MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
OMAHA CITY PLANNING BOARD 1:30 P.M. – February 3, 2010
LEGISLATIVE CHAMBER - OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET

Certification of Publication: Planning Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, January 25, 2010.

MEMBERS PRESENT: R. J. Neary, Chairman
Anna Nubel, Vice Chair
John Hoich
Arnold Nesbitt
Thomas O. Kelley
Van C. Deeb
Greg Rosenbaum

MEMBERS NOT PRESENT: None

STAFF PRESENT: Rick E. Cunningham, Planning Director
Chad Weaver, Assistant Planning Director
Dave Fanslau, Manager, Current Planning
Cheri Rockwell, City Planner
Alan Thelen, Law Department
Debbie Hightower, Recording Secretary

Mr. Neary, Chairman, called the meeting to order, introduced the Planning Board members as well as the Planning Department staff, and explained the Planning Board’s public hearing procedures.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

The requests below were voted on concurrently in accordance with the Planning Department’s recommendation report.

Subdivision Plats

8. C12-10-018
   Mark Kampmeyer
   REQUEST: Preliminary and Final Plat approval of WHISPERING RIDGE REPLAT TWELVE, a minor plat inside the city limits
   LOCATION: Southwest of 171st Street and Evans Plaza

Mr. Hoich moved to APPROVE the Preliminary Plat of WHISPERING RIDGE REPLAT 12, a minor plat inside the city limits and APPROVE the Final Plat of Whispering Ridge Replat 12, a minor plat inside the city limits. Mr. Nesbitt seconded the motion which carried 7-0.

Conditional Use Permits

10. C7-09-051
    Michael P. Mellen
    REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Warehousing and distribution (general) in a DS District
    LOCATION: 2213-2215 Leavenworth Street

Mr. Hoich moved to APPROVE the Major Amendment to the Conditional Use Permit to allow Warehousing and distribution (general) in a DS District subject to the original conditions of approval, with the exception of Condition #2 as follows: 1) Compliance with a revised site plan that provides: a) A minimum of 10 feet of landscaped area in compliance with Article XIII. Landscaping and Screening and Article XIV. Off-Street Parking and Loading Regulations of the Omaha Municipal Code and; b) Screening in compliance with Section 55-786 of the Omaha Municipal Code around the storage area(s); 2) Compliance with the building elevations dated 3/8/09; 3) Compliance with the proposed operating statement; and 4) Compliance with all other applicable regulations. Mr. Nesbitt seconded the motion which carried 7-0.

Subdivision Plats

1. C12-09-147
   Planning Department on behalf of the City of Omaha
   REQUEST: Final Plat approval of SHANNON HEIGHTS, a subdivision inside the city limits
   LOCATION: Southeast of 19th and Locusts Streets

At the Planning Board meeting held on February 3, 2010, Chad Weaver, Assistant Planning Director, stated the planning department recommends approval of the final plat subject to the following and prior to forwarding to the City Council: 1) That the location of any retained utility easements, within the right-of-way being vacated, be included on the plat; 2) That the right-of-way being vacated be shown on the plat; and 3) That the appropriate language be included on the plat to petition the City Council to vacate the requested right-of-way.

Mr. Nesbitt moved to APPROVE the final plat subject to the following being provided on the final plat mylars prior to forwarding the plat to the City Council for final action: 1) That the location of any retained utility easements, within the right-of-way being vacated, be included on the plat; 2) That the right-of-way being vacated be shown on the plat; and 3) That the appropriate language be included on the plat to petition the City Council to vacate the requested right-of-way. Ms. Nubel seconded the motion which carried 7-0.
HOLD OVER CASES

Special Use Permits

2. C8-10-006
   Waste Connections of Nebraska, Inc.
   REQUEST: Approval of a Special Use Permit to allow Scrap and salvage services in a GI District
   LOCATION: 4420 South 67th Street

At the Planning Board meeting held on February 3, 2010, Rich Rosenblatt, 1615 Farnam Street, presented this request on behalf of the applicant. The applicant has taken a number of actions since the prior board meeting to address the concerns of the board. There were questions raised by Mary Ann Borgeson concerning the diversion of solid waste from the Douglas County Landfill. Mr. Rosenblatt stated that there is currently not a lot of waste being sent to the Douglas County Landfill which is not a valid consideration in granting a special use permit. There have been a number of efforts made since the previous board meeting to meet with the neighbors and educate them with the project and get their support. The River City Recycling Center on South 60th Street has a special use permit for scrap and salvage services which is almost precisely the operations of this facility. Mr. Rosenblatt stated Waste Connections is looking forward to working with Environment Omaha and would like to be the first project approved under the new guidelines.

