

Oakwood, Dayton, Ohio

April 18, 2012

The planning commission of the City of Oakwood, State of Ohio, met this date in the council chambers of the City of Oakwood, city building, 30 Park Ave., Dayton, Ohio, 45419, at 4:30 p.m.

The Chair, Mr. Jeffrey Shulman, presided and the Clerk, Mrs. Cathy Gibson, recorded.

Upon call of the roll, the following members responded to their names:

MR. JEFFREY B. SHULMAN PRESENT
MR. ANDREW AIDT PRESENT
MRS. HARRISON GOWDY PRESENT
MRS. E. HEALY JACKSON PRESENT
MR. STEVE BYINGTON PRESENT

Officers of the city present were the following:

Mr. Robert F. Jacques, City Attorney
Mr. Jay A. Weiskircher, Assistant City Manager
Mr. Dave Bunting, City Inspector

The following visitors registered:

Mike King, CVS Pharmacy, Cincinnati
Brian Weaver, Alt Architecture
Millard Mier, 2518 Hillview
Dan Apolito, 2515 Far Hills Avenue
Bob Posner, OIG
Earl Reeder, 346 Jones Street
Sandy & Gene Burbey, 284 W. Schantz
Patti & Lee Schear, 1130 Harman Avenue

It was moved by Mr. Aidt and seconded by Mrs. Gowdy that the minutes of the planning meeting held February 9, 2012 be approved as submitted and the reading thereof be dispensed with at this session. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Application #12-3, from CVS Caremark for a special use to extend the hours of operation from 9:30 p.m. to 10:00 p.m., Monday through Saturday, at 2801 Far Hills was presented. Mr. Weiskircher referenced a PowerPoint presentation and explained when this use was originally approved in 1999, CVS requested and was granted special use approval to remain open until 9:30 p.m., although since opening the Oakwood store, they have closed at 9 p.m. He reviewed a photo of residential properties abutting CVS which are in Kettering, but added no approval is needed from Kettering on this issue.

Mr. Mike King, District CVS Manager, explained since they acquired Clark Prescription in September, business has significantly grown and they'd like to stay open until 10 p.m. for customers and to catch up. Mrs. Gowdy indicated Clarks was only open until 6 or 7 p.m. Mr. Shulman asked why they couldn't close at 9:30. Mr. King explained at this location, they feel 10 p.m. would work best and noted other CVS stores close at varying times and there are a few 24-hour stores. Mrs. Jackson asked about the parking lot lights. Mr. King explained the lights are currently on until 10 p.m. Mrs. Gowdy asked how much longer staff would be at the location and need additional light. Mr. King responded 10-15 minutes. Mr. Shulman suggested they close at 9 and staff remain an additional hour to catch up. Mr. King explained they feel they are under serving customers and an extra hour is needed. Mr. Shulman asked if the main reason is for the customers. Mr. King responded yes and reiterated their customer base has increased since they acquired Clarks. Mr. Shulman is familiar with that as he has stood in long lines. Mrs. Jackson asked if other stores are open until 10 p.m. Mr. King indicated it varies on location, but the majority close at 10. Mrs. Gowdy asked about the location near Town & Country. Mr. King indicated that closes at 10 and then the location at Whipp and Far Hills is 24-hour. Mr. Shulman asked how this compares to the CVS near Town & Country. Mr. King indicated the Oakwood store is busier. Mr. Aidt

asked if there are certain days that are busier. Mr. King indicated Mondays and Fridays. Discussion ensued in regard to store hours, etc.

Mr. Shulman opened the public hearing. Mr. Mier, 2518 Hillview, objected to this proposal especially based on the drive-thru traffic and indicated there are a lot of wounded hearts about this CVS location. Mr. Shulman asked if he has heard complaints. Mr. Mier indicated he spoke with neighbors and several are still angry about this location. Mr. Shulman asked if there were any other comments. There being none, the hearing was closed.

Mrs. Jackson asked if notice was sent to the neighbors. Mrs. Gibson responded yes, owners within 200' of the property and as a courtesy per Mr. Weiskircher, abutting Kettering property owners were also notified. Mr. Aidt asked if the city has received any complaints about this business. Mr. Weiskircher responded no. Mrs. Gowdy noted other visitors have arrived. Mr. Shulman asked if anyone in the audience wanted to comment on this application. There were no comments.

