

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Board Meeting held October 1, 2013

The business meeting of the Board of Supervisors of Lower Paxton Township was called to order at 7:35 p.m. by Chairman William B. Hawk, on the above date, in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Hawk were: William C. Seeds, Sr., William L. Hornung and David B. Blain.

Also in attendance were George Wolfe, Township Manager; Steve Stine, Township Solicitor; Ron Lucas, Stevens and Lee; Christopher Spoonmaker, S&A Homes; Greg Creasy, Grove Miller Engineering; and Watson Fisher and Ted Robertson, SWAN.

Pledge of Allegiance

Mr. Blain led in the recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Blain made a motion to approve the minutes from the September 17, 2013 business meeting. Mr. Seeds seconded the motion, and a unanimous vote followed.

Public Comment

No public comment was presented.

Chairman and Board Member's Comments

No comments were provided.

Manager's Report

Mr. Wolfe noted that the Colonial Park Fire Company will sponsor a 5K Run on October 6th starting at 9:30 a.m. He noted that this run will benefit the fire company and is an event that is growing every year. He noted that registration begins at 8:30 and the run will begin at the fire house located at Houcks Road.

Mr. Wolfe noted that the Board has partnered with Lower Paxton Community Cats to provide safe handling for feral cats. He explained that LPCC will be sponsoring two Trap and Release seminars in regards to feral and free roaming cats with the community. He noted that the purpose of the program is to instruct residents how to trap free roaming cats to be neutered or spayed, and after appropriate care is provided, release the cats back into the wilds of the community. He noted that the seminars will be held at the Municipal Center on Wednesday, October 9, 2013 and Thursday, November 7, 2013 at 7 p.m. until 9 p.m.

Mr. Wolfe noted that the Lower Paxton Township Arts Council will be holding an event at the Friendship Center, presenting the movie, "Stage Door". He noted that Jamie Caffier, the Central Dauphin East High School Drama Director and Penn State Lecturer Jamie Caffier will introduce the film and explaining its cultural content. The film will be showed on Friday, October 18, beginning at 7 p.m.

Mr. Wolfe noted that the Parks and Recreation Department will be sponsoring a pumpkin carving event at George Park on Saturday October 6th and Sunday October 7th from 6 p.m. to 8 p.m. with a fee of \$7 per pumpkin. He noted that hayrides will be conducted on October 25th through the 27th from 6 p.m. to 8 p.m. with a fee of \$3 per person.

Mr. Wolfe noted that those in the community who support efforts to eradicate Breast Cancer are invited to attend the 7th Annual Pink Party at the Friendship Center on Sunday, October 13, 2013 from 6 to 8 p.m. He noted that the purpose of the event is to raise breast cancer awareness and to raise funds to combat the disease.

OLD BUSINESS

Continued discussion with S&A Homes regarding the Montrail development

Mr. Wolfe explained, during a previous business meeting, S&A Homes presented a plan to amend Lower Paxton Township's Zoning regulation to accommodate a revision to the

Montrail Development. He noted that the revision provided for the development of single family and townhomes. He noted that that proposal was denied by the Board, and as a result, the plan was sent back to the developer for additional action. He noted that the developer has prepared a revised plan that has reduced the density of development in the Montrail development. He noted that it would require specific zoning amendments but the effect of those would be less than what the Board saw previously. He noted that Mr. Ron Lucas is present to explain the new proposed amendment and sketch plan for the new Montrail Development that has reduced the overall density.

Mr. Ron Lucas, attorney with Stevens and Lee in Harrisburg, noted that he met with the Board during its September 3rd meeting at which time, the Board denied the amendment to the Zoning Ordinance. He noted that he heard the concerns from the Board members and the residents and went back and tried to come up with a new plan to address the concerns. He explained that he has a new plan that will address the concerns raised and continue to try to achieve the goal that his client, S&A Homes, First Line Development 2, has set which is to provide new housing for first time home buyers at a reasonable cost.

Mr. Lucas noted that he would like to file an application and schedule a meeting with the residents who spoke up at the hearing to gather their input and show them what we plan to do. He explained that he has already reached out to SWAN, gathering information before he appears at the Planning Commission meeting on November 6, 2013. He noted that the Board must do what is right for the Township and he has a proposal that he would like the Board to look at tonight.

