VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
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Meeting Minutes

Tuesday, July 26, 2016

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman
Commissioners: Judith Jacobs, Paul Aubin, Nick Parisi, John J. Paul, Laura Murphy and Dave Shalabi

CALLED TO ORDER/ROLL CALL

The meeting was called to order by the Plan Commission Chairman, Mr. Lou Stephens, at 7:00 p.m.

Present: 7 - Chairman Stephens; Member Jacobs; Member Aubin; Member Parisi; Member Paul; Member Murphy, Member Shalabi

APPROVAL OF MINUTES

2016-0130 Minutes of the May 10, 2016 Plan Commission Meeting

A motion was made by Commissioner Aubin, seconded by Commissioner Murphy; to approve the minutes of the May 10, 2016 Plan Commission with the following change:

On Page 18, under Stephens testimony change “as” to “was”.
APPROVED

Aye: 5 - Chairman Stephens, Member Aubin, Member Parisi, Member Murphy and Member Shalabi

Nay: 0

Abstain: 2 - Member Jacobs and Member Paul

2016-0104 Minutes of the July 12, 2016 Plan Commission Meeting

A motion was made by Commissioner Aubin, seconded by Commissioner Paul; to approve the minutes of the July 12, 2016 Plan Commission with the following change:

Alter the attendance record to reflect that Commissioner Murphy was present and Commissioner Shalabi was not present.
APPROVED

Aye: 5 - Chairman Stephens, Member Aubin, Member Parisi, Member Paul and Member Murphy

Nay: 0

Abstain: 2 - Member Jacobs and Member Shalabi

PUBLIC HEARINGS

2016-0382 Harvest Glen Estates - Subdivision, Rezoning and Landscape Plan

MAZZA: Staff presentation made in accordance with written staff report dated July 26, 2016.

STEPHENS: Thank you. Is the petitioner present and does he wish to make any additional comments?

AUBIN: Swore in David Sosin, 9501 144th Place, Orland Park

SOSIN: Presentation made to supplement staff's presentation.

AUBIN: Swore in Michael Rogina, 93 Caterpillar Drive, Joliet

ROGINA: Presentation made in regards to engineering for the proposed project.

STEPHENS: At this time, we would ask anyone in the audience who wishes to make any comments or questions with regards to this development, please come forward.

AUBIN: Swore in Bruce Johnson, 11103 Woodstock Drive, Orland Park

JOHNSON: The sign stated that this is a redevelopment change and this is actually a zoning change. Is there a difference? Isn't it supposed to be posted and accurate? The redevelopment sign is pretty global.

MAZZA: To answer your question, the redevelopment is what they are proposing and it is captured under that generic term.

JOHNSON: Every time we have seen it, it says zoning change which draws people's attention and there would be more people here. You put up a sign that says redevelopment change and it's totally different. Maybe you can clarify that part. The big part is the drainage that we are talking about. I couldn't tell from the grading plan, are we talking about putting a berm the entire way? Or is that planning on being a swale. Right now the plan naturally drains from southeast to the northwest and the pond is going to be taken care of. The developer also promised that this land would never be developed, which is why we are questioning all of this.

STEPHENS: Which developer are you talking about?

JOHNSON: When they first switched the land over from agriculture to E-1.

STEPHENS: Well, they annexed it and E-1 is the default annexation zoning.

JOHNSON: That is what the owner had said. The point being is that they tell us whatever we want to hear. Right now the homes moving in match the master plan so I'm sure that is going to get approved but the big thing here is drainage. Originally there was no feedback in the beginning because putting in 3 lots with 3 homes is not going to affect the drainage. Now we are talking about putting in 6 homes. We are taking away 20,000 square feet so this land is going to flood like crazy. I would like to get a copy of the plan so I can see what the grading is. If they are planning on putting a big berm, well that is not too nice. Drainage law says that we have to take water but we don't have to take additional water. Right now if X