In response to Mr. Hoich, Mr. Rosenblatt confirmed that Donald D. Graham controls Mellen Enterprises and the Douglas County Landfill.

Matt Sutton, Schemmer Associates, 1044 N 115th Street, stated that over 40% of the floor space of the facility is designed specifically for recycling activities. The north end of the facility is approximately 8’ higher in elevation than the south end of the facility. There is a separation in the middle by a tunnel where the transfer trailers are loaded. The north half of the facility is designed so that when the trash is unloaded it can then be pushed straight into the recycling trailer. The south half of the facility is where the recycling operations take place. The increase in recycling for this facility can be equated to the reduction in carbon such as trees saved, barrels of oil, cars on the road, etc. After a five-year projection of this facility, the carbon reduction is equivalent to approximately 58,000 cars off the road.

Mr. Nesbitt questioned whether he could conclude that 40% of the operation is recycling or only 40% of the space laid out is for recycling. Mr. Sutton clarified that recycling operations take up more space than the trash operation. Flow diagrams were provided to show an analysis of a one year and five year projection of actual amounts of material coming in and the breakdown of recyclables versus other materials.

In response to Mr. Nesbitt, Mark Adams, Waste Connections, 6855 S. Havannah, Centennial, Colorado, stated that initially 7% of the total volume collected would be recycled. The five-year projection expands to approximately 20% of the total volume with anticipation for continued increases in the amount of material that will be recycled. Although 40% of the floor space is initially dedicated for recycling, the northern portion of the building could be utilized as recycling programs continue to develop. It requires more space to process, store and handle recyclable materials than it does waste material which is transferred straight into a vehicle and taken to a landfill. Mr. Sutton stated that a five-year projection is approximately 20%, 1,000 tons per day with 205 tons per day recycled.

Mr. Nesbitt questioned that the facility was initially presented as a recycling facility and will only recycle approximately 20%.

Mr. Rosenblatt verified that the predominant use of the facility is a waste transfer station with a portion of the building dedicated to recycling. There is a projection of approximately 160 trucks per day between 8 a.m. and 6 p.m. In general, the garbage trucks using the facility have contracts with the City of Bellevue,
City of Ralston and other towns in the area along with private hauling. The garbage will be picked up, delivered to the facility and dumped onto the floor before being scooped into larger trucks and taken to a landfill. The purpose of a waste transfer station is to reduce the cost of transferring garbage to a landfill by using larger trucks.

Mr. Neary questioned Mr. Rosenblatt with regard to locating the transfer station in Sarpy County. Mr. Rosenblatt stated Waste Connections was unable to find an acceptable site in Sarpy County and the location on 67th Street is centrally located. He stated the current contract with River City Recycling Center is going to expire within the next few years. In response to Mr. Hoich, Mr. Rosenblatt stated that Papillion Sanitation is a wholly owned subsidiary of Waste Connections and is the garbage removal business that services Bellevue, Ralston, Papillion and other surrounding communities.

Mr. Adams stated the service area does include the city of Omaha and serves approximately 55,000 residents and 5,000 businesses in the Omaha area. Customers require that a low cost and efficient service be maintained along with enhanced recycling programs. This project coincides with a number of City of Omaha initiatives including Environment Omaha. The county, who is opposing the project, is concerned about lose in volume or source of revenue. There should not be a significant risk in reduction in part because much of the volume is controlled through the operations of the waste landfill management who have a financial incentive to direct the vote to that landfill. The first point made is that as Omaha continues to grow, the waste will continue to grow. The more recycling done in the community, the less trash that is being directed to any landfill including Douglas County. Secondly, there will be an effect on volume if this facility or any other business facility can offer a lower cost of service than the county landfill can provide.

Mr. Nesbitt stated that the board should only consider the land use and whether it fits within the zoning.