Mrs. Gowdy indicated she is not eager to extend the hours and although there have been no complaints and neighbors were notified, she feels they are pushing this since they only have to drive three more miles for extended hours and suggested a compromise of 9:30. Mrs. Jackson believes being open later is an advantage for the neighborhood and encourages this business. Discussion ensued in regard to approving, denying or approving with conditions. Mr. Shulman asked Mr. King if they would be willing to consider staying open until 9:30 and lights off at 10:15. Mr. King indicated they prefer the 10 p.m. closing.

SPECIAL USE STANDARDS

- A. The proposed use at the specified location is consistent with the Comprehensive Plan.
PRELIMINARY STAFF FINDINGS: The Comprehensive Plan cautions that commercial and business areas should not impact adjacent neighborhoods. Extending business hours until 10 p.m., six days a week will have an impact on the adjoining residential neighborhood to the west.
PLANNING COMMISSION FINDINGS: Sustained.
- B. The proposed building or use will not adversely affect or change the character of the area in which it is located.
PRELIMINARY STAFF FINDINGS: Since opening in 2000, CVS has closed at 9 p.m., Monday through Saturday, so the request for extended hours until 10 p.m. will be a change for the area.
PLANNING COMMISSION FINDINGS: Sustained.
- C. That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, convenience or general welfare.
PRELIMINARY STAFF FINDINGS: The parking lot lights currently turn off at 9:30 p.m. so the extended hours will mean that the parking lot lights will remain on until approximately 10:30 p.m.
PLANNING COMMISSION FINDINGS: Sustained.
- D. That the proposed use will not be injurious to the reasonable use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the neighborhood.
PRELIMINARY STAFF FINDINGS: The noise associated with patrons shutting car doors as well as the additional hour in which the parking lights will remain on may negatively impact the adjoining residential property owners.
PLANNING COMMISSION FINDINGS: Sustained.
- E. The proposed use at the specified location will not significantly adversely affect the use and development of adjacent and nearby properties in accordance with the regulations of the district in which they are located. The location, size and height of proposed buildings and other structures, and the operation of the use will not significantly adversely affect the use and development or hinder the appropriate development of adjacent and nearby properties.
PRELIMINARY STAFF FINDINGS: While the extended hours will not impact commercial development in the area, it will have an impact on the residential property owners in the immediate area.
PLANNING COMMISSION FINDINGS: Sustained.

- F. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood, or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood.
 PRELIMINARY STAFF FINDINGS: Other than the parking lot lights remaining on an additional 60 minutes until 10:30 p.m., there will be no other exterior changes associated with the proposed special use.
 PLANNING COMMISSION FINDINGS: Sustained.
- G. That adequate utilities, access roads, off-street parking and loading facilities, drainage and/or other necessary facilities, have been or are being provided at the applicant's cost.
 PRELIMINARY STAFF FINDINGS: This standard is not applicable to this application.
 PLANNING COMMISSION FINDINGS: Sustained.
- H. That adequate measures have been or will be taken at applicant's cost to provide ingress and egress so designed as to minimize traffic congestion in the public streets and avoid hazards to pedestrian traffic.
 PRELIMINARY STAFF FINDINGS: There are no proposed changes to ingress and egress associated with this special use request.
 PLANNING COMMISSION FINDINGS: Sustained.
- I. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulation may, in each instance, be modified by Council pursuant to the recommendations of the Planning Commission.
 PRELIMINARY STAFF FINDINGS: If the request to remain open until 10 p.m. is approved, the special use conforms to all other applicable regulations for the district.
 PLANNING COMMISSION FINDINGS: Sustained.