amount of water comes to my land now, I have to accept it but I don't have to accept any additional. I just want to make sure that this is going to be addressed because we hear about this all of the time. That was supposed to be taken care of when Countryside was built but it wasn't. Obviously our neighbors are being flooded and they have been for the last 20 years. This is the time when I am going to ask the Board to make sure that these developers prove these calcs. From what I see right now, by putting in these homes, we are going to increase flooding and we are pushing it already back to the Countryside property line. That is happening now on the development on the corner. If you go look at that lot, his house is 3' to 5' above grade. Right now that water is going to be pushed to all of those neighbors. This is a low area here that always had standing water. The water does go to the north naturally so we have to accept that but I don't have to accept additional. These are proposed contours and I can't see what the existing grading is. Are we going to be able to take a look at the original drainage calcs are and now what the proposed conveyance is going to be? That way we can determine if these ditches are going to be capable of holding this. As it is now, I know the guy wants to develop this and he has a right to do that; but, he doesn't have the right to create a detriment to us. It looks like you're putting a berm and a big, ugly mound of dirt is better than flooding. I want to see if we can get that and if the town has questioned that. Are those calculations available that people can see?

MAZZA: Of course.

STEPHENS: The Village engineer has already reviewed those calculations and he has already approved the preliminary engineering?

MAZZA: That is correct.

STEPHENS: And in his opinion, are they going to get water? Is the water going to go beyond the north property line to the back yards of the houses that back up to it?

JOHNSON: Yes and what are they proposing to do there? Is it a swale? Is it a berm? The size pipes that they are planning on putting in here as well as the culvert that it is tying into. If you are regrading Wolf Road, they did that once and totally messed it up. I don't know if you can even get the flow out of that. They are going to have to dig deeper or pick up. The sidewalk is already low. They may be solving peoples' problems now with the detention pond but what problems are now going to be created along Wolf Road when you are planning on regrading and putting a ditch through there and conveying all of this water. I don't know how deep this ditch can be but you have to have at least 2-3' depth on these ditches. I don't think there is enough fall before you get to that culvert. Has anyone done capacity calculations on that to know the depth? That thing was never designed to take this water. That culvert was designed to take the detention pond to the north. Now we are essentially tripling the capacity. That is going to back up and cause a

problem. You may be alleviating it here because you have the detention pond and this thing is going to end up being a detention pond rather than a retention pond. They promised it would just be a pond but it was too low so it would not let out. That is a concern that we have for the property owners on the Wolf Road side. If you're solving this little problem and you're taking away from them then you're just moving it down the street. I'm assuming they are looking into that but I want to make sure that this has truly been looked at. Again, if we can get the calculations for that. I don't know how much water is being conveyed there. I just know that these ditches have to be able to hold it and the same thing goes for the culvert.

STEPHENS: The engineer will come back up and address your questions.

JOHNSON: It is what it is as far as the zoning. They told us one thing and it's something different so be it. Developers have a tendency to do on the cheap. I work with developers all the time and that is our big concern. We don't want to see a wet pond and we don't want to push the flooding problem to our neighbors. I would like to get copies of everything to look at.

SOSIN: Before we are here, we have preliminary engineering approval. All of these calculations were done with Brija Estates to size the pond and then were redone so in effect three engineering firms have looked at it and calculated it. We understand what our responsibilities are and right now we are adding a detention pond. This is the first one that has been added in that area since Countryside. We are quite confident that the current sheet drainage which is totally unmaintained and unmanaged and running across the property is going to be greatly enhanced with the pipe and pond that are going in. Restrictor pipes go into these detention ponds to release the water into the culvert at a prescribed cubic feet per second. That is what the engineers have looked at and agreed to our calculations. If they didn't we would be back in engineering before we ever came to this commission. Thank you.

STEPHENS: What is the talk about a berm? Is this development going to be building a berm on the north side?

SOSIN: That was part of the Brija plan to start with. Yes.

STEPHENS: What is the purpose of the berm?

SOSIN: It does 2 things. It gives some privacy but it also prevents the water from running into these lots. The swale is on the south side. The collection is on the south side moving it to the west to go into the detention pond.

STEPHENS: Is that a detention or retention pond?

SOSIN: It is not a wet pond.

STEPHENS: Could you point out where the storm sewer inlets are going to be on the north side there?

ROGINA: Again, on the Brija Estates approval, what you see within the thinner line is the berm proposed by that development a year ago. That berm was proposed prior to this proposal for lot 2.

STEPHENS: How high will that berm be?

