

**REGULAR MEETING
LOCAL PLANNING AGENCY (PLDRC)
CITY COMMISSION CHAMBERS
October 12, 2009
7:00 P.M.**

MINUTES

CALL TO ORDER: Chairperson Woods

Chairperson Michael Woods called the October 12, 2009 Regular Meeting of the Planning Land Development Regulation Commission Meeting to order at 7:00 p.m. Members present were Commissioner Mike O’Laughlin, Commissioner Gary Adams, Commissioner Ed Blackman, Commissioner Ann Nehrig and Commissioner Tony Troy Also present was City Administrator, Don Findell.

APPROVAL OF MINUTES: Minutes of Regular Meeting: August 24, 2009.

Comm. Adams indicated corrections for the August 24, 2009 PLDRC Minutes to include: 1) Top of page 5 ‘Mr. Henry’ should read ‘Mr. Roberts’ and 2) Page 5; ‘yay’ should read ‘yea’.

MOTION by Comm. Adams to approve the PLDRC Regular Meeting Minutes of August 24, 2009 subject to the corrections as noted (above). **SECOND** by Comm. Adams. **Motion** carried unanimously.

PRESENTATIONS: None at this time

COMMISSION CONSIDERATION:

A) Consideration of Election of Officers for the Planning & Land Development Regulation Commission with a term(s) expiration date of September 30, 2010.

Comm. Adams: If individuals are willing; I suggest that we continue with the present officers for another year.

Chair Woods: I have been Chair for three years and I am limited out. I would suggest; because we have a vacancy on the board at this time; we could postpone until the next meeting. The city will replace the seat next Thursday.

MOTION by Comm. Adams to postpone item A) to the next meeting **SECOND** by Comm. Nehrig. **Motion** carried unanimously.

PUBLIC HEARINGS:

A) Consideration of a Subdivision Plat Approval - Ballard Replat as submitted by Barbara Ballard.

Admin. Findell: The request for review and consideration is the proposed plat for the Ballard Subdivision. The request for subdivision plat approval is being brought forward by Ms. Barbara Ballard, who owns the property identified on the plat as Lot 1, with the consent of Heather and Philip Lindsay who are the owners of the property identified on the plat as Lot 2. The property encompassed by the proposed subdivision comprises slightly less than three acres bordered by Tangerine Avenue, Barbe Street and Orange Avenue. The proposed subdivision would divide the existing acreage into two lots approximately 0.7 acres and 2.2 acres in size. The proposed subdivision is a replat of a parcel previously owned by Ms. Harriet Erdos and which, itself, was part of a minor replat approved by the City several years ago. The proposed subdivision plat has been reviewed and approved by the City Consulting Surveyor and the City Attorney.

Chairman Woods opened the Public Hearing.

Comm. Adams: Right now Lot 1 and Lot 2 are owned by the owners of Lot 2; correct?

Admin. Findell: No, Lot 1 is owned by the Ballards and Lot 2 by the Lindsays. That is why the subdivision is being brought forth by the Ballards with the consent of the Lindsays.

Comm. O'Laughlin: The two lots are being joined together for the purpose of the subdivision?

Admin. Findell: No, the two lots are separate at this point in time but they have not been separated in accordance with the Code up to this point. In order for the north lot to be a buildable lot in the future; that formal separation has to occur. The first document is the boundary survey for the properties; the second document shows the proposed replatting. There could be one dwelling on lot 1 then lot 2 could come back for a separate division if they wish to in the future.

Comm. O'Laughlin: There are orange groves on Lot 1 and Lot 2 primarily. Lot 2 has a house a house in the center that is being renovated?

Admin. Findell: Yes.

O' Laughlin: The house sits directly in the center of the property. We will end up with two different residential lots.

Chair Woods: Just for clarity; we are just legally separating these lots that are already separated?

Admin. Findell: The lots have separate parcels ID's because the property was conveyed from Mrs. Erdos to an individual, then acquired by the Ballards. The north lot could not be a buildable lot until such time that this formal separation has occurred.

Chair Woods: Is the applicant here?

Ms. Barbara Ballard approached the podium: Mrs. Erdos, years ago, had a surveyor survey the property. Then it changed hands a few times but they never went through the proper process.

MOTION by Comm. Adams to recommend to the City Commission approval of the Subdivision Plat as submitted by Barbara Ballard. **SECOND** by Comm. Blackman. **Motion** carried unanimously.

