

CITY OF DELAFIELD PLAN COMMISSION MINUTES

PUBLIC HEARINGS

1. CONDITIONAL USE PERMIT - PLANNED DEVELOPMENT – GENERAL DEVELOPMENT PLAN FOR MJ & J ENTERPRISES, LLC

E. O'Brien read the notice.

Bob Borkowski, 4521 Vettelson Road – Mr. Borkowski distributed photos of other boatyards in the area. The boat storage/repair, mixed with LP storage, traffic, noise, oil, gas, diesel (pollutants), a service-station type of situation, hours of operation, storage, open flame and LP gas (safety) were all concerns. He was opposed to the development.

Larry Schouton, 4518 Vettelson Road – Objected to the boats from the retail aspect, increase of traffic, etc.

Mayor Craig asked three times if there was anyone else who wished to speak. There were none.

C. MURSKY MOTIONED TO CLOSE THE PUBLIC HEARING. M. GARDNER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE PUBLIC HEARING WAS CLOSED.

2. AN ORDINANCE TO AMEND AND TO CREATE THE DEFINITION OF FLAG LOT OF THE MUNICIPAL CODE OF THE CITY OF DELAFIELD.

E. O'Brien read the notice.

Murel Brown, 205 Muir Valley Drive – Mr. Brown stated they are against flag lots. A copy of a memo was distributed prior to the meeting from Mr. Brown to all of the commissioners.

Victoria Hanson, 1331 East Devonshire Road – She is against flag lots. The way it looks, traffic problems, and devaluation of property were some of her concerns. The open areas in her neighborhood are what make the area attractive and she would like to retain this.

Fred Hanson, 1331 East Devonshire Road – Is against flag lots. Concerned that if the Commissioners don't pass this ordinance, they will run into the same kind of controversy everywhere.

Mel Kirch, 1424 Wilderness Trail – Is against flag lots. Flag lots do not improve the neighborhood.

Jim Zahorik, 1948 West Shore Drive – Spoke in regards to Section 2.1859(7)(d) He asked how this ordinance would govern certain cul de sac lots that meet the square foot minimum requirements for the zoning. R. Dupler addressed and

CITY OF DELAFIELD PLAN COMMISSION MINUTES

explained that the lot width is determined at the building setback line. J. Zahorik stated this is not talking about where the home is built, but it is talking about at the ROW. No further discussion took place.

Dorothy Brower, 111 Muir Valley Drive – She stated that she and her husband are in agreement with everything that was said tonight against flag lots.

Mayor Craig asked three times if there was anyone else who wished to speak

R. TRANSON MOTIONED TO CLOSE THE PUBLIC HEARING. M. GARDNER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE PUBLIC HEARING WAS CLOSED.

CALL MEETING TO ORDER

Mayor Craig called the meeting to order at 7:21 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited

ROLL CALL

Present

Mayor Paul Craig
Phil Schuman
Chrys Mursky
Fred Welch
Robert Transon
Marily Gardner
Diri Curtis Costa
Roger Dupler
Tom Maney
Ellen O'Brien

Absent

Matt Carlson
Marilyn Czubkowski

1. APPROVE MINUTES OF SEPTEMBER 25, 2002.

M. GARDNER MOTIONED TO APPROVE THE MINUTES OF THE SEPTEMBER 25, 2002 MEETING. C. MURSKY SECONDED THE MOTION. D. CURTIS COSTA MADE A CORRECTION TO PAGE 9, SECTION B, THIRD PARAGRAPH – IT SHOULD READ “D. CURTIS COSTA DISCUSSED THE BUILDING PADS NOT BEING SHOWN ON THE PLAT.” M. GARDNER APPROVED OF THE AMENDMENT. C. MURSKY ALSO APPROVED. THERE WAS NO FURTHER DISCUSSION. F. WELCH ABSTAINED. THE REST WERE IN FAVOR. MOTION CARRIED.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

2. DELAFIELD CITIZEN'S COMMENTS PERTAINING TO SUBJECTS ON THIS AGENDA.

Joyce Wessel, 715 West Shore Drive – She spoke regarding the Jens farm. She stated that the new proposal is worse than before. There should be fewer lots than what they have now. She wants a guarantee about the water problem by her house. Spoke about the proposed road and the right of way. Concerned about water problems, and sewer hook-ups. Section 2.6 of the subdivision control ordinance was cited. It has been assessed as farmland. Now that it is being subdivided you can get back-taxes on the farmland at a different rate.