ROGINA: Down by the pond, 2 ½' tall. Where the single family is under construction, 3' tall. It was originally proposed by the previous development: the berm and swale carrying water off the single family lot to the proposed detention pond. There are 5 storm sewer inlets along the rear of these lots. Those storm structures are tapped to accept the sump pump discharges from the proposed houses.

STEPHENS: So whatever water is going to drain to the north gets trapped by the berm and is forced into the storm sewer inlets to head into the detention pond? Then you are going to have a slow release from there up north.

ROGINA: Correct. A restricted release in the northwest corner of lot 3 discharging to the ditch on Wolf Road which at the Village requirements, they are requesting that it be regraded pending permitting with Cook County.

STEPHENS: So whatever storm water comes off of this project is going to be detained into this pond and slowly released out to the north. It shouldn't affect any of the houses that back up to it.

ROGINA: Correct. We are confirming that the swale on the south side is adequately sized to prevent any overflows into the backyards of the adjacent homes. This storm sewer is also sized to pick up flows off of the proposed single family house that is under construction and routes it west also to the pond.

STEPHENS: Village engineers have reviewed this and approved the preliminary designs?

ROGINA: Correct.

AUBIN: Swore in Jackie Copple, 11153 Woodstock Drive, Orland Park

COPPLE: My first comment is just a general comment. When you have water flowing and you build a berm, the water before that berm is going to be diverted in one of two directions. Even though you are only worried about the water that is coming from the proposed subdivision, you are also getting water from the open land across the way, just a comment that it is going to divert in one of two directions. I live on lot 9 of Countryside and when this was proposed, I was here

last July, and the engineers said that the storm water management was more than adequate. I am not a storm water expert but I went home and did some calculations and it was more than adequate but barely more than adequate. I have a couple comments that I would like brought back to Village engineers. Number one is that the majority of this land was farmland and the runoff of farmland is less than the runoff from grass. There is much more from houses. The second thing I would like to say is that I don't know if you are aware but our lot floods once or twice a year depending on the water. For instance, the total rain over the weekend was 2 ¼". The water is still flowing into the sewer on the south west corner. We don't want more water than we already have but I also want to note that there is existing water in lot 3. I don't know if that water was taken into the calculations. You will notice in the one corner, that land has not been plowed because the tractor has been buried more than once. That is where water is currently sitting.

STEPHENS: That is where the detention pond is going to be.

COPPLE: Correct but if there is going to be a berm, the water that sits here is not going to be able to get there. The water comes from across the street at Bunratty and sits there pretty consistently.

STEPHENS: Have you ever called Cook County to get them to cut all of that stuff which is blocking the water flow?

COPPLE: Cook County has come down but part of the problem was that we would call the Village and the Village would say they can't do anything because they wanted to do something on this land. Well now we're doing something on this land but I want to make sure that this land takes its own water.

STEPHENS: It seems to me that the way the engineering has been designed, it makes all the sense that they are going to carry their own water or maintain their own water and it is not going to spill over onto any of the other properties. I think by the creation of a detention pond that doesn't exist now, it should make it better rather than make it worse.

COPPLE: That is what they said when they developed Bunratty. They said it would make it better and it still pools across. I am just here to say and be on the record that I am hoping that this makes it better.

STEPHENS: I took one hard look up and down that road today and I can see all that growth in that swale. It has to block water from going north. It has to. It is stopping all of the water from going north. It traps it closer to your area.

COPPLE: That is not the water I am talking about though. Our sewers in the back don't drain into Wolf Road. They drain out to the front of the house and down to the detention at the end of it.

STEPHENS: And you don't think there is any runoff that comes off of the back yards and into that swale? The water can't run that way because of all of the weeds and garbage that are backing up that swale.

COPPLE: Water should be able to run through weeds. I know it might slow it down but if the culverts blocked, I could understand that. Water is not very dense and should flow right through weeds.

STEPHENS: There is a blockage there. It seems to me that they have had the Village engineer review this. This other engineer has come up and stated what it is going to be. If they keep their water and it is not affecting you that should be a good situation for this development.

COPPLE: What is the big deal with making the detention pond slightly bigger? Just an idea and we have had this problem.

STEPHENS: Which detention pond? The one that they are going to be building?

COPPLE: They could fix both of them since that one is at capacity too.

STEPHENS: That is not the subject of this.

