to drop the age requirement. He said that in itself may be contrary to the desires of the community as a whole.

Commissioner Ireland said he has the same concerns as voiced. He asked if someone came forward with a big warehouse with 3 or 4 employees and it met City code requirements, would it be put on that piece of property. Mr. Betz said if it is designed appropriately, the site plan is presented and is approved. Mr. Ireland asked what a \$10k or \$20k tax difference means to the City. He said he does not know if that is a significant or insignificant difference. He said there is an innate value to this property and he thinks people in the community would like to have this type of housing option for their parents. He said he is very favorable of this if the numbers are reached.

Commissioner Hrivnak said he likes the idea of senior housing but he has the same concerns as Commissioner Ireland regarding a potential warehouse user and the City's ability to deny the request in order to attract a business with more employees. Mr. Betz said they would have to look at the overall plan to see how it fits in with the nature of the surrounding development. He said this applicant is asking to change the zoning and change the look of the comprehensive plan to something else. He said that is a major land use change to be considered versus looking at something that fits within the existing code. Commissioner Hrivnak cautioned the Commission that they can make scenarios with 150-200 people but the City does not have that type of business knocking on their door. Mr. Betz said the Commission must keep that in mind.

Commissioner Emerick said he thinks it is a good project and it looks like the numbers may work. Chairman Futryk said he also thinks it is a nice project and he appreciates the applicant's attempt to address the concerns voiced at the last review. He asked the applicant to provide numbers which address the comments made by the Commissioners.

Mr. Dillon said he felt it would be a shame to take this piece of property which borders many park areas and turn it into a 200 employee commercial piece of property. He said community residents would protest such a proposal if it came before them. He said it is his opinion that the tax atmosphere in Powell is not conducive to major corporations wanting to relocate here and that should be considered. He said the property has no street exposure to make it a retail use so it is definitely a service use type of property. He said he will provide tax information from their corporation. Mr. Dillon said he hates to lose another month and he thinks the information provided by Mr. Phipps is adequate. He asked that the Commission not judge Powell's future economic strength on this one piece of property.

Chairman Futryk said the Commission is struggling with the financial aspects of this application and they would like to see additional financial information. Mr. Dillon asked if that information could be submitted

before the meeting to get a preliminary review by the Commission. Chairman Futryk said it could be submitted to Mr. Betz and the Commission members could comment on it, but it would not be an official action of the body.

Mr. Phipps said he has marketed this property for a year and a half. He said he tried to make minimal assumptions by going out to see what is actually there. He said he has not talked to anyone who looked at this property for office uses other than office/warehouse with a minimal amount of employees. He said he has never received a call proposing a 36k sq. ft. office building with a lot of employees or anyone proposing 100% office space. Mr. Phipps said this is a project that makes money in the near future and if the ground remains vacant the City is losing revenue. He said Aeroflex never considered this site in their desire to expand their facility. He said a potential industrial user would not consider the site because of its proximity to a residential area.

Commissioner Ireland said the applicant is asking for a change of zoning on the property so it is up to the Commission to do their homework to complete their fiduciary responsibility. Chairman Futryk said it is all part of the process.

Dwacka Dillon, 983 Riverpoint Court, Applicant, said the piece of property is in contract and will close later in the month. She said they will try to do their very best to provide the information requested but she would like to move forward.

#### **SKETCH PLAN**

Applicant:	Nick Cua
Location:	80 Clairedan Drive
Zoning:	PC, Planned Commercial District
Request:	Review of Sketch Plan for a new 9,414 sq. ft. office condominium building.

Nick Cua, Property Owner and Applicant, 8214 Dublin Road, said they are proposing a 9k sq. ft. office condominium building. He said it will be adjacent to his present building at Village Pointe and Clairedan.

Mr. Fischer presented the Staff Report (exhibit). He indicated the location of the property. He said the manner of the proposal fits the character of the development and the layout of the building conforms to code. He said the site coverage is within code. He described the parking layout and indicated there is not an issue with maximizing spaces around the building but they will need to add one more handicap space. He said Staff believes this is a solid plan which will continue the development in the area in a positive manner.

Mr. Meyers said he agrees that the proposed site plan is acceptable. He asked the architect about the inconsistency of material selections mainly around the base of the building. He said the entries have an odd proportion and the bearing height is just over 12 feet. He suggested they bring down the scale of the entry features. Mr. Meyers said the entry area columns seem a little slender for the height and they may want to modify that area. He said elevations three and four show an additional column and he questioned the reasoning for that addition. He suggested that with the traditional nature of the window header detail, the applicant use a mutton grid system on the windows with framed transoms above. He said they are looking for clarification on the types of windows to be used. Mr. Meyers said the building has a traditional nature and the details of columns, bases, windows and doors should be consistent with that style. He said it would be appropriate to look at exterior light fixtures and landscaping. Mr. Meyers said downspouts on the exterior are always a prominent element in every building design and they are not indicated on the elevations. He also asked for the intent of signage.

Chairman Futryk opened this item to public comment. Hearing none, Chairman Futryk closed the public comment session.