Larry Schouten, 4518 Vettelson Road – Spoke in regards to Village Square. He is opposed to the proposed Village Square Shopping Mall. Some of the many reasons are pollution of ground water, elimination of mature trees, potential noise and light pollution, and traffic problems that would be incurred.

Bill Restock, 4527 Vettelson Road – He shares property with the proposed Village Square Shopping Mall. He stated that as he understood it, there is not a new proposal for the shopping center. If this is true he asked that it be voted down. If there is a new proposal, he asked that it be tabled. He reminded the commissioners of the unwillingness of the Developers to work with the City and the people. Asked that it not be approved.

Jeff Kricknahn, 4506 Vettelson Road – He is in opposition to the Village Square. Stated that he left with a bad feeling from M. Carlson's change of the motion to change the development for future use. J. Kricknahn stated that they live there now. He said that the neighborhood should not be made to fit the development, but the development should be made to fit the neighborhood. By allowing the development, the City would be allowing a retail development in that area. Vote no again. Nothing has changed.

Jackie Bowman, 4449 Vettelson Drive – The property was sold after Told was voted down. She doesn't understand why the developer would bring back a plan that is larger and more intense than that was proposed a few years ago. She is opposed to the huge traffic-generating center. Doesn't understand why the developers refuse to listen to the people who will be affected by it most. This is not the time or place for this.

Bob Borkowski, 4521 Vettelson Drive – He is opposed to the Village Square. He understood that this was only to come back to the Plan Commission if changes had been made. If no changes have been made, it shouldn't be on the agenda.

Arlene Lutgen, 1322 Jensen Court – Spoke in regards to Flag Lots. She is for the new ordinance.

Jim Zahorik, 1948 West Shore Drive – Spoke regarding the Village Square. He commended the Plan Commission for its position at the last meeting. Stated that until Highway 83 reaches a four-lane status, this particular area should

CITY OF DELAFIELD PLAN COMMISSION MINUTES

not be developed. It is not there now. There is very little commercial development in that area now. Most of the property on Vettelson is residential. Also spoke regarding the Carriage Hill Subdivision. Complimented the Plan Commission on not allowing the smaller lots in this development. Talked about storm water management in the proposed development and the affect on the wells in the area. Asked the Commissions to review the new stormwater plan that Pewaukee is enforcing. The size of the lots should be enforced at one acre. The impact on the area should be as little as possible. The City should take a conservative position.

Mayor Craig asked if there were any other citizen comments and there were none.

D. CURTIS COSTA MOTIONED TO CLOSE THE CITIZEN'S COMMENTS. M. GARDNER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE CITIZEN'S COMMENTS SECTION WAS CLOSED.

Mayor Craig stated that the last meeting was very long. If this meeting were to last until 11 p.m., the meeting would be ended and continued at another time.