Mr. Chris Spoonmaker wanted to go into more depth to explain the changes in the plan from the previous one presented at the September 3rd meeting. He noted that he reduced the dwelling units by 20% and reduced the townhouses by 31% from 77 units to 53 units noting that

the overall dwellings were reduced from 121 units to 102 on the revised plan. He noted that the townhouses have decreased but the single family detached homes have increased from 44 units to 49 units. He noted that the open space previously required 30% and he has increased it to 35% providing more open space as a requirement for the text amendment. He noted that the maximum acreage that was allowed previously was 50 acres and that has been reduced to 45 acres as a result of the concerns that the previous amendment had for other parcels in the Township.

Mr. Spoonmaker noted that the minimum single family detached units as a percentage of units remains the same at 30%. He noted that previously, there was no maximum density per acre however, he added one, 3.4 dwelling units per acre to keep it to the 102 units that he is trying to accomplish with the plan. He noted that the product is no different from the 102 units and the 121 units as it would be a unique place for the first time home buyer with a starting price of \$185,000, noting that he is not changing the price points as he believes that there is a need for this type of housing in the Township and he wants to fulfill that need.

Mr. Spoonmaker noted that the last point in terms of a big difference will deal with the panhandle part of the property. He noted, for the previous plan, it was all open space but included a walking trail, about one mile long, allowing the cross country team from the school to be able to use the trail. He explained that he is considering dedicating the land to the Township. He noted that there was much concern as to what would happen to that land in the future noting that he had no plans to do anything with the land. He noted that the sketch plan shows about 13 acres, at this time, noting that a minimum of ten acres will be required to be dedicated to the Township. He noted that he was looking to build three athletic fields, trying to have an area where there could be multiple activities for people in the Township. He explained that the first field to the far left would be 340 feet long and 210 feet wide and would be great for football. He

noted that the next field would be 300 feet by 180 feet and it could be used for a small football field or soccer and other things. He noted that the last field is 165 feet by 120 feet. He noted that he would also include the mulch path in addition to the athletic fields that he is proposing. He noted that the land in green would be considered open space.

Mr. Spoonmaker noted that the 102 units would provide \$236,000 for fee in lieu for recreation. He noted that he is asking that the work that he would be doing as part of the improvements for the athletic fields be deducted from that amount. He explained that he got an approximate cost of \$200,000 to build the fields and he would ask that it be deducted from the fee. He noted that the only other change at this point is that one section that had 24 townhomes will now have five estate lots in terms of single family homes. He noted that the decrease in townhouses is 35% with a small increase for the single family homes. He noted that the lot sizes remain the same and townhouse units are the same noting that he would bring the same end product for the first time home owner buyer for new construction.

Mr. Greg Creasy, Grove Miller Engineering explained that he decided to revisit the plan noting that at the point of rezoning he would redo the zoning assessment to evaluate the site driveway and the trip generation. He noted there would be a full traffic study conducted to include off-site intersections as well at the land development phase. He noted to do the analysis for the site driveway for the rezoning process; he placed a traffic counter off of Union Deposit Road adjacent to the existing access that was constructed after the new Bishop McDevitt High School was opened. He noted that he looked at the driveway capacity and the left turn lane constructed on Union Deposit Road in that location and found it to be adequate to handle the traffic volumes. He noted that there is a 30% reduction in the townhouse units from the previous plan and overall reduction of approximately 20% in the number of units.

Mr. Creasy noted that the trip generation summary that is displayed on the Board summarized the approved 57 unit plan, the previous rezoning request and the current sketch plan of 102 total units. He noted that the 20% reduction in units results in 10% in the total daily average daily trips as well as the peak hour trips. He noted that the townhouse uses have been reduced and the single family use has been increased. He noted that the IT Trip Generation Manual states that a single family unit generates ten to eleven trips per day while a township house generates seven to eight trips. He noted that he is adding a few units that have a few more trips a day and taking away units that provide fewer trips per day.

Mr. Creasy noted that based on the existing traffic in that location, and looking at the previous traffic studies conducted from the approved 57 units it is anticipated that approximately 70% of the traffic will come from and go to the west towards the Interstate 83, so those people would be using left turns into the site via the left turn lane and 70% of the people leaving the development would be making a right turn which is an easier turn made than a left turn. He noted that is the explanation for the main changes since the last plan.