Commissioner Ireland said he agrees with the Staff and Architectural Advisor's comments. Commissioner Hrivnak said everything seems to be in order for this phase of review and he is in support of the project. Commissioner Emerick said he supports the project and would like to see the Architectural Advisor's comments addressed.

Commissioner Fusch said he supports the project and thought the comments were helpful. He said the offset gabled entry was his concern. Commissioner Wiencek said he feels this building is very typical to the others surrounding it. He said there is one very attractive building adjacent to this proposed site and

he feels they may want to use the Architectural Advisor's comments to develop an elevation which is closer to that look. Commissioner Little said he believes they should do what they can, without costing a lot more money, to make the building a little more distinctive as several of the buildings in this area look quite similar. Chairman Futryk said he is in support of the project and agrees with the comments made by the Commissioners and Mr. Meyers. Mr. Betz said Staff supports the applicant submitting a Combined Preliminary and Final Development Plan.

**MOTION: Commissioner Emerick moved that the applicant submit a Combined Preliminary and Final Development Plan for this project. Commissioner Fusch seconded the motion.**

**VOTE: Y 7 N 0**

#### **CERTIFICATE OF APPROPRIATENESS**

Applicant: Church of Jesus Christ of Latter Day Saints  
Location: 450 North Liberty Street  
Zoning: PR, Planned Residential District  
Request: Approval of an addition to an existing church of approximately 3,900 sq. ft., and additional parking following the previously approved Development Plan.

Ronald Adams, Project Architect, Indianapolis, Indiana, said they are designing a 4k sq. ft. addition to the original church building which was completed four years ago. He said they proposed to add on space for additional classrooms and expansion of the chapel seating and cultural hall area.

Mr. Fischer presented the Staff Report. He reviewed the addition to the paved parking area and water retention. Mr. Fischer described the landscaping plan. He said Staff has noted a minor problem in that the two far eastern parking islands are two feet smaller in width than the others on site and it is suggested they be enlarged to be consistent in size. He said the perimeter landscaping is also slightly lacking. He said Staff has determined that the landscaping meets only 60% of the requirement but that can be remedied by continuing perimeter landscaping along the north and south walls of the addition. Mr. Fischer said Staff recommends conditional approval of the Certificate of Appropriateness based on Staff comments in regards to the landscaping.

Staff provided elevation drawings to the Commission as they were not included within the information packets.

Mr. Meyers complimented the look of the building. He said the proportion/mass/scale is appropriate and his only concern is how any addition ties in with materials. He said a material break or shadow line can mask the tie in line. Mr. Meyers said one element that caught his eye is the open bottom portion on elevation one. He said in looking at the addition design, there appears to be a metal louver in the gable and it would be nice to have a detail in that area which is similar to the main structure detail. Mr. Adams agreed with those comments.

Chairman Futryk opened this item to public comment. Hearing none, Chairman Futryk closed the public comment session for this item.

Commissioner Fusch asked if Mr. Adams has been in touch with the previous architect. Mr. Adams said the relationship between the church and the previous architect is strained. He said he supports the project but would like to see it dressed up. He said he has always been disappointed with the landscaping in the front of the church and he would rather they leave the perimeter landscaping alone and do something out front to make up for it. Commissioner Little asked why there are no trees in the front. Mr. Adams said the Mormon Church has a similar building design across the country and they are basically very plain. Commissioner Fusch said they do not want to appear ostentatious at all and there is often little or no landscaping.

Commissioner Little echoed the concern about keeping the appearance of the rear of the church as it is currently. Commissioner Ireland encouraged the applicant to provide more trees. Commissioner Hrivnak said it is appropriate for the applicant to follow the Staff recommendations. Commissioner Emerick said there was a concern about headlights from surrounding residents when the church was first proposed. He asked Mr. Betz if there have been any complaints. Mr. Betz said the only complaint has been getting the church to maintain the existing tree line to the northeast and they have taken care of that. He said they maintain the grounds exceptionally well and there have been no complaints about headlights. He said the mass of the addition is what one would expect.

Commissioner Fusch asked if they really needed that large of a satellite dish. Commissioner Wiencek said they do as it is a system-specific dish that ties back to broadcasts from Utah. Commissioner Little asked if the technology had changed. Mr. Adams said the signal of the satellite they are using is decaying and that requires a bigger dish.

**MOTION:** Commissioner Emerick moved to approve the Certificate of Appropriateness for the Church of Jesus Christ of Latter Day Saints. Commissioner Fusch seconded the motion.

**VOTE:** Y 7 N 0

**OTHER COMMISSION BUSINESS**

Mr. Betz said they will be bringing some sign regulations to the next Commission meeting.

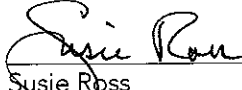
**ADJOURNMENT**

The meeting was adjourned at 9:45 p.m.

**DATE MINUTES APPROVED: SEPTEMBER 13, 2006**

  
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Kevin Futryk  
Chairman

10/10/06  
Date

  
\_\_\_\_\_  
Susie Ross  
City Clerk

10/11/06  
Date