Brian Buescher with Kutak Rock, 1650 Farnam Street, stated that there is no dispute that this facility will recycle a significant amount of materials that currently go to a landfill. There are many public activities that encourage recycling such as Environment Omaha and the Downtown Omaha recycling program that was recently kicked off by Mayor Sutlue. The use for this facility will be consistent with the city’s comprehensive plan. The location of the facility is an appropriate space in an industrial area that is not close to residential properties. The central location of the facility allows for less miles and wear and tear on the county and city roads thus blowing less carbon into the air.

Bob Huck, 1200 Omaha Tower, 72nd & Mercy Road, representing M & G Properties, appeared in opposition to the request. M & G Properties is the property owner adjacent to the south boundary of the proposed operation. M & G Properties is not Mellen Enterprises. The operation plan states that the waste delivered to the facility will be loaded into semi-trucks and taken to the landfill. It is hard to understand that the waste will be recycled when it is simply dumped onto the floor and loaded into a truck and sent to a landfill. The facility will primarily be a waste or transfer station with a possibility of some recycling. The figures and tonnage indicate up to six tons per day of recyclables versus 2,000 tons of garbage which indicates that the facility is primarily a garbage transfer station. The facility does not fit into various code provisions for general industrial district. Section 55-49 of the code defines industrial use types as enterprises engaged in the processing, manufacturing, compound, and assembly, packaging treatment, fabrication of materials from prepared materials or from raw materials without noticeable noise, odor, vibration or air pollution effects across property lines. As indicated in the operation manual, the facility can store up to 6,000 tons of garbage with open doors to the south, east and to the west with no air handling equipment. The doors will be open during the summer and with the winds there will be odors crossing the property lines. Garbage is a putrescible item and is defined as a putrid material of some sort creating unpleasant odors. A non-putrescible landfill is the only use that comes close in a GI district. A putrescible landfill is allowed in a heavy industrial area with a special use permit. The department has indicated that the application is governed by Article III, salvage dealers, specifically Section 30-81, which defines a salvage dealer as a person who engages in the business of the following activities... There is no mention about garbage or the handling of garbage in Section 30-81. In conclusion, the facility does not fit the definition of what it is and furthermore it does not fit the definition of scrap and salvage and the
facility does not belong in the clean, industrial area. The proposed facility is out of character for the neighborhood. The neighboring businesses do not have up to 300 garbage trucks and semis per day and do not create odor.

Armando Cesare, Operations Manager for William Harvey Company, 4334 South 67th Street, reappeared in opposition to the request. Mr. Cesare stated he spoke to both Mark Adams and Jon Beird with Waste Connections. There is concern regarding the odor due to the fact that if the odor from the proposed facility causes his workplace to be an unpleasant place to work then productivity will be compromised. William Harvey Company has a goal of becoming a preferred employer and a competitor.

Mr. Rosenblatt explained that Section 55-49, under scrap and salvage services are places of business primarily engaged in the storage, sale of dismantling or other processing of use or waste materials which are not intended for reuse in their original forms. The request is for a special use permit for scrap and salvage and is not a request for rezoning. An e-mail was read from a representative at The Food Bank stating they were in favor of a “recycling plant”. Several aerial photos were submitted showing transfer stations in other cities and their proximity to industrial parks and residential areas but Mr. Rosenblatt could not confirm the zoning for each photo.

In response to Ms. Nubel, regarding the odor nuisance, Mr. Rosenblatt explained that the sorting would occur indoors. The doors will be open in the summer but misters will be installed within the building to control dust and can produce air fresheners. The state permit requires that the floor is to be cleared at the end of each day and all debris is to be picked up on the exterior of the building.

Mr. Adams explained that all storage would be indoors. Material bailed indoors would be sent to market when there is a sufficient quantity. The waste transfer operation will be similar to River City Recycling but the portion of the property south of the tunnel will be dedicated exclusively to handle the sorted recyclables from residences and businesses. River City Recycling does not have the floor space to allow for the unloading, sorting and handling of materials that come in on trucks. Kick sorted waste material will not go to a landfill. As recycling levels increase, additional processing equipment can be added to the building making business more viable. The cost of the infrastructure would be substantially less if the operation were only a waste transfer station.

In response to Ms. Nubel, Mr. Adams confirmed there would be no outdoor maintenance or outdoor storage of waste, recyclables, containers or equipment. The tractor-trailers that transfer the recyclables and waste will be parked on the property until they are transferred to their respected facilities. There will be up to 25 trailers parked on the lot but initially there will be 15-16 trailers.