Mr. Spoonmaker noted in regards to the distance from the other neighborhoods, 70% of the traffic would not be driving towards many of the other neighborhoods as mentioned during the previous meetings. Mr. Creasy explained that some of the neighbors who attended the previous meeting were located farther to the east on Union Deposit Road and if someone is looking to go south, there is a good chance that they will come out of the development, turn right and go on Page Road towards Derry Street. He noted that all the people who want to go east may not want to go the entire length of Union Deposit but use Page Road extended.

Mr. Lucas explained that he is requesting an amendment to the Zoning Ordinance in addition to the rezoning from R-1 to R-2. He noted that he did not have the paperwork ready last Friday when he submitted the packet information but it is very similar to what they submitted

before as they will request that single family lots in the R-2 be reduced to 6,000 square feet, reducing the side yard to five feet, however, the open space requirement for maximum tract size of 50 acres would be reduced to 45 acres so it would not apply to a larger tract. He noted that the minimum open space was 30% but he is increasing it to 35%, so over one third of the tract would have to be open space and that is in addition to the dedicated land to the Township for this tract. He noted that the minimum single family dwelling units would be kept at 30%, although in this plan it would be much higher because he has reduced the townhouses and increased by five the number of single family detached dwellings.

Mr. Lucas noted that the Zoning Ordinance does not have a density requirement anywhere in the ordinance, but it has a minimum lot size. He noted that he is now adding a proposal for this type of open space development that it would be not more than 3.4 dwelling units per acre. He noted that it is not an intense development where you have five or six per acre. He noted that the rear townhouses that abut existing single family detached homes will have a limitation; within 55 feet of the rear property lot line, no impervious surface can be in that area to include sheds, swimming pools, basketball courts etc. He noted that it would provide for an area, 75 feet from that active townhouse allowing room for a deck or patio on the back of the townhouse. He noted that they have created a green gap between the rear property line and the adjacent property owners. He noted that the minimum lot width of 30 feet remains the same and the maximum use of land area at the front of each townhouse from the property for driveways and parking is to be no more than 75%, and that would remain the same.

Mr. Lucas noted those are the text amendments that would be included in the application. He noted that he also described the dedication of park land, a minimum 10-acre tract, but this plan shows it to be a little over 13 acres, and under the current regulations in the SALDO that was amended in 2012, for 102 dwelling units the Township would need under five acres if the

developer was dedicating land. He noted that he has more than doubled that requirement. He would like to improve a portion of the ten plus acres with grading and seeding for three fields, in three various sizes, to be used for multiple sporting types events. He noted that a mulch cross country walking trail, one mile in length, will be developed.

Mr. Lucas noted that the current fee in lieu of \$2,320 per unit would equal \$236,630. He explained that the cost to grade the land would be roughly \$200,000 and he would propose reducing that amount from the total fee in lieu and the land and improvements would be dedicated at no cost to the Township. He noted that this has not happened for some time and he was not aware of the Township buying land and developing new fields. He suggested that it might Township need and he plans to discuss this with the Park and Recreation Board on Wednesday night.

Mr. Lucas noted that he would request similar waivers that were granted for the approved plan in 2006 for the preliminary subdivision plan. He noted that he is also asking for a waiver from Section 522.E.1, as to the percentage of the land with a slope over 6%. He noted that the zoning ordinance regulates slopes of 15% or more but the provision in the SALDO talks about slopes of 6% or less for the dedication of the land. He noted that Mr. Staub indicated to him that there are very few tracts in the Township that have a level slope. He noted that the area is not that flat but he would create the plateaus for the athletic fields. He suggested that he would need a waiver because he would be leaving a lot of the land that is naturally wooded for passive recreation. He noted that the Township would own it and it could be preserved as open space for passive use.