Admin. Findell: Just for clarification; the city does not typically get involved in the conveyance of property from one person to another. Where we do get involved is if that conveyance of property results in a request for a building permit and it triggers the necessity for that conveyance to be formalized through a minor replat process or a subdivision process.

COMMISSION DISCUSSION:

A) Discussion regarding a Concept Plan for an ‘Ivy Hawn Charter School of the Arts’ as submitted by Heather Comeau.

Admin. Findell: Included in your agenda packet are the materials related to the concept plan for the proposed Ivy Hawn Charter School of the Arts project. Ms. Heather Comeau, who is currently seeking approval from the Volusia County School Board to open a charter school in Lake Helen, is bringing the proposed project forward for concept plan review. The proposed charter school would serve approximately 200-225 students and would have a staff of approximately 15 people. If the charter school is approved by the County, Ms. Comeau wishes to operate the school in the back “warehouse” building located at 550 S. Lakeview Drive on the “Pryamax Studios” property. Planned school startup is late summer 2010.

The “Pyramax Studios” property is located in the Redevelopment Commercial Overlay Land Use District, which overlays an approximate 26 acres of the Downtown Commercial Land Use District south of the intersection of Lakeview Drive and Ohio Avenue. The Redevelopment Commercial Overlay Land Use District is a somewhat flexible land use district wherein there is limited discretionary latitude for land use approvals. Specifically permitted uses include: (a) “Uses that are permitted by the City as a planned development for the redevelopment of the “Pyramax Studios” property’, so long as said uses are “transitional to and compatible with, or consistent with, uses permitted in the Downtown Commercial Land Use District; and, b) “Any use permitted in the Downtown Commercial Land Use District. The applicant believes that the activities to be conducted in the Charter School of the Arts are specifically consistent with uses that are specifically permitted in the Downtown Commercial Land Use District including: a) Art, photography, dance and music instruction studios; b) museums, art galleries and theaters; and, c) school tutoring and instruction facilities.

Remember, the purpose of the Concept Plan Review stage of the development review process is for the applicant and the PLDRC members to have an initial, general dialogue regarding the proposed project, with the applicant outlining the general parameters of the project and the PLDRC members providing the applicant with any initial thoughts, positive or negative, that they may have regarding potential issues associated with implementation of the project. The discussion is meant to be relatively informal and non-binding. Staff has already advised Ms. Comeau that two principal issues that will have to be addressed in later development review stages will be traffic management and wastewater management. The school would have a fairly significant number of students. The property has only one ingress and egress at this time which is the four way stop at Lakeview and Ohio. I think traffic management issues can be addressed but there will need to be thought given to ways to best address that.

Ms. Heather Ms. Comeau: I have been teaching for 15 years in the area as a dance teacher. I run a classical school of dance and have opened a gymnastics facility four years ago. Mr. Fred Steudler, owner of the 'Pyramax' property, is renovating the property. I have finished home schooling my third child and I also teach other children. I see a need for a charter school as the arts are being taken out of our public schools. The inclusion of activities including dance and gymnastics make a better student, especially with the ones we see on a regular basis. I think that all children deserve the best we can give them and music, drama and art is conducive to high school comprehension scores. Charter schools are growing even though it is hard to open one.

Chair Woods: Can you talk about that process..... dealing with the school board and opening a charter school?

Ms. Comeau: It is like writing a book... a very lengthy process. We have been working on the paper work for a good year and one half. We applied with 180 pre-enrolled students. In fact we are over enrolled. What happened with the school district.... there were three applicants this year. They told me I would not be approved the first year but I am partnering with Ron Reno. He has years of experience opening charter schools. The district knows we are merging our applications and loves the design of our school that was submitted. Most start up charter schools begin in basement of churches. Mr. Steudler has agreed to build out the school on a long term lease. It is all state certified teachers. A charter school is privately run but publically funded. Any child can be accepted but it is more geared to children interested in the arts. I am here to get started on the paperwork involved in building the school. I would like to open July 1, 2010. Most of the renovation will be interior. There is plenty of room there it is a huge building. I checked with the County regarding traffic and they said that number of cars would not be a problem and that I would not have to have a traffic study with the County. With 225 students... because we would have to provide buses over a two mile radius... we need two buses. We have a school time of 8 am to 3:30 pm but we can stagger any times.

Chair Woods: What is your attendance zone? Can you pull students from anywhere?