3. CONSENT AGENDA

D. Curtis Costa asked that Item c be removed.

C. MURSKEY MOTIONED TO APPROVE ITEMS A AND B. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- a. **Tax Key 803.988.001, 394 Williamstowne, Suite B.** Owner: William Toson. Applicant: Sandra Falatyk. Applicant seeks approval of a Business Plan of Operation for **Northwind Technical Services, Inc.** Hours of operation: Weekdays: 7:00 a.m. to 6:00 p.m. Occasional weekend and evening hours. 8 full-time and 2 part-time employees.
- b. **Tax Key 804.994.016, 2725 Hillside Drive, #C.** Owner: Robert S. Doody. Applicant: Michael Tran. Applicant seeks approval of an amended Business Plan of Operation for **Cheri Nails II.** Hours of operation: Weekdays 9:00 a.m. to 7:00 p.m.; Saturday 9:00 a.m. to 6:00 p.m. 2 full-time and 1 part-time employees.
- c. **Tax Key 800.003.000, 2410 Milwaukee Street.** Owner: John Shuder. Applicant: William Schultheis. Applicant seeks approval of a Business Plan of Operation for **Waukesha Physical Therapy Clinic.** Hours of operation: Weekdays 8:30 a.m. to 5:30 p.m. 3 part-time employees.

Bill Schultheis, representing Waukesha Physical Therapy Clinic, was present.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

Parking was discussed and R. Dupler stated it should not be a concern. The door on the east side of the building is not a problem either.

C. MURSKY MOTIONED TO APPROVE. M. GARDNER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. IT WAS STATED THAT THIS DOES NOT INCLUDE THE SIGN. MOTION CARRIED.

4. PLANS OF OPERATION, SIGNAGE AND SITE PLAN

- a. **Tax Key 807.985.006, 3697 Kettle Court East.** Owner: Bob Scherer and Michael Dowling. Applicant: Bob Scherer. Applicant seeks approval of an amended Business Plan of Operation for **CL&D Digital**. Hours of operation: 5:00 a.m. to 11:00 p.m. weekdays. 13 full-time employees.

R. Dupler stated that they are planning on expanding on the lot immediately to the west. They are asking for approval of the amended Business Plan of Operation. This is to secure the right to conduct business on the property. The petitioner will be required to execute a storm water agreement with the City.

D. Curtis Costa addressed the hours of operation. The hours are 5 a.m. – 8 p.m.

They have been advised that the two parcels would have to be combined into one lot and one tax key number. It was stated that the conceptual plan is satisfactory.

C. MURSKY MOVED TO APPROVE. M. GARDNER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **Tax Key 804.994.01, 2780 Heritage Drive.** Owner: Jim Flanagan. Applicant: Timothy Finke. Applicant seeks approval of a Business Plan of Operation and Sign Permit for **Petco Animal Supplies, Inc.** Hours of operation: 9:00 a.m. to 9:00 p.m. weekdays and Saturdays; 10:00 a.m. to 6:00 p.m. Sundays. 10 full-time and 15 part-time employees

Timothy Finke was present representing the landlord and the tenant.

R. Dupler stated that they have reviewed the proposed modifications to the building. The architecture change is a welcome change to the building. Petco hopes to be considered as an anchor tenant and therefore wishes to make modifications to the signage. R. Dupler reviewed the rules for text size in the center. T. Finke displayed different signage formats for consideration. The new sign would be the same size of Office Max.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

The owner of the building does not have a problem with the proposed signage. It is 4' high lettering, and 4'6" high to the ears of the dog – this meets with the City's ordinance, but not the center's. However, the owner does not have a problem with this.