Mr. Adams stated that over the past two to three years there has been enormous success on the rollout of recycling programs with Sioux Falls and Wichita being great examples. In both those cities, the Recycle Bank program has been rolled out in both communities with leading success in both markets. In Wichita there has been an approximate increase of 50% in weight of material that is picked up and recycled. There is a continued increase in interest levels of businesses wanting to recycle.

Mr. Neary stated the board is focused on the land use but the request is for a special use permit. There is concern regarding storage and trash at similar facilities located locally. The code does not specifically address transfer stations.

Mr. Adams responded to the odor concern. There is a pride in the service offered across the country and the compliance record should speak for themselves. Waste Connections is prepared to work with William Harvey Company and the city to establish a performance standard and odor detection at the property boundary. There will be no impact to William Harvey Company as it relates to nuisance or any other nuisance condition.

Mr. Huck agreed that no one has a problem with recycling as long as it is recycling period. Over 50% of the facility will be a waste transfer station and recycling is not required to take place. Another concern
would be the traffic issue with the addition of 300 garbage trucks per day.

Chad Weaver, Assistant Planning Director, stated that use types are inclusive and not exclusive and the determination is correct. Scrap and salvage services is similar to the salvage yards, junk yards and paper salvage yards. There is a certain amount of material that comes in and will be reused in some other fashion and a certain amount that will not be reused. The material does not stop at this facility, stay at this facility or remain at this facility therefore it is not considered a landfill. The use type is clearly scrap and salvage services and the process is appropriate. A special use permit are uses without regard to the district or the type but are appropriate in the district that they are listed but the department has the opportunity to tie them to a certain statement of use and a certain site plan. The applicant has indicated that they are willing to work with the city on any number of issues including waste odor. There are codes and performance standards that will be addressed. Public works is not concerned about the traffic impact. There is a turn lane that is being provided to get vehicles out of the traveled way of 67th Street as they turn into the facility. Other uses such as GI could add more traffic to the street. City streets in industrial areas are intended to carry trucks. The department recommends approval subject to four items on the recommendation report and the willingness to work with the city toward reconciliation with what comes from the Environment Omaha’s effort.

Ms. Nubel moved to APPROVE the Special Use Permit to allow Scrap and salvage services in the GI District subject to: 1) Submitting a revised and acceptable landscaping plan prior to forwarding the case to City Council; 2) Compliance with the approved site plan; 3) Compliance with the operating statement; 4) Compliance with all applicable regulations, including sign regulations and maintenance of landscaping; and 5) Consideration of Environment Omaha’s goals and objectives and the addition of any relevant requirements or conditions to the SUP prior to City Council. Mr. Rosenbaum seconded the motion which carried 5-2; Mr. Hoich and Mr. Kelley dissenting.

(REGULAR AGENDA)

Master Plan Referrals

3.   C3-10-010  REQUEST: Approval of an amendment to the Future Land Use Element of the City’s Master Plan from Industrial to Low density residential
      P. Scott Dye, Attorney on behalf of Douglas County School District
      LOCATION: Southwest of 42nd and “T” Streets

Subdivision Plats

6.   C10-10-011  REQUEST: Preliminary Plat approval of CORRIGAN OPS ADDITION, a subdivision inside the city limits, with rezoning from HI to R4
      C12-10-012
      P. Scott Dye, Attorney on behalf of Douglas County School District
      LOCATION: Southwest of 42nd and “T” Streets

At the Planning Board meeting held on February 3, 2010, Mr. Neary stated the above two related cases would be heard together.

Scott Dye, 1500 Woodman Tower, attorney for Omaha Public Schools presented this request on behalf of the applicant. The approval of the requests will allow for the construction of a new elementary school. Omaha Public Schools acquired the site in 2005 when it was zoned heavy industrial and was used to store excess classrooms. A Headstart facility was later included on the site and operates currently pursuant to a special use permit. The 32 acres on the site are proposed to be platted into two lots. The north lot would include an elementary school with construction to begin in the summer of 2010 and to be opened in early 2012. At some point in time, a middle school site would be added to the south portion which will require a conditional use permit. An interlocal cooperation agreement was submitted with the application concerning the street improvements on the site. The school district will pay for a significant
portion of the improvements for 42nd Street that are required for the project.