Ms. Comeau: Anywhere. I broadcast on the radio in two languages and had front page Pennysaver ads twice and walked around with flyers. We can take anyone including ESE. It all has to be in the plan. The only limitations are the total enrollment and grades. I have legally done what needs to be accomplished at this time.

Comm. Troy: Where did you get the name?

Ms. Comeau: Ivy Hawn is my mother's dance teacher. It is like passing on the creative vision through the generations. Also it is Goldie Hawn's mother's name. Oh, and for school lunches... the Creative Arts Café would be able to supply the hot meals. After school the theater and the gym would be used for enrichment programs that would include other children not necessarily enrolled in the school. That theater is just amazing. Shoestring only does one children's production in the summer. There are more children than they can take. It is such a great thing to have for the children.

Comm. Troy: I see a possible problem with that loop for the buses.. it looks as if it is close to the water?

Admin. Findell: That is a good question.. they may not be able to... I do not know the distance to the lake or whether they would be impacting any wetlands.

Comm. Troy: Just pointing it out for whoever is making your site plan.

Ms. Comeau: We can do it different or break it up by times. I do not know what is going on with the buildings there. The brick building... the one that is a medical building... I do not know what is going to happen with those.

Admin. Findell: Who would provide the bus services?

Ms. Comeau: It is a choice as with the lunches. The district can provide buses or we can use our own or a private bus service. It is \$40,000 for two buses to come to the school.

Admin. Findell: The reason I ask that is... it kind of goes back to the originally summation of the concept in that how traffic is managed going into and out of that site is going to be of significant concern because of the location. Heather and I have talked about alternatives for traffic management so that we do not have a grid lock at that intersection. Typically something like this would require two ingress and egress points. They show a separate one on the east side of the site plan and that is, again, not bad from a concept standpoint but the design is a little too close to the intersection of Pleasant and Lakeview, and it appears to be designed as a right in and a right out. If you are starting from scratch you would want to have an outlet on that side and you could exit left or right to help disperse the traffic. It will just be something that will be needed to be worked through. The concept is a good idea. It would be an asset to the community and to the region. If Mr. Steudler is on board to build the facility and execute a long lease it would make very good use of that piece of property.

Ms. Comeau: The thousand square foot art studio upstairs is beautiful... looking out over the lake.

Admin. Findell: There are really a lot of good places this can go.

Chair Woods: One consideration for traffic pattern... a main concern is to supply a queue space on site for parents that are dropping off or picking up children.

Admin. Findell: That is another reason we need to have a better handle on the amount of students delivered by bus and by cars.

Ms. Comeau: I would guess about half bus; half cars. And then there would be siblings as most people have more than one child. And then there is car pooling.

Comm. Nehrig: What are the school hours?

Ms. Comeau: Right now 8 to 3:30 is in our application because we want to use the elementary school drop off and the middle school drop off, because we use school buses. We can extend it if we want.

Comm. Nehrig: So drop off would start about 7:30 am.

Ms. Comeau: Maybe 7:45am. If some kids want breakfast they would be in the Creative Arts Café and then walk over. We would have someone there to supervise. I am sure we can work out the amount of traffic. I do not see it as a problem.

Comm. Blackman: I would just like to underscore everything. Right now we are casually talking about this. As easy as you might think it is when it comes time to approve your site plan we are going to be very careful and will be counting your cars. I love the idea but I think the biggest thing is to make sure you understand the traffic considerations.

Admin. Findell: One of the things Ms. Comeau mentioned is that she discussed this with the County because a portion of Ohio is a County road, and when she said the County did not have any issues with it, it was in the context that the number of the vehicle trips per day projected did not trip the threshold where the County requires to a traffic analysis to be done. That does not negate the fact that one may need to be done for Lake Helen. There may be traffic conflicts at the time of day when the school is opening, and they will need to have someone go out and take a look at that to give them a better idea as to how they want to do their internal design.

Ms. Comeau: We can work on that right away. Right now there is no one in any of those front buildings.

Comm. Blackman: That was a question. The parking that is in the center... it keeps getting sort of divided up. It is going fast... who keeps track of that?

Admin. Findell: The City does and what happens is that parking is allocated to individual facilities within the Pyramax studio site. You could eventually get to the point where a proposed use may be denied because sufficient parking may not exist. It may be possible after a period of time. You would need to look at each individual use. You have the very large parking area between the warehouse and the buildings in the front. There may be potential for putting parking in the back or to the west. All those things will factor in over time.