Mr. Lucas noted that he would need a waiver from Section 522.E. 7 that talks about convenient access to public utilities for the construction of parking. He noted that other than the land that would be created for the three fields, the rest of the site has slopes. He noted that it

slopes down to the stream where it is wooded, and he would not be closing any access to the eastern end. He noted that someone could walk onto the wooded area from the Township Park but there would be no vehicular access there. He noted that the Township has an agreement to maintain one of the football fields on the school property and he would like to work with the Township and the School District to expand it so that the Township would have access to the area to maintain these fields, and also work with the Township to help provide access, and utilize the parking that is there now for the athletic facilities. He noted that these fields could be utilized during the day by the School District and for evenings and weekends for the Township. He explained that this describes what is being asked for in regards to the dedication and the text amendment.

Mr. Spoonmaker thanked the Board for the opportunity to speak and noted that he would like to get feedback or comments that the Board may have. He noted that he will be going to the Parks and Recreation Board meeting tomorrow evening to present the field concept hoping that they will see the need for it from a Township point of view. He noted that the amount of space in terms of dedication is a little less than five acres and he is doubling that, having five acres of land that is less than the 6% slope. He noted that he will be asking for waivers but he will also be giving more land that is less than 6% slope than is required in the ordinance. He suggested that this would be a nice compromise. He noted that he plans to go to the Planning Commission in November and receive comments from the Dauphin County Planning Commission in order to be back to this Board in December. He noted that he plans to meet with the residents that spoke at the previous meeting during the month of October to get feedback, and he is waiting for SWAN's comments at this time and will work with them as well.

Mr. Spoonmaker noted that it is a good piece of property in the Township to be rezoned. He noted that he spoke to the various types of zones that surround the property at the last

meeting and he heard the feedback and tried to make adjustments. He noted that he would be grateful for any feedback from the Board members.

Mr. Hornung noted that the plan reduced the amount of acreage to 45 acres. Mr. Lucas noted that the maximum tract would be no more than 45 acres; however, after the dedication of the 10 to 13 acres to the Township, he would be down to 31 or 34 acres for this plan, noting that one third would be for open space. Mr. Hornung noted for the zoning amendments, how many tracts of land would fit this zoning. Mr. Lucas answered of the ten, five are islands in R-1. He noted that they are not connected to any R-2 or R-3 or any other zoning districts. He noted that five would be difficult to rezone. He noted that he will look at that but he heard the concern and tried to address it. Mr. Hornung noted that he wants a good answer to his question. Mr. Lucas answered, when he files the application which he hopes to file next week, he would have an answer.

Mr. Hawk noted that there is a significant decrease in the townhomes. He noted that you have decreased them by 24 units and he questioned what the reaction by the residents would be. Mr. Lucas explained that he has not met with the residents yet, as he wanted to get the Board's reaction first before going to the residents. He noted that he would like to schedule a meeting in October as soon as he can with the residents to go over all these changes. He noted that the current meeting is televised and people will hear about it and he will reach out to meet with the residents. He noted that those residents did not attend the previous Planning Commission meetings but he asked that they attend the next one when he presents the new plan. He noted that he was seeking any comments from the Board at this time.

Mr. Hornung noted that he did not have much of a problem with the last plan except for the consequence of the text amendment change for the impact on other properties that were similar. He noted that will be the determining factor for his decision, to know the impact on the

rest of the community. Mr. Lucas noted that he will get that answer for Mr. Hornung when he files the application. Mr. Hornung expressed his appreciation for what changes have been made noting that the Township has a need for lower priced housing. He noted his children have to live outside the Township because of the price of housing in the Township. He thanked Mr. Lucas for coming back with a new plan.

Mr. Hawk questioned if the timeline for building is getting pretty close. Mr. Spoonmaker answered that his goal is to gain approval in terms of zoning in 2013 and he would move into land development by April of 2014. Mr. Hawk noted, in regards to townhomes, if he had looked at the Amesbury development near the Friendship Center, and considered building townhomes like those. Mr. Spoonmaker answered that these townhomes would be a little different. He noted with a two-car garage, these units are a little narrower noting that Amesbury is probably 28 feet wide and these units would be 24 feet wide. He noted that he plans to build the same product that was displayed at the September meeting, but with a different look. Mr. Hawk noted that he toured a townhome in Amesbury this past week and he wondered if the proposed townhomes would be the same.