P. SCHUMAN MOVED TO APPROVE. T. FINKE STATED THAT THE FACADE IS BEING REMODELED ALSO. M. GARDNER SECONDED. THE DOG IS RED, AND THE CAT IS BLUE. R. DUPLER STATED THAT THERE SHOULD BE SCREENING OF ROOFTOP UNITS. THEY PROPOSE TO LEAVE THE NEW UNIT WITH PAINT TO MATCH THE REST ON THE BUILDING. P. SCHUMAN WAS IN AGREEMENT. M. GARDNER WAS IN AGREEMENT. T. FINKE REVIEWED THE ARCHITECTURAL CHANGES. F. WELCH STATED THAT WHEN THE DEVELOPMENT OF THE BUILDING CAME INTO BEING THERE WERE TO BE LETTERS, AND THIS WOULD CHANGE IT WITH THE FIGURES. R. DUPLER STATED THAT BLOCKBUSTER AND DAIRY QUEEN ALREADY HAVE THEIR LOGOS INCORPORATED INTO THEIR SIGNS, BUT THAT IT MEETS THE CITY'S ZONING. EXTENSIVE DISCUSSION TOOK PLACE. BOB DUDDY OF KENNINGSTON DEVELOPMENT STATED THAT THEY ARE LOOKING FOR THE APPROVAL WITH THE ADDITIONAL POP-UP. THIS IS JUST A STANDARD TRADEMARK LOGO. THE OWNERS CONSIDER THIS AN IMPROVEMENT. D. CURTIS COSTA STATED THAT SHE WOULD BE MORE INCLINED TO APPROVE THE SINGLE LINE RATHER THAN THE STACKED. P. SCHUMAN STATED THAT THE LOGOS PRECEDENCE HAS BEEN SET ALREADY AND THE FACADE ADDS SOMETHING TO THE CENTER. A ROLL CALL VOTE WAS TAKEN: P. SCHUMAN, AYE; C. MURSKY, NAY; M. GARDNER, AYE; D. CURTIS COSTA, NAY; R. TRANSON, AYE; F. WELCH, NAY. MAYOR CRAIG VOTED NAY. THE MOTION FAILED.

The plans of operation and the exterior changes to the entrance to the rear were reviewed. The type of business is pet supplies and pets.

C. MURSKY MOVED TO APPROVE THE BUSINESS PLAN OF OPERATION. M. GARDNER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- c. **Tax Key 804.996.001, 2750 Golf Road.** Owner: Lake Country Real Estate. Applicant: Mike Schuchardt. Applicant seeks approval of signage for *Lasting Skin Solutions*.

R. Dupler reviewed. The sign does incorporate a logo.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

C. MURSKY MOVED TO APPROVE. D. CURTIS COSTA SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- d. **Tax Key 804.996.001, 2750 Golf Road.** Owner: Lake Country Real Estate. Applicant: James Emden. Applicant seeks approval of signage for **First Weber Group Realtors.**

James Emden was present. R. Dupler reviewed. The proposed sign is consistent with existing signage already mounted on the building.

D. CURTIS COSTA MOTIONED TO APPROVE. C. MURSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- e. Signage for recycling for **Department of Public Works.**

R. Dupler reviewed.

D. CURTIS COSTA MOTIONED TO APPROVE. C. MURSKY SECONDED THE MOTION. DISCUSSION TOOK PLACE ABOUT HAVING THE CITY LOGO WITH THE SAILBOAT ON THE SIGN. D. CURTIS COSTA AMENDED THE MOTION TO INCLUDE THE BOAT. THE SECOND AGREED. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

5. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVALS

- a. **Tax Key 804.994.013 and part of 804.999.014, Hwy 83 and Hillside Drive.** Owner/Applicant: General Capital Group, Marcus Corporation. Applicant seeks final approval of a Certified Survey Map.

R. Dupler reviewed. This is a combination of two the parcels. Staff recommended approval contingent on the ten issues in the letter and that the storm sewer easement on lot 2 be incorporated. Discussion took place on the lot numbers. This would be a conditional approval, with staff making final approval.

D. CURTIS COSTA MOTIONED TO APPROVE CONTINGENT THAT ALL OF THE ISSUES ARE ADDRESSED AND THE OTHER CONDITIONS OF THE CITY STAFF BE ADDRESSED. M. GARDNER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **Tax Key 786.999, CTH "C" and North Westshore Drive.** Owner: Gerald and Dianne Jens, Applicant: **MLG Development** (Ryan Schultz). Applicant seeks final consideration of General Development Plan for the **Carriage Hills** Subdivision.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

Ryan Schultz was present. Stormwater, traffic, density, and open space were some of the concerns that were mentioned by the citizens at the last meeting and the developers have tried to address them. They have met with the City staff since the last meeting.

Jenny Plumeau, from Cedarburg Science summarized a report (distributed to the commissioners) dealing with improving water quality and drainage from the property. She discussed stabilizing the soils, enhancement plantings, and vegetation by stormwater ponds.