Comm. O'Laughlin: Since this is a school... does this have to abide by all safety features like crosswalk protection and the other safety items to protect the school?

Admin. Findell: Those are school board issues that have to be satisfied.

Comm. O'Laughlin: Is the septic tank... does it have the capacity.

Admin. Findell: No it does not and is an issue that has to be worked through.

Ms. Comeau: I had the septic inspected and had the company write down what was needed for this use. Hopefully, it will all be approved.... the sprinkler system.... mostly it is the same as a commercial building code.

Comm. Troy: Does this get tax exempt? How does a charter school work?

Admin. Findell: Is your school for profit?

Ms. Comeau: Charter schools are non profit. The part of the building used would be not subject to property taxes.

Comm. Adams: Hoping everything goes as you would like it to go, what are you looking forward to as a start date?

Ms. Comeau: August 2010.

Comm. Adams: If this thing blossoms as you hope it will, do you have any idea when and where you would try to expand?

Ms. Comeau: I would like to. There is a lot of space in there... a lot of little rooms that are already sound proof like for instruments and voice. The production studio that is.. Some things are already there.

Comm. Adams: So you do not have definite plans. Are you looking at a first option on a lease?

Ms. Comeau: By three years we will know if the Charter school is doing well.

Comm. Adams: You are going to try to get an option on the building next to you, now or wait several years.

Ms. Comeau: Would I wait before I expand? It would part of the negotiations now... looking forward but it would be at least three years before we take any more than 225 children.

Comm. Adams: You have mentioned the possibility for students going to the Creative Arts Café for breakfast or lunch. I hope you are thinking, in some fashion, as to how you would protect the children crossing Ohio Avenue. I mention that because we had two crossing guard areas further down the street, and because of budget shortages they stopped that. You will probably need to think in terms of having someone on your staff for that. You are going to have children potentially from 8-3 and, perhaps, longer. Where are you planning to allow them to playground type activities? Is that going to be in the back of the building? Parking area?

Ms. Comeau: We have a gymnastics facility there. We have a dance floor. We are building two more. The architect put a little playground in the back for the lower grades. I do not know if that will be doable but across the street there is the city property that could be used on a nice day. But our gymnastics facilities are very nice.

Admin. Findell: What does the school board require in terms of recreational activities?

Ms. Comeau: You just have to have 150 minutes of physical activity a week.

Admin. Findell: Outdoors?

Ms. Comeau: No. Our children will get dance and gymnastics anyway. I would rather be in an air conditioned dance studio. The activity is not a problem. We have a staff of eight dance teachers, three coaches.

Comm. Adams: A staff of 15 for 225 students?

Ms. Comeau: That is the state certified teachers that teach the classes. Charter Schools can require volunteer hours. We will require 30 hours per year.

Comm. Adams: When this occurs, and I agree it will be very nice for Lake Helen, is someone going to get the fire department involved from the standpoint of access for emergencies or evacuation of children if needed? Is this place accessible and open enough?

Admin. Findell: It is more than accessible. They will need approval from Volusia County Fire Services also.

Comm. Adams: Is there any concern now in terms of truck traffic back there because of the other businesses?

Admin. Findell: I do not think there is any more concern than students that are walking Pleasant and Ohio now. Currently the truck traffic on the east side is relatively minimal.

Comm. Adams: One final question; are you aware... you told us you have to accept students from anywhere; if you found access was problem in the morning do you know if the school board would permit you to say; we can accept you if you arrive by bus, but if you arrive by car the capacity for handling that traffic is filled up.

Ms. Comeau: I do not think you can discriminate in that way. I think you can just make it easier for students to take the bus. We can stagger the start times.

Comm. Adams: I just asked because of the comment regarding busing, car transportation and walking students. I do commend you for the idea. I think it will be great for the children in this part of the County and City.

Chair Woods: I agree; I think it is a great venture for the City. I love the idea for using the City park and Café. With that you will need to address the bicycle and pedestrian needs; walkways to the Café and integration of the site into the surroundings.

Ms. Comeau: I am open to any ideas. I am excited about it. We have overcome great hurdles.

Chair Woods: Any interaction to the lake behind you?

Ms. Comeau: Not at this time.

Admin. Findell: That brings up a good point. They may have to fence that lake depending on the side slopes.

Chair Woods: We will probably see you again very soon.

B) Discussion regarding Sidewalk Construction for FY 2009-2010.