COPPLE: What I am saying is that there is a problem in that corner so let's just fix the problem in that corner. I just want to make you aware of a few things that I think they are potentially not thinking about. One of the other things about runoff is when the developer builds on this piece of land, they are probably going to be stripping off the topsoil so we are going to have more clay. You could ask for more topsoil to collect the runoff.

ROGINA: The order of the construction is as follows: the detention pond will be constructed first. That material excavated from the detention pond will be used as fill to construct the berm that separates Harvest Glen from the lots to the north preventing any flows crossing onto their property.

STEPHENS: In your opinion, does this design create any problems for the properties to the north or does it make it any better?

ROGINA: It makes it better because you are diverting 6 acres that normally collected at the southwest corner of Countryside and you are diverting it to a newly constructed detention pond. It would improve the situation that they are currently facing.

JOHNSON: Is it fine with the town that they are building a 3' mound in someone's backyard? What you have also done, looking at the contours, you are taking all of the water and diverting it to the other side. You're putting a 3' berm. You could easily take care of this with swales. With the berm, the water on the other side will

now be trapped. It is not even going to be able to get to this property. This is a utility easement and there will be 3' of dirt on top of this?

STEPHENS: This gentleman thinks a swale is better than a berm. What is the purpose, Mr. Rogina?

JOHNSON: There is no need for a 3' mountain of dirt between our yards when flooding doesn't even occur on that side of the subdivision. I understand and I'm sure the neighbors don't want to see a big old berm. Here where we have the flood, there will be a 2 ½' berm and then where we don't have any flooding there will be a 3' berm. It doesn't make sense to me and you are trapping any water that used to come across here. It will never get to this new swale. You are just taking that water and forcing it back over to Countryside causing issues that we never had before. That water naturally drained between the two properties. You can't do that. You can't stop my drainage. If it goes to your property, so be it, you have to handle it. Putting a mountain of dirt is not a way of handling it because that is what they did when they built the other subdivision. That is not a solution. You are just trapping the water somewhere else.

STEPHENS: Are you an engineer?

JOHNSON: Yes. I am very familiar. I do grading and plats.

ROGINA: Yes, the grading along the north line is unchanged from the Brija Estates approval from a year ago. There is an existing storm sewer system in Countryside on the east half of our development. The berm that is proposed separates the two projects. The existing grading of Harvest Glen flow came in a north westerly direction off of Harvest Glen towards the rear property to the north. That drainage pattern then worked west towards Wolf Road. This diverts the drainage off of our property, keeps it on the south side collected by the storm sewer. Again, this was approved with Brija and our additions are that we are adding storm sewers and eliminating a system that was originally designed as 100% swales and improving it by providing storm sewers.

JOHNSON: So there is a 3' berm on the side that doesn't flood. What happened to that water that used to now convey across that land? It is now trapped by a berm. Why is there a 3' mountain of dirt on the other end of your subdivision that doesn't flood? The water naturally conveys from the north to the south west and it comes along and straddles both of these property lines. You have now forced all of that water onto the other side into a system that wasn't designed to handle that. That thing was designed to flow all the way down to the ditches and then flow away. You are now putting a 3' tall mountain of dirt behind our yards.

STEPHENS: That subdivision, Countryside, it had to be designed for them to carry their own water into their detention pond. What you are saying is that there is so much runoff that the system is poorly designed?

JOHNSON: No. Part of the runoff does come to the catch basin. Right now my backyard when we have a lot of rain, it floods for a couple hours and then it goes away. That is fine and normal. But part of that water doesn't naturally go to that catch basin. It flows into this lot. It has always been wet. That is where the water has always naturally gone. Why would anyone put a 3' mound of dirt where it does not flood?

STEPHENS: I think you need to go to the Village and speak with the engineer. They have given preliminary approval and they are looking at it with the contours. Maybe if you look at it with the contours you will understand it also because you're an engineer.

JOHNSON: They also gave approval for the drainage in this area and it floods. All this flooding that is happening here, they approved this too. Why is there a 3' mound of dirt behind our yards? That is pretty dramatic to happen to our property.

STEPHENS: I don't have that answer other than to tell you that the Village engineer has looked at it and given preliminary approval. Go and speak with the Village engineer.

JOHNSON: I won't beat a dead horse here but I was just curious as to why they are putting in that berm?

STEPHENS: We are not engineers here. You are.