Therefore, it was moved by Mrs. Jackson and seconded by Mr. Byington that application #12-3, the application from CVS Caremark for a special use to extend the hours of operation from 9:30 p.m. to 10:00 p.m., Monday through Saturday, at 2801 Far Hills Avenue, and known as lot #1945 and pts 46-68, be approved based on plans and information previously submitted, subject to parking lot lights being turned off by no later than 10:15 p.m. and in compliance with all applicable city rules and regulations. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

At approximately 5:25 p.m., Mr. Byington excused himself from the meeting due to another meeting in the city building, had hoped he could have voted for the deli request and noted he would have recused himself from the Pointe Oakwood discussion.

Application #12-4, the application from Cooper's Deli for a special use to sell beer and wine at 2515 Far Hills was presented. Mr. Weiskircher referenced a PowerPoint presentation and reminded the commission of the special uses they granted in January, 2012, for extended hours until 10 p.m. on Friday and Saturday evenings and approval to utilize the rooftop deck for outdoor seating. He referenced a photo of the interior construction to date and the rooftop deck. He reviewed the following standards that must be met for a coffee shop/delicatessen to sell beer and wine: 1) There shall be no more than 18 counter or bar seats. 2) Operating hours shall not extend beyond 12 a.m., and the use of any outdoor seating shall conclude by no later than 10 p.m. 3) No more than 70% of gross revenue in any month may come from alcohol sales. 4) There shall be no alcohol sales for off-premise consumption, nor any other carryout of alcohol. 5) Live entertainment, in the form of a band or musical group with more than two members, is restricted to not more than 4 times per month, and must occur, if at all, in the interior of the building. 6) There shall be no display of beer or wine advertising signs, plaques, banners, and the like, on any exterior surface of the building or otherwise be visible from the outside of the building. 7) No illuminated advertising signage of any kind shall be visible from outside the building. He noted the applicant and architect are at the meeting and they hope to open in a couple weeks.

Mr. Weaver, Alt Architecture, indicated construction is going well both on the interior and exterior of this building that was originally a duplex. He noted the use will be in compliance with all seven standards.

Mr. Shulman opened the public hearing. Mr. Mier, 2518 Hillview, indicated they are putting a bar in his back yard and although they argue it isn't a bar since only 70% sales go to wine/beer, he contacted Chappy's and Peaches who also have less than 70% sales. He noted they can't candy coat this, and the members of the Planning Commission wouldn't be thrilled to have this in their backyard. He noted they've already changed the hours, there is no sound proofing, and this is not a good neighbor to live behind. Mr. Weaver explained they have committed to landscaping on the roof for appearance and sound. This is a quality operation and they want to be a good neighbor.

Mrs. Gowdy asked about the name change. Mr. Weaver explained it's historic in that the Coopers sold their property to Archers. Mr. Shulman asked about percentage of alcohol sales. Mr. Apolito explained it's 19-24% at Archers and they estimate 15% at this location. Mr. Weaver indicated Archers has a dedicated bar area and this location only has 12-14 seats at the counter with no liquor sales. He indicated there will only be a limited beer and wine offering, very different than Chappy's. Mrs. Gowdy noted she feels for the neighbors, however, they did buy property behind the business district and there have been no other comments from neighbors. She believes this is a nice addition to Oakwood and hopes the management realizes the impact to the residents. Mr. Shulman suggested if any problems, the neighbors notify city staff.

SPECIAL USE STANDARDS

- A. The proposed use at the specified location is consistent with the Comprehensive Plan.
PRELIMINARY STAFF FINDINGS: Consistent with the 2004 Comprehensive Plan, we view the delicatessen as an enhancement to the Far Hills Avenue Business District and the request to serve beer and wine as being compatible with that use.
PLANNING COMMISSION FINDINGS: Sustained.
- B. The proposed building or use will not adversely affect or change the character of the area in which it is located.
PRELIMINARY STAFF FINDINGS: If approved, this will be the only business on the west side of Far Hills serving alcohol. This will also be the only food service establishment within the district with a dedicated area for open air dining. (Central Perc and Tropical Smoothie have a few sidewalk tables but no formal outside dining space).
PLANNING COMMISSION FINDINGS: Sustained.
- C. That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, convenience or general welfare.
PRELIMINARY STAFF FINDINGS: Although there will be outdoor consumption of beer and wine during those months when the rooftop deck is open, there is no reason to believe that a delicatessen serving beer and wine will be detrimental to the welfare of the general public.
PLANNING COMMISSION FINDINGS: Sustained.
- D. That the proposed use will not be injurious to the reasonable use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the neighborhood.
PRELIMINARY STAFF FINDINGS: Since the applicant is already taking steps to mitigate noise spillover from the outdoor deck onto residential properties, assuming this issue is adequately addressed, we do not envision that consumption of beer and wine on the premises will diminish property values in the immediate area.
PLANNING COMMISSION FINDINGS: Sustained.
- E. The proposed use at the specified location will not significantly adversely affect the use and development of adjacent and nearby properties in accordance with the regulations of the district in which they are located. The location, size and height of proposed buildings and other structures, and the operation of the use will not significantly adversely affect the use and development or hinder the appropriate development of adjacent and nearby properties.
PRELIMINARY STAFF FINDINGS: There is no information to suggest that serving beer and wine at this establishment will adversely affect development in the area.
PLANNING COMMISSION FINDINGS: Sustained.