Admin. Admin. Findell: At the previous PLDRC meeting, I indicated that the proposed FY 23009-2010 Budget included an impact fees expenditure of \$23,000 for new sidewalk construction and I asked that the PLDRC members begin thinking about where they thought that new sidewalks might be most desirable. Chairman Woods suggested that I provide the PLDRC members with a copy of Ginger Hoke's study of school children pedestrian/bicycle safety issues that she prepared for the Metropolitan Planning Organization, because said study gives an overview of sidewalk related issues. Chairman Woods thought that the study and its accompanying map might be of help stimulating thought and conversation regarding setting priorities of new sidewalk construction. This included Ms. Hoke's analysis and recommendation for the strongest need to construct the sidewalk on Lake Helen Osteen from Kicklighter; provide for safer travel. The map that was provided contained a significant amount of information that I had provided to Ms. Hoke about planned sidewalks and trails, or proposed sidewalks and trails or what we had applied for funding for. It gives you an idea of some of the thoughts that I had that may have reflected past thoughts from you and the City Commission.

Chair Woods: The school study was based on school transportation. The majority of kids going to Volusia Pines are from Deltona so the recommendation for the Lake Helen Osteen side walk was based on that. So, it may not be the best for this project. In the report there is a list of stimulus projects... did they get funded?

Admin. Findell: No, those projects have not been funded but Macy, Lakeview, Ohio, New York, Main Street were all projects that we had submitted for funding under the stimulus bill. The project we received funding for was the resurfacing on County Road 4139 within Lake Helen. That is Macy, Ohio, Lakeview, New York and Summit.; but no sidewalks as part of that. I am sure you know it is difficult for small communities to get sidewalk funding because of the way the ranking goes, based on need; regarding safety issues and number of traveling public.

Chair Woods: I know we have a small amount of funds. I guess what I am looking at is a project with no right of way concerns or engineering concerns.

Admin. Findell: It is basically a project where I can identify the terminal limits of the project and request a bid and have it constructed within a couple of months.

Comm. Troy: I would follow up with Orange Avenue around the Lake Harlan area where the turtle crossing is. That is a scenic route that people walk and ride bikes on. It is a dangerous area. It would probably take all the money.

Admin. Findell: You would probably spend the \$23000 on an engineering study on that one. My suggestion would be to prioritize where you would like to see sidewalks and then that will at least give us areas in which to begin to work in identifying what the issues are. I had estimated, based on previous expenditures, you are looking at, historically, \$15-\$25 per linear foot for a five foot sidewalk.

Comm. Nehrig: I would like to reiterate what Comm. Troy was speaking of. He is right because the people that drive that route do not take into consideration people that are walking or biking. I bet if you set up a speed trap there you would write a lot of tickets. I know there are a lot of areas in Lake Helen that do need sidewalks but I think the area around the lake is a very big concern.

Admin. Findell: One of the things you ought to consider is that a sidewalk does not have to be concrete. That area would be good for a boardwalk. \$23000 is not going to go far on a boardwalk; but conceptually, you could bridge that area with a boardwalk.

Comm. Troy: I have noticed, can we at least tie in from Main Street over I-4 to Victoria Park. I know if we tied those sidewalks in we would have bicyclists coming in to Lake Helen.

Admin. Findell: That is one of the projects I submitted for funding and one of the things I was looking at when I was looking at linkages. The two main linkages being the sidewalk along Macy that would link Kicklighter with everything else and then the extension of the sidewalk going out to the interstate and then a little portion coming back towards Lakeview as well.

Blackman: \$15 a running foot for a five foot sidewalk... if you look at the bottom corner of the map... if you look at the scale...it would be a little more than ¼ of a mile. It is not a lot. I would like to pick a sidewalk that actually links to something. So that means, to me, being up into the heart of the town... around the lake is a huge project, so I am thinking along Main Street.

Comm. Nehrig: Or connecting on New York from Lakeview to Euclid.

Admin. Findell: The issue with New York is a right of way, as is Pleasant and Macy. That is one of the reasons Macy did not get funded.

Comm. Adams: I understand where you are coming from and it has merit. But it seems to me that whatever we can do around the end of the lake.. at the curve... because that is a major safety hazard for lots of people. Maybe we can't do much but at least we could start. If you like to walk there is no other easy way to get downtown.

Comm. Blackman: Is there a right of way issue?

Comm. Troy: You want to do it the right way, though... if we could just get some kind of signage for that area.