ROGINA: To create a division between the two projects, we are proposing the previously approved design of a 2-3' high berm. That berm is waist high and spread over a 20' width. It is not vertical 3' wall at the property line. It is a landscaping berm that will be 2-3' depending upon what the existing grade is that we are trying to match on the north side of the line and what we are proposing on the project.

STEPHENS: So if there is any additional runoff coming from the south, it will be able to flow on the north side of that berm and flow back into the detention area?

ROGINA: Any flow from the south side of this berm will be collected by the storm sewer system, routed by the swales and storm sewer to our detention pond.

STEPHENS: What if there is any additional water coming from the north?

ROGINA: Again there is an existing storm sewer in Countryside. We are eliminating drainage area that currently flows to those storm sewers with the construction of this project.

JOHNSON: We are not worrying about the water from the south. We are talking

about the water that naturally flows from the northeast side of this property in Countryside and it naturally drains to the southwest and meanders around to the ditch on Wolf Road.

STEPHENS: Whatever we do here tonight, this still goes to the Committee. That Committee meeting is in two weeks. Within the next two weeks, contact Mr. Mazza and go and discuss it with the Village engineer.

JOHNSON: Ok, just to make it clear for the record. We are talking about water that flows from the north.

COPPLE: What recourse do we have as homeowners if this doesn't work? Does the builder have to put money in and if it doesn't fulfill or makes our situation worse, does the Village get money to correct the situation?

STEPHENS: They have to build it in compliance with the approved engineering. That is basically it. If this gentleman who lives in your development and he is an engineer, he is going to go and talk to the Village engineers and see if it is going to work and share his ideas with the engineers.

COPPLE: It would be nice if there was some payback.

STEPHENS: Some money.

AUBIN: Swore in Jackie Ringbauer, 11031 Woodstock Drive, Orland Park

RINGBAUER: I just wanted to add that I don't think anyone is aware of the water that ponds behind me at 139th and our property. A lake forms and you can't see it because of all of the weeds. It actually forms a lake that comes within 2-3' of our property. There is a lot of water.

PARISI: Are you talking about where the new house is that is going up?

RINGBAUER: Yes, the lake forms in this area. It has been forming as long as the former property owner lived there.

STEPHENS: All of that grading is going to change. All of that water is designed to channel into that detention area.

RINGBAUER: Will there be a berm continuing along the rest of those properties that back up to lot 1?

ROGINA: Demonstrates where berm will be located.

STEPHENS: We are really dealing with the resubdivision of lot 2.

RINGBAUER: I know but I just wanted to bring up that water.

AUBIN: Swore in Leo Delair, 13901 Wolf Road, Orland Park

DELAIR: I have farmed that property that is in question where the pond is going to go. That northwest corner has been damp a lot of the time but in my opinion it seems to me that there is a hydraulic backup of water at a low grade because the water on the west side of Wolf Road in that weeded area has nowhere to go. Demonstrates on plan. The water is backing up so the ditch stays wet almost all of the time. Their development will be fine but when the water goes to leave, the county needs to address this discharge system right here of accepting the water because it is all backed up. Other than that I think the detention pond system will definitely help that area but it still has to go somewhere. This pond may even back up until the county fixes that.

STEPHENS: Ok, we are going to go to our Commissioners.

PARISI: We have had enough discussion about the water. This has been reengineered and everyone is pointing to a problem with the north and west but the county needs to clean up their property. The first lot where construction is going up is five times the size of these other six lots. Just in planning in general, what factor does the Village consider in homogeneity of the properties?

MAZZA: In terms of the lot 1 house, the homeowner is free to build a house to his liking.

PARISI: I understand that. It was zoned E-1 but these other properties are being zoned to R-3.

MAZZA: Correct. The intent was to match the R-3 development scheme that already exists rather than potentially having another large property that does not match.

MURPHY: No further comments.

AUBIN: I am going to focus on the petition that is before us tonight, which is lot 2. As I read the report from staff, it says that the lot size minimum is 10,000 sq. ft. They are providing 24,000. The density ratio which is 3.32 per acre is going to be 1.81. They are doing everything they can in that area to make this development fit, which it will. I have been serving on this board for a very long time and in all of those years that I have been here, the engineering staff as well as the engineers that are brought here to testify for petitioners, I have a lot of faith in what they say and the studies that they have done. In my humble opinion, this project should go forward without any problems.