D. Curtis Costa asked about the natural swales in the proposal. This was addressed by Joan from Cedarburg Science and explained through the use of maps.

Joe Buchavich, Engineer for the Developer, talked more about the drainage specifics. He stated that because of the four storage ponds, the drainage would be met or exceeded.

R. Schultz stated that they do understand the drainage concerns and they will address it in the next phase.

Nick Pateria explained the changes made since the last meeting. The lot size is a 35,000 sf lot scheme with 38 lots. The road network and lot configuration is the same and addressed the natural contour and drainage. There is a 75' landscape easement along the one side by Highway C. Elements of sight planning are still beneficial.

The density has been recalculated and there are now 38 lots with the lot size being increased. Functionally, the plans are very similar.

R. Schultz then displayed a third option with 38 lots that was a compromise between last month's proposal and this month's plan just presented. Proposed lot sizes on this third plan are around 32,000 and 33,000 sf. It is the compromise, and creates open spaces and keeps with the open space idea.

R. Dupler stated the primary concern was the number of lots. Once they exclude the area that was in the ROW, there is a net buildable area of 43.3 acres. They are in conformance with the PUD requirement. The 35,000 sf plan exhibited was a bit disappointing because in the spirit of the PUD the City takes it upon itself for tangibles and this is being lost. P. Schuman asked if it was easier to have the stormwater detention centralized and if there would be potential problems with easements on the lots. F. Welch stated that an ordinance is in place where all stormwater basins are inspected on a yearly basis and they must be in compliance and that will be a safe guard. C. Mursky asked how the open space would look differently as common open space versus open space as part of the lot size. It was

CITY OF DELAFIELD PLAN COMMISSION MINUTES

explained that there could be plantings in the common open areas that might not be there if it was part of the homeowner's lot. The common open spaces could be landscaped in some way so that they would not just be grass. P. Schuman asked if this could be put in the developer's agreement. R. Schultz stated that it could.

C. Mursky thanked the developer for listening to the public comments and commissioner's concerns.

M. GARDNER MOTIONED TO POSTPONE THIS IN ORDER TO CONSIDER THE LAST OPTION PRESENTED. D. CURTIS COSTA SECONDED THE MOTION. MAYOR CRAIG STATED THAT ON JUNE 24 HE ASKED THE QUESTION WHETHER THE WATER WOULD STAY ON THE PROPERTY. NOW IT SOUNDS AS IF THE WATER WOULD BE LEAVING THE PROPERTY. HE STATED THAT THE WATER LEAVING THE PROPERTY BOTHERS THE CITY. THE OTHER ISSUE IS THAT IN WATERLEAF AGREEMENTS HAD A MANMADE FERTILIZER-PESTICIDE-INSECTICIDE BAN. R. SCHULTZ WAS ASKED IF CARRIAGE HILLS WOULD BE IN AGREEMENT WITH THIS. R. SCHULTZ SAID THAT HE WOULD BE IN AGREEMENT. R. SCHULTZ STATED THAT THERE CANNOT BE AN INCREASE IN THE WATERSHED AND THEY ARE AT THIS POINT RIGHT NOW. MAYOR CRAIG STATED THAT THIS IS A BIG ISSUE. R. DUPLER STATED THAT WITH THE 35000 SF PLAN THE LOT WIDTH WAS INCREASED TO 120'. HE ASKED IF THEY WOULD CONSIDER INCREASING SIDE YARDS BY 5' ON EACH SIDE. R. SCHULTZ SAID HE WOULD NOT HAVE A PROBLEM INVESTIGATING THIS. FIVE WERE IN FAVOR OF THE MOTION. R. TRANSON WAS OPPOSED. MOTION CARRIED.

- c. **Tax Key 733.933.002, 4615 Vettelson Road (Redi-Gas).** Owner/Applicant: MJ & J Enterprises, LLC, Jim Jendusa. Applicant seeks final consideration for a Conditional Use Permit - Planned Development - General Development Plan

The owner was not present.