Mr. Seeds noted that he was glad to hear that Mr. Spoonmaker would be meeting with the Parks and Recreation Board, but he questioned if access would be readily available to the fields. He noted that the Township leases the football field at Central Dauphin East, but there is a high bank in that area. He noted that the access would be from the lower part or towards Rutherford Road. Mr. Seeds explained that he would have to work with the School District for access to those fields and it may be a problem. Mr. Spoonmaker noted, when he looked at the grading plan he knew that he would need some type of access from the School District and the parking lot to get up to the fields. Mr. Seeds stated that he did not know if the Parks and Recreation Board would be interested in those fields.

Mr. Seeds noted that Mr. Lucas mentioned the waivers and that would be part of the land development plan but at this time we are talking about the rezoning and the text amendments. He noted that it can't be done with the waivers as it would be contract zoning which the Board can't do. He noted that the other things would be contingent on the land development plan which would be submitted after the rezoning.

Mr. Lucas noted that he understands that but he wanted to let the Board know upfront to anticipate those requests. Mr. Seeds noted that he was glad that the developer plans to meet with the residents.

Mr. John Trish, 600 Prince Street, noted that more people would have attended the meeting if they knew that the Montrail people were going to be here tonight. He questioned for the land to be dedicated, how much more of a burden is that going to be on Township workers who have to maintain the three new fields. He noted that it cost the taxpayers \$1.4 million to do maintenance on Landis Field and now you are talking about three new fields plus the 13 acres that they are giving to the Township which will go off the tax roles. He noted that the Board has to consider this. He noted that the Township workers have a lot of maintenance to do. Mr. Seeds noted that is why they are going to the Parks and Recreation Board meeting tomorrow night.

Mr. Trish noted that he will talk to the Township about maintaining the three fields that they are putting in and access to those fields and that does not include the other 13 acres that they will donate to the Township. Mr. Seeds noted that the Township did not spend \$1.3 million on maintenance to Ranger Field. Mr. Trish noted that the Central Dauphin School District... Mr. Seeds noted that the soccer association may have spent that money on Ranger Field. Mr. Blain suggested that Mr. Trish is talking about Landis Field using School District taxes.

Mr. Trish noted that it is great that they want to bring in reasonably priced homes and we hear waiver, waiver, waiver, and we hear that we will do this and that and eventually the fee in

lieu will drop to \$30,000 and by the time they come up with their costs there will be no fee in lieu with the Township getting the 13 acres to maintain and the developer still gets their 102 houses.

Mr. Hornung noted that there is a reason for land dedication; he noted that the southern end of the Township has the largest need for parks. He noted that there is a huge demand for soccer fields and football fields to practice on and the Township struggles with not having enough space. He noted that the plan has to go through the proper channels and it may not be a bad thing. He noted as the properties are developed and there is more income that comes off of those properties which in turn pays for the additional maintenance that is required on the fields. He noted that it balances out, but Mr. Trish is right in that there are costs to maintain those fields and we do look at that.

Mr. Blain noted that the Township has not developed an new fields recently other than George Park. He noted that the Township would not be developing fields in the southern park of the Township in the near future, but this developer is willing to grade and seed the fields and get them up to a standard that they could be dedicated to the Township. He noted that the Township is not going to drop a couple hundred thousand dollars to develop a park. He noted that the maintenance phase for cutting the grass is a lot different. Mr. Horning noted that Mr. Trish pointed out that there would be additional maintenance but there would be offsetting costs, but he would say we either build parks or jails and we need to build parks as it helps to keep kids out of mischief.

Mr. Hawk noted that the Parks and Recreation Board have told the Board that it needs more land. Mr. Hornung noted that one of the reasons the housing is more expensive in the Township is due to the great park system that we have.

NEW BUSINESS

Action on proposals to provide the Township and the Authority with property and liability insurances

Mr. Wolfe noted that Board has information on the proposal from Brown and Brown to provide insurance coverage for the 2013-2014 insurance years. He noted that the Township did not do a full solicitation this year for quotes; however, it did solicit proposals from interested carriers, and the proposal the Township received through Brown and Brown was with the incumbent carrier for the Township and the Authority. He noted for the Township, the packet includes the Public Officials and umbrella policy in the amount of \$118,286.00. He noted that it is a slight increase over the previous insurance year which indicates insurance markets are tightening up but it is still a reasonable price and lower than what the Township paid several years in the past. He noted that the incumbent carrier for the Township package and umbrella is Allied World National, an A-rated company, with the prime coverage being provided by Travelers Casualty and Surety, an A+ rated company and the Public Officials Policy is provided by ACE American Insurance and is an A+ rated policy as well.