- F. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood, or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood.
PRELIMINARY STAFF FINDINGS: The design and performance standards in the Zoning Code already preclude the display of beer and wine advertising that can be viewed from outside the building.
PLANNING COMMISSION FINDINGS: Sustained.
- G. That adequate utilities, access roads, off-street parking and loading facilities, drainage and/or other necessary facilities, have been or are being provided at the applicant's cost.
PRELIMINARY STAFF FINDINGS: This standard is not applicable to this request.
PLANNING COMMISSION FINDINGS: Sustained.
- H. That adequate measures have been or will be taken at applicant's cost to provide ingress and egress so designed as to minimize traffic congestion in the public streets and avoid hazards to pedestrian traffic.
PRELIMINARY STAFF FINDINGS: There will be no changes associated with ingress and egress to this site as a result of the proposed beer and wine sales.
PLANNING COMMISSION FINDINGS: Sustained.
- I. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulation may, in each instance, be modified by Council pursuant to the recommendations of the Planning Commission.
PRELIMINARY STAFF FINDINGS: Except for the special use request, the applicant will be in compliance with all regulations applicable to this use.
PLANNING COMMISSION FINDINGS: Sustained.

Therefore, it was moved by Mr. Aidt and seconded by Mrs. Jackson that application #12-4, the application from Cooper's Deli for a special use to sell beer and wine at 2515 Far Hills Avenue, and known as lot 1725, be approved based on plans and information previously submitted and in compliance with all applicable city rules and regulations. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Application #12-5, the application submitted by Oakwood Investment Group LLC to amend the Master Plan for Pointe Oakwood originally approved on April, 2007 and subsequently amended in May, 2008, February, 2011 and March, 2012 in order to construct 20 condominium units as part of a plan that includes two-3 story and two -2 story buildings to be located near the northwest corner of Far Hills Avenue and West Schantz Avenue, was reviewed. Mr. Weiskircher referenced the PowerPoint and explained the commission's recommendation on this request will be forwarded to city council. He reviewed a photo of the Far Hills and W. Schantz intersection. He reviewed a chart and overall schematic plans that showed the changes in the Master Plan from 2007, 2008, 2011 and 2012 as to the number of units. Mr. Weiskircher referenced development options noted in the 1997 Subarea Plan, 2004 Comprehensive Plan, 2004 NCR Sugar Camp Subarea Plan and respective site options compared to the current proposal. He reviewed the current plan sketch which depicted the assisted living center, lots with homes under construction, current model home and proposed condo unit location. He then referenced the site development plan with the location of the four buildings and various elevation drawings. He explained two buildings are two stories with four 1,600 s.f. units with a 2-car garage; two buildings with three 1,800 s.f. units and three 2,400 s.f. units with parking in the lower levels, all of which are accessed from the cul-de-sac. He pointed out the low 2-3' planting wall, larger privacy walls to shield the parking, and the 7' pergola that runs 50' around the corner as a buffer/screening. He noted landscaping will be planned all around the units. Mr. Weiskircher indicated Mr. Reeder submitted additional elevation drawings earlier in the day and it depicts how the units on W. Schantz sit lower than Far Hills due to the topography. He noted Mr. Schear has been contacted by current and former Oakwood residents about their interest in condo units, Mr. Schear is the developer and if approved, plans are to proceed this year on the 12-month construction project. Mr. Weiskircher indicated if this is passed onto council, given the importance of this corner, as was done with the recently approved assisted living facility, he suggests the

same condition that submission, review and approval of landscaping and site amenities be required.