JACOBS: I am very concerned about the handling of the water and I think it is very

important for you to seek out the engineers and get the answers you desire. Other than that, everything is very well prepared and planned for.

PAUL: My main concern was the water. I am not an engineer but the engineers here and the Village engineer have approved this. We are talking hypothetical right now because there is nothing there currently. Water pretty much goes where it wants. There is no detention pond right now and that will help things. You have to trust the design and the engineering that goes into this. It is a science and people have gone to school to learn this. It is not going to change the pattern. It will still go a certain way. I am satisfied that this problem will be taken care of and it will be better once the second pond is added. The berm can be worked out.

SHALABI: I would just ask that Mr. Mazza work on fulfilling the request of the neighbor.

SOSIN: There could have been a number of plans proposed for this property. As you work your way toward Wolf Road which is a pretty busy street, you have some sort of a transition. The owner of the property moving into lot 1 wanted to have the house they want but to also have a transition and stipulate that there only be 6 lots on this second lot and not max out this entire property. I'm sure when there is a development on Wolf Road, they will probably have appropriately more density working that way. The property owner and the developers have taken into account not trying to put in more than work there. Had they not done so, the Village engineers would have certainly called them on it and we would not be here presenting. A 3' berm is 3'. It is not 30' or even 10'. Certainly a plan can have another set of eyes on it and if it can withstand that scrutiny, we are comfortable with it and happy to have anyone that wants to look at those engineering plans take a look. They are public record. Thank you.

STEPHENS: There are not a lot of lots. Putting in the detention area has to help it. I don't know that it is going to solve all of the problems there. There are problems on the west side of the road and again I say that the county needs to clean up their side of the road. That swale looks terrible and it slows the water down. This will make it at least better than it is now. I can't hold this development hostage because it won't solve every problem. Countryside has problems from when it was built. I think that subdivision was built with a different set of standards. The detention requirements have considerably become stiffer. MWRD has also stiffened their detention requirements. It will create a better situation than the existing situation. At this time, the Chair will entertain a motion.

AUBIN:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 26, 2016.

And

I move to recommend to the Village Board approval of the preliminary engineering / site plan titled “Development Plans for Harvest Glen Estates”, prepared by Rogina Engineers and Surveyors, LLC., sheets 1 - 11, and dated 07/14/16, subject to the following conditions:

1) The Lot 3 detention basin, including all associated stormwater swales, structures and landscaping, shall be completed in full per the approved plans prior to the initiation any site work for Harvest Glen Estates.
2) Landscaping of the Lot 3 detention basin, including all associated stormwater swales and structures, shall be installed within 10 days of the final grading of the basin and swales.
3) After 50% of the lots have been developed, no further permits shall be issued for Harvest Glen Estates until to the completion and acceptance by the Village of all required public improvements.
4) A development agreement with the Village shall be established.
5) A final landscape plan shall be submitted within 30 days of final engineering approval.
6) A tree mitigation plan shall be submitted to the Village prior to the removal of any trees on site.
7) All final engineering and building code related items shall be met.
8) A subdivision sign is not part of this petition and should be submitted to the Building Division for separate review.

And

I move to recommend to the Village Board approval of a subdivision from one (1) lot to six (6) lots as depicted on the preliminary plat titled “Final Plan of Subdivision for Harvest Glen Estates”, prepared by Rogina Engineers and Surveyors, LLC., sheets 1 - 2, and dated 07/12/16, subject to the same conditions outlined above and the following condition:

9) A Record Plat of Subdivision shall be submitted to the Village for recording.

SHALABI: Second.
RECOMMENDED FOR APPROVAL

Aye: 7 - Chairman Stephens, Member Jacobs, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

Nay: 0

NON-PUBLIC HEARINGS

OTHER BUSINESS

2016-0036 Memo: New Petitions & Appearance Review

MAZZA: Staff informed the plan commission of an APA training session that is scheduled to take place August 9, 2016 at the regularly scheduled Plan Commission Meeting.

ADJOURNMENT

There being no further business before the Plan Commission, the Chairman adjourned the meeting.

STEPHENS: This meeting is adjourned at 8:28 pm

Respectfully submitted,

Heather Zorena
Recording Secretary
ADJOURNED