Robert Buscher, President of John Roth & Sons located at 5425 S 43rd Street, appeared before the board. John Roth & Sons is a family owned business that is zoned heavy industrial and located adjacent to the proposed project. Mr. Buscher stated he is not opposed to the zoning request but his plant is a heavy industrial plant and he is concerned about any perception regarding the ammonia located on the plant in relation to the location of the school.

Lisa (unknown), 4133 “S” Street, appeared before the board. She stated she is a homeowner in the neighborhood and a parent who is concerned about traffic in the area and would like to see a traffic study. There is a concern with regard to safety and parking during construction due to the fact that there is only parking allowed on one side of “S” Street.

Mr. Dye stated he has met with Mr. Buscher and understands the issues related to the plant. There will be adequate sidewalks in the area and any street widening will come from the school site. The traffic is inevitable before and after school but there will be an extra long entry drive and a street that is one way in and one way out.

Mike Paukert, Public Works Department, stated that a traffic study has been requested from the applicant and will be reviewed when completed.

Dan Dolezal, Ehrhart Griffin & Associates, 3552 Farnam Street, stated that the width of the project from “T” Street to “Y” Street will have a full lane addition and will taper between “S” and “T” and “Y” to “Z”. The significant street improvement project will include middle islands and/or turn lanes to handle the traffic volumes that will turn left and right.

Sharon Hatfield, bar owner at 6002 S 42nd Street, appeared before the board. She stated she was concerned about additional congestion and requested that a traffic study be done from “Q” to Sunshine Drive.

Chad Weaver, Assistant Planning Director, stated the planning department recommends approval of the land use element and also recommends the rezoning from HI to R4.

Mr. Nesbitt moved to APPROVE the request to amend the Land Use Element of the Master Plan to change the future land designation from industrial to low density residential and APPROVE the rezoning from HI to R4. Approval of the preliminary plat subject to providing the following with or prior to submittal of a final plat: 1) An acceptable Post-Construction Storm Water Management Plan; 2) An acceptable drainage study; and 3) An acceptable, final interlocal cooperation agreement and/or subdivision agreement prior to forwarding a final plat to the City Council. Ms. Nubel seconded the motion which carried 6-0; Mr. Deeb was absent.

4. C3-10-014 Planning Department on behalf of the City of Omaha

REQUEST: Approval of amendments to Chapter 55 Zoning – Article XIII. Landscaping and Screening and Article XXII. Urban Design of the Omaha Municipal Code regarding urban design.

At the Planning Board meeting held on February 3, 2010, Chad Weaver, Assistant Planning Director, stated the planning department recommends approval. No one appeared in opposition.

Mr. Kelley moved to APPROVE the proposed amendments. Mr. Nesbitt seconded the motion which carried 7-0.
5. **C3-10-017**  
Planning Department on behalf of the City of Omaha

**REQUEST:** Approval of an amendment to Chapter 55, Section 55-822 Definitions, regarding canopies.

At the Planning Board meeting held on February 3, 2010, Chad Weaver, Assistant Planning Director, stated the planning department recommends approval. No one appeared in opposition.

Mr. Kelley moved to APPROVE the proposed amendments. Mr. Nesbitt seconded the motion which carried 7-0.

### Subdivision Plats

7. **C10-10-015**  
C12-10-016  
Orchard Valley, Inc.

**REQUEST:** Preliminary Plat approval of SILVER VALLEY, a subdivision inside the city limits, with rezoning from R2 to DR and R3

**LOCATION:** Northeast of 72nd Street and Silver Valley Road

At the Planning Board meeting held on February 3, 2010, Melvin Sudbeck, 16255 Woodland Drive, representing Orchard Valley, Inc. presented this request. Mr. Sudbeck stated 20 lots are proposed on the subject property which consists of six acres. The lot sizes will range between 8,000 and 19,000 square feet with a target price of $125,000 to $160,000.

Charles Zahr, 7053 Starlight Drive, representing the neighbors in Hansen Country Club Hills, appeared in opposition to the request. He stated every neighbor that was contacted opposes the rezoning. The integrity of the neighborhood should be kept intact. The existing homes differ in lot size and the exterior is brick. The majority of the starter homes in the area were built between 1973-1975 at a cost of $25-30,000 and are now worth approximately $125,000. Mr. Zahr's stated his residence was built in 1960 for $22,000 and has 2,200 square feet with an assessed value of $250,000. Most homes in the neighborhood are assessed at $250,000 and higher. The neighborhood is not opposed to certain projects if the project is more upscale and compatible with the area.