Mrs. Gowdy asked to review the aerial plans of the entire site. Mr. Shulman asked if they are to make a recommendation this evening. Mr. Weiskircher indicated the applicant would like a recommendation forwarded to council, but again staff recommends if approved it be subject to working out specific site and landscape details. Mr. Shulman noted this is the conceptual plan. Mr. Aidt asked if homes are planned to be built behind the condos. Mr. Weiskircher concurred and explained that several lots have already sold in this immediate area.

Mr. Schear reminded the commission of the overview he gave in January and his plan to develop/present one piece at a time. He indicated this application relates to the corner, they plan to work on the landscaping plan and have worked on a building that would fit into the topography and match the assisted living facility. He noted they didn't want more than three stories so as to blend in with the neighborhood and still be marketable. Mr. Schear referenced the marketing survey undertaken and that there is a need for high-end condos for empty nesters. He indicated Dayton has nothing comparable to this proposal, these units will provide dramatic views, there are various square footage options and all the information used in the design is from feedback they've received. Mr. Schear added they've been working on this plan for a year and it varies from the originally approved 24 condo units that were smaller. This proposal is for 20 high end condos that integrate with the neighborhood, a seamless transition between the condos and homes in a challenging topography. He is proud of this product, there is a lot of demand and he hopes to have the two larger buildings completed for the Homearama. Mr. Schear reiterated this is an upscale condo and when the landscaping is completed, it will fit in well with Oakwood.

Mr. Posner, OIG, indicated he has worked with the real estate developer that helped them on the assisted living facility and there is a trend/supply for upscale condos in the \$350,000-\$390,000 price range, primarily for 55-74 age empty nesters who want smaller units with no yard or maintenance. He noted the national numbers show a strong demand in areas with higher property values. Mr. Posner believes the 1,600 to 2,400 s.f. upscale design, amenities, location and outstanding view of Dayton are needed and several parties have already expressed a desire to purchase. He expects a successful pre-sale program and believes Homearama will add to that success.

Mr. Reeder referenced the site plan and the unique elevation change at the corner from Schantz and Far Hills. He indicated off Schantz, there is a 30' elevation change and on Far Hills a 14' change. He noted Judge Engineering submitted a grading plan that also depicted the cul-de-sac, utilities, access from inside the lot, etc. As an architect, he wanted to define the space, honor the corner and went through various schematics. Mr. Reeder explained the corner will be open with a trellis/landscaping wall and then step down to the two three story buildings, the openness of the corner will allow the traffic a good view of downtown. He indicated access to each building is off the cul-de-sac at a lower grade than the street. He explained the elevation drawing submitted earlier in the day shows the grade change from Schantz and how only one-story of the two-story building will be visible which blends in with the scale of homes. He noted parking is underneath or behind the building which helped define the size of the building.

Mr. Shulman asked about the drop from the top of Schantz to the corner. Mr. Reeder explained 30' drop from Schantz. Mr. Aidt asked about the drop from Schantz to Ledges Trail. Mr. Reeder responded 20' and the building to the west is tucked into the hillside. He explained all buildings will have a beautiful view of downtown. There is an elevation change of 6-7' between the buildings that are nestled into the hillside, as well as landscaping walls between the buildings to give a sense of privacy. Mr. Reeder referenced the style of the buildings which is Colonial Revival and added the closest example to that is Hawthorn Hill. He noted a lot of buildings in Oakwood have the similar asymmetrical style and buildings materials of brick, stone and siding with gables, porches and window panes. He indicated all the porches face north for the view. Mr. Aidt asked if each unit has an individual front door. Mr. Reeder concurred and reviewed the central lobby in each building. He pointed out this style blends well with the shingle styled assisted living facility. He referenced three of the Pointe Oakwood homes are Craftsman style, one English Country and feedback has been geared toward the Craftsman style which blends with the community. Mr. Reeder is glad to see the momentum growing on this project. He indicated additional

landscaping, walls, trees; shrubs for privacy will be added to this concept plan.