Mr. Wolfe noted for the Lower Paxton Township Authority the total coverage including Public Officials and liability at a cost of \$33,390. He noted that it is also with the incumbent carrier and the increase is under \$400 from the previous year's coverage. He noted that the incumbent carrier is Allied World National, an A rated company and for Public Officials for the Authority, it is National Causality which is an A+ rated company as well. He noted that it is staff's recommendation, as well as the insurance broker's recommendation, Brown and Brown, that the Board authorize and accept these proposals for the 2013-2014 insurance year.

Mr. Seeds questioned if the coverage excluded the terrorism insurance. Mr. Wolfe answered that was correct. Mr. Seeds questioned if there is any flood insurance. Mr. Wolfe

answered that there is no sanitary sewer back-up insurance. He noted that given the Township's experience from two years ago, it is unable to get that coverage again.

Mr. Hornung noted that many of the limits are \$1 million or \$2 million, up to \$3 million total. He explained, the last time he was looking at insurance for his business, he was told that it might be a little light and they recommended to him to increase it to \$2 million. Mr. Wolfe noted that he did not get that recommendation from Brown and Brown. He noted that he could ask for additional pricing but the Township has governmental immunity for some items. Mr. Stine noted that the limits are much lower, with a \$500,000 cap.

Mr. Hornung noted that he raised his deductible very high and basically self insures himself and the catastrophic things are covered by the insurance. Mr. Wolfe noted that the Township has been running with the deductibles that it has had adjusted for inflation since the last insurance analysis with the Zigmund Company which was conducted several years ago. He noted that the Township has not completed an analysis recently but it could if the Board thinks it is needed.

Mr. Hornung made a motion to approve the proposals for the Township and Authority property and liability insurances, but he would like to request that the analysis be completed again. Mr. Blain seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

Change Order #1 to the PC-1G/1H (Forest Hills) sanitary sewer replacement contract with Fred Ronca and Sons

Mr. Wolfe noted that this is change order concerns a reallocation of work from sewer lines to manholes. He noted after discussing this concern with Fred Ronca, the total amount of work has been determined to be a net zero increase and it is staff's recommendation to approve this change order. He noted that Mark Hilson worked very hard to negotiate this change order.

He noted that it will allow staff to address the significant problems with the manholes in the Forest Hills area.

Mr. Blain made a motion to approve Change Order #1 to the PC-1G/1H (Forest Hills) sanitary sewer replacement contract with Fred Ronca and Sons in the amount of zero dollars. Mr. Hornung seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

Improvement Guarantees

Spring Creek Hollows, Phase IB

A release in a letter of credit in the amount of \$49,933.23.

Schiavoni LTD/Monticello

A reduction in an escrow with Lower Paxton Township, in the amount of \$41,943.00 with an extension date of September 10, 2014.

The Estates of Autumn Oaks, Phase IB

A new letter of credit with Farmers and Merchants Trust Company, in the amount of \$562,164.09, with an extension date of October 1, 2014.

The Townes at Autumn View

A release of a bond with Developers Surety and Indemnity Company in the amount of \$52,407.20.

Willow Brook, Phases V & VI

A reduction in a letter of credit with Fulton Bank, in the amount of \$10,420.22, with an expiration date of September 10, 2014.

Longhorn Steakhouse

A new bond with Liberty Mutual Insurance Company, in the amount of \$238,750.00, with an expiration date of October 1, 2014.

Mr. Blain made a motion to approve the six improvement guarantees. Mr. Hornung seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

Payment of Bills

Mr. Seeds made a motion to pay the bills of Lower Paxton Township and Lower Paxton Township Authority. Mr. Blain seconded the motion. Mr. Hawk called for a voice vote, and a unanimous vote followed.

Announcement

Mr. Hawk noted that he has a friend that watches the meetings religiously and he wanted to say Hello to his friend Rusty Keiser.

Adjournment

There being no further business, Mr. Blain made a motion to adjourn the meeting, and the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by,

Gary A. Crissman
Township Secretary