R. TRANSON MOTIONED TO TABLE. C. MURSKY SECONDED THE MOTION. THERE WAS NO DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- d. **Tax Key 733-990-003 and 773-998.** SW corner of STH 16 and STH 83. Owner/Applicant: Michael Schutte and Jonathan Spheeris. Referred back to Plan Commission from Common Council Meeting. - **Village Square.**

A representative from the Village Square development was present and stated that pursuant to a letter from Attorney Bill Chapman, dated October 24, 2002, that they were asking for referral back to the planning staff to work on the issues that have been raised. He stated that his client has

CITY OF DELAFIELD PLAN COMMISSION MINUTES

spent over \$100,000 to date on engineering and other monies on development of this parcel and they don't want to do any more drawings until Staff goes through this plan to get an idea of what will be acceptable from the Plan Commission. Mayor Craig stated that he is not happy with their group. He was not happy from the point of view that they asked this body to vote up or down, it went to the Common Council which gave him direction to be brought back to this group, and they turned around and sued the City. Mayor Craig stated that this does not make for good negotiating practice and that this upsets him. The representative stated that the problem is that they have two specific concerns, i.e. square footage, and the development of Highway 83 – these two items are cost prohibitive. Mayor Craig stated that they asked the Plan Commission to follow this path and the Plan Commission is following the path that they asked to go, then they (the developer) said they wanted to talk, negotiate, and plan with the City, and they (the developer) sued the City. Mayor Craig stated that this seemed contradictory to him. The representative stated that since the City Attorney was not present, he was not going to address that issue.

R. TRANSON MOVED TO TABLE THE DISCUSSION. C. MURSKY SECONDED THE MOTION. THERE WAS NO DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

6. PRELIMINARY CONSIDERATION

None.

7. ZONING AND ORDINANCE REVISIONS

a. ZONING TEXT – FLAG LOT

R. Dupler stated that it was his initial interpretation that the way the Ordinance is worded that there is ample disclaimer to it, and he doesn't believe it encumbers in anyway the Plan Commission's abilities to make critical decisions in various cul de sac type lots. The ordinance doesn't prohibit flag lots, but makes it harder.

M. GARDNER MOTIONED TO APPROVE. C. MURSKY SECONDED. D. CURTIS COSTA STATED THAT THE VERBIAGE STATING "THAT IF SUBDIVIDING OF LOTS IS BEING CONSIDERED THAT A REQUIREMENT BE PUT IN TO NOTIFY ANYONE WITHIN 300' OF THE PROPOSED PROPERTY TO BE SUBDIVIDED" WAS NOT INCLUDED IN THE ORDINANCE. IT WAS DECIDED TO HAVE ANOTHER PUBLIC HEARING FOR AN AMENDMENT TO THIS EFFECT. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR OF THE MOTION. MOTION CARRIED.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

8. HEARING DATES

None.

9. ADMINISTRATOR'S REPORT

None.

10. BUILDING INSPECTOR'S REPORT

Total number of permits to date = 28, plus three occupancy. The new permits include one single family home and one new office building.

11. BOARD OF ZONING APPEALS

None.

12. CORRESPONDENCE

- a. Letter from Wisconsin Department of Administration regarding Ruff's Preserve (dated October 7, 2002)
- b. Letter from Schober, Schober & Mitchell regarding Village Square (dated September 25, 2002)
- c. Letter from Welch Hansen regarding Westbrook Church (dated September 25, 2002)
- d. Letter from Wisconsin Department of Administration regarding Waterleaf Subdivision (dated September 17, 2002)
- e. Letter from Jeff & Leslie Nepper and Jeff Lieblang re. Genesee Reconstruction Project (dated October 17, 2002)

13. ADJOURNMENT

M. GARDNER MOTIONED TO ADJOURN. R. TRANSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 9:58 P.M.

Respectfully submitted:

Minutes Prepared By:

Ellen O'Brien
Deputy Clerk/Treasurer

Accurate Business Communications, LLC