Mrs. Gowdy mentioned how Pointe Oakwood house plans are part of the architectural review requirement, yet these buildings weren't. Mr. Reeder explained the review requirement only deals with individual lots; this is a separate piece of property as was the assisted living facility. Mrs. Gowdy asked if final plans will include entry details. Mr. Reeder concurred, the plans will be more detailed with landscaping, entry details; this is a concept plan. Mrs. Jackson asked about pedestrian entry. Mr. Reeder indicated there are access walks shown at the corner. Mr. Weiskircher noted the next proposal will address public access to Old River, it's not shown on this plan. Mrs. Jackson suggested they be sensitive to pedestrians and not have them walk next to a tall wall. Mr. Reeder explained the plan for low edge walls along the sidewalk with landscaping, the building is 27' setback and they'll use trees to soften the area. Mrs. Gowdy doesn't want a wall to keep people out. Mr. Reeder indicated this is not a walled in community and they are reviewing bicycle access to Old River Trail that will wind through Dayton History and downtown. Mr. Weiskircher reiterated if recommended, they have the applicant return with landscape and detailed site plans. Mr. Reeder appreciated the input. Mr. Shulman reviewed the area at the corner with walks and steps into the courtyard. Mr. Aidt indicated that area could be of concern with pedestrian and condo garage doors. Mr. Jacques referenced the declarations that have been recorded which he believed applied to all the land. Mr. Reeder indicated their legal counsel Ms. Jordan is not at this meeting, however, the land that was recently platted had those restrictions and this land is not in that platted area. Mrs. Gowdy asked if this is the last piece of unplatted land. Mr. Reeder responded no.

Mr. Shulman opened the public hearing for comments. Mrs. Burbey, 284 W. Schantz, indicated they want this to work but have concerns with solid walls, don't want to see this development enclosed. She had thought there was to be a park area to make the lot accessible. Mrs. Burbey explained she has been a realtor for 32 years and sold many condos. She suggested the commission take time to analyze the condo market, especially since Dayton doesn't have a dynamic market. She agreed aging folks want simple lives but in this instance the city needs to look ahead at potential empty units and whether those could be rented out in case this doesn't work. Mrs. Burbey also expressed concern with the impact these condos might have on abutting homes, whether these units will hurt the sale of homes since condo owners and potential renters have to drive by private residences for access.

Ms. Walters, Pointe Oakwood Sales Director, has kept track of visitors to the model home and has a couple dozen serious parties waiting for the condos. These parties don't want a home but a \$350,000 priced unit so she can testify that there are interested buyers.

There being no other comments from the audience, Mr. Shulman closed the hearing. Mrs. Jackson asked if the condo association would regulate whether any units could be rented. Mr. Shulman indicated a lot is controlled by the association bylaws and believes condos of this caliber will attract buyers who probably aren't in favor of many rentals. Mr. Jacques noted the city can't tell a property owner they may not rent their property.

Therefore, it was moved by Mr. Aidt and seconded by Mrs. Gowdy that application #12-5, submitted by Oakwood Investment Group LLC to amend the Master Plan for Pointe Oakwood originally approved on April, 2007 and subsequently amended in May, 2008, February, 2011 and March, 2012 in order to construct 20 condominium units as part of a plan that includes two-3 story and two-2 story buildings to be located near the northwest corner of Far Hills Avenue and West Schantz Avenue, be recommended to city council for its review and approval subject to the submission of more detailed site and landscaping plans being returned to the Commission for further review. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Mr. Shulman commended Mr. Schear and his staff (Mr. Posner and Mr. Reeder) for all the energy, hard work and expense put into the project. He also recognized Mrs. Patti Schear on her patience and support of her husband's development of Sugar Camp and Pointe Oakwood.

The commission agreed to change the May meeting date from May 2 to May 9.

The Planning Commission adjourned. The public meeting concluded at 7:06 p.m.

CHAIR

ATTEST:

CLERK