Stacy Tompkins, 7025 Country Club Road, appeared in opposition to the request. Ms. Tompkins stated she distributed a petition to 53 homes in the area. The signers of the petition were in favor of retaining the R2 zoning and were opposed to the R3 zoning because it is not compatible with the neighborhood.

In response to Ms. Nubel, Mr. Sudbeck stated he did meet with the neighbors who voiced their concern for the type of homes that would be built. Mr. Sudbeck stated the proposed project is a marketable product and the price range is acceptable.

Rose Hale, 7702 N 72 Street, appeared in opposition to the request. Ms. Hale stated she lives on the opposite side of 72nd Street and has lived in her home since 1965. She stated she is concerned about vacant homes in her immediate area and if there is a need for additional new construction.

Gary Bates, 6905 Starlight Drive, appeared in opposition to the request. Mr. Bates stated the regulations state that the R3 district is appropriate for established parts of the city where it serves to preserve existing single-family neighborhoods. The proposed project would not preserve the existing single-family homes in the neighborhood.

Chad Weaver, Assistant Planning Director, stated the subject lots, such as other lots in newer and older parts of the city, have been vacant for a number of years. The Master Plan requires land use compatibility; single-family to single-family, etc. The Master Plan wants to make use of the infill sites and existing infrastructure so that the demand does not go elsewhere. The planning department recommends approval given the proximity of 72nd Street, continual vacancy and the size of the lots and types of houses.
located directly across 72\textsuperscript{nd} Street that are compatible.

Mr. Deeb assured the opposing neighbors that their neighborhood is not being singled out but that this is happening all over Omaha.

Mr. Nesbitt moved to APPROVE the rezoning from R2 to DR and R3. Approval of the preliminary plat subject to the following being provide prior to or with the final plat: 1) A note on the final plat that states that there will be no access to 72\textsuperscript{nd} Street from Lot 13 through 20 or Outlot “A”; 2) Providing for the private maintenance (including snow removal) of the sidewalks along 72\textsuperscript{nd} Street; 3) Changing Silver Valley Road (as shown on the preliminary plat) to Silver Valley Circle on the final plat and changing Potter Circle (as shown on the preliminary plat) changed to Sunrise Circle on the final plat; 4) Submittal of an acceptable Post Construction Storm Water Management Plan application; 5) Submittal of an acceptable drainage study; 6) Submittal of an acceptable erosion control plan; and 7) Providing for the private use, ownership and maintenance of Outlot “A” in the subdivision agreement. Mr. Rosenbaum seconded the motion which carried 5-2; Mr. Deeb and Mr. Kelley dissenting.

**Special Use Permits**

9.  C8-09-210  
**REQUEST:** Approval of a Special Use Permit to allow a Broadcast tower in a R4 District, with a waiver of Section 55-186 Height  
**LOCATION:** 15801 Butler Avenue

No one appeared before the board.

Chad Weaver, Assistant Planning Director, stated the planning department recommends a layover for 30 days to allow time to work with the applicant and agree to a time line extension.

Mr. Kelley moved to LAYOVER to allow the applicant to appear before the Board. Mr. Rosenbaum seconded the motion which carried 7-0.

**Vacations**

11. C14-10-013  
**REQUEST:** Vacation of 40\textsuperscript{th} Street from Dewey Avenue to Emile Street  
**Property Owner(s):**

Withdrawn at the request of the applicant.

**APPROVAL OF MINUTES**

Mr. Nesbitt moved to APPROVE the meeting minutes of January 6, 2010 as written. Mr. Hoich seconded the motion which carried 6-0. Mr. Rosenbaum abstained.

**ELECTION OF OFFICERS**

Mr. Nesbitt moved to appoint Anna Nubel as Chairman of the Planning Board. Mr. Kelley seconded the motion which carried 7-0.

Mr. Nesbitt moved to appoint John Hoich as Vice Chairman of the Planning Board. Mr. Neary seconded the motion which carried 7-0.
ADJOURNMENT

Ms. Nubel moved to ADJOURN the meeting at 3:25 pm. Mr. Hoich seconded the motion which carried 7-0.

Date Approved

R. J. Neary, Chair

Debbie Hightower, Planning Board
Recording Secretary