Comm. Adams: The problem that even people who live in Lake Helen familiar with that curve still tend to drive very fast around it.

Admin. Findell: One place this map does not show is an extension is on Church Street. The sidewalk ends on Church Street because at the time that we funded that project with CDBG funds it was not established where Church Street was going to go so therefore we terminated the project as far as we knew it was going to go. Actually you could extend that sidewalk all the way to the bridge.

Chair Woods: It would be good to finish that link up there and within the budget.

Comm. Troy: It should be easy grading there.

Chair Woods: Main Street, High Street down to Lakeview.. continue that sidewalk. Something on Michigan down to the park at the lake. That is a tough little intersection with cars turning into the post office. Then for around the lake; if we try to wait for engineering solutions we will be waiting for a long time. There are other avenues: education and enforcement. When you humanize people out there that are on bikes or walking; people in cars tend to act a lot better. It might be an education campaign we need to do there.

Comm. Troy: I see a lot of people from the Villas going fast around that corner.

Admin. Findell: I would venture to guess the traveling speed around that curve is probably less than the perceptual speed.

Comm. Blackman: You are probably right and one of the problems for that area is that you are right on the shoulder of the road so a car coming around is only a couple of feet from you and that is unnerving. But it is a place where we all feel in jeopardy when we walk that are. For this discussion I would be hard pressed using the money to do something there.

Comm. Nehrig: I think it would be a good area for speed bumps to slow people down and make them aware.

Comm. Blackman: Ok...we have the Church Street extension; the Main Street connection; and Main Street from High Street down; maybe we can make a list and prioritize.

Admin. Findell: Depending on where we are looking at sidewalks; and probably no one wants to hear this; as a funding source we can look at establishing a sidewalk district. For instance the
PLDRC Page 10 of 12 October 12, 2009

sidewalk along Main from Summit to the interchange there could be a sidewalk district there. There are a number of ways of attacking this type of issue rather than using impact fee money.

Chair Woods: So, the ones we mentioned is there any right of way issues there?

Admin. Findell: There may be a minor right of way issue at Asa Gray Park, but it may be just a vegetation issue. Church Street has prescriptive right of way. The mechanism that we use to assert that was the fact that we have maintained the right of way for all these years plus we have a water line along there.

Chair Woods: I also have Lakeview from main north to Barbe.. a sidewalk on the east side of Lakeview.

Admin. Findell: The issue there is that the sidewalk on the west side is substandard.

Chair Woods: Any other choices of small projects?

Chair Woods: Is there any project related to the new school site? You said Pleasant has limited right of way?

Admin. Findell: Do you remember the New Wine project? One of the requirements was that they dedicate right of way along Pleasant and that is what we would do with future development. The idea was to ensure we could put a sidewalk at some future date.

Chair Woods: Those intersections like Ohio and Pleasant or Lakeview we will need to upgrade all the crosswalks for all the school projects. Is that County?

Admin. Findell: The County would like us to believe it is us and we would like to believe it is the County. In the years past the County has generally taken that responsibility on, but I can tell you for the last couple of years they have been less inclined. I do not foresee that changing for the next couple years.

Chair Woods: How about on Pleasant adjacent to Blake Park from Washington to Ohio. That would connect the trail closer to the new school site and we have right of way there.

Discussion about parking areas for the tennis courts.

Comm. Troy: We have some good ideas here.

Admin. Findell: I can identify any issues associated with these suggestions. I said in all seriousness in thinking beyond our typical box, one way of spreading costs around is to consider special benefit taxing districts for specific types of services or specific types of construction. The benefit of that is it provides a mechanism for either a specially benefitted group to pay the fair share of construction costs or provides the mechanism for everybody...all property owners to pay a proportionate share of a particular improvement.

STAFF COMMENTS/CHAIRPERSON AND MEMBER COMMENTS:

Admin. Findell: Regarding our next meeting; it is scheduled for November 23, 2009 which is Thanksgiving week and typically no one is really happy about meeting that week, so if you would like to avoid that I would suggest we tentatively set something up for December 14, 2009. We will get back on the sidewalk issue. I am working with Bob Williams to divide his property. I do not think it will be ready by then.

Chair Woods: The 14th works for me. Members concur.

PUBLIC COMMENTS:

ADJOURNMENT:

Chairman Woods adjourned the October 12, 2009 Regular Meeting of the PLDRC at 8:50 p.m.

Respectfully submitted,

Wendie M. Levings, Recording Secretary