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4                   TRANSCRIPT OF PROCEEDINGS  
5                   OF MINUTES OF BOROUGH COUNCIL PUBLIC HEARING  
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9                   BEFORE:   Waynesboro Borough Council  
10                               C. Harold Mumma, Chairman  
11                               Delmos Oldham  
12                               Patrick Fleagle  
13                               Niccole Rolls  
14                               Chad Rooney  
15                               Michael Cermak  
16                               Richard Starliper, Mayor  
17                               Jason Stains, Borough Manager

18                   DATE:       December 7, 2016, 6:30 p.m.

19                   PLACE:     The Borough of Waynesboro  
20                               57 East Main Street  
21                               Waynesboro, PA. 17268

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APPEARANCES:

                  Samuel E. Wiser, Esquire, appears on behalf of  
Waynesboro Borough Council.

1 COUNCIL PRESIDENT MUMMA: We will now call the  
2 hearing to order. I call this hearing to order.

3 The purpose of this hearing is to consider and  
4 receive public comment on a proposed comprehensive zoning  
5 ordinance that would repeal and replace the existing zoning  
6 ordinance as amended in its entirety and a proposed  
7 comprehensive subdivision and land development ordinance,  
8 SALDO, that would repeal and replace the existing SALDO plan  
9 as amended.

10 The comprehensive zoning ordinance also includes a  
11 comprehensive provision of the zoning map in the Borough of  
12 Waynesboro.

13 This hearing was duly advertised in the Record  
14 Herald on November 21st and November 28th. Anyone wishing to  
15 comment for the record please rise at this time so that I may  
16 administer the oath. Those that will be testifying please  
17 stand.

18 (Thereupon, the Oath was administered.)

19 THE COURT: First we'll ask the borough staff to  
20 give testimony regarding the advertisements, notices posted  
21 and so forth.

22 MR. GRUBBS: Okay, upon the review of the Planning  
23 Commission over the past approximately two and a half years  
24 which is where we are tonight in draft copy. On November 2nd  
25 Borough Council approved the public hearing to be held

1 tonight, December 7, 2016 at 6:30 p.m. They also directed  
2 staff at that time to advertise the notice of public hearing.

3 On November 16th Borough Solicitor, Mr. Sam Wiser,  
4 reviewed and revised the notice of public hearing and then  
5 Melinda Knott, the office supervisor forwarded the notice of  
6 the public hearing to the Record Herald Newspaper to be  
7 advertised on November 21st and November 28th.

8 At that point also on November 16th I delivered  
9 attested copies of both ordinances to the Franklin County Law  
10 Library and the Franklin County Planning Commission for their  
11 review.

12 Also a copy of the notice of public hearing was  
13 posted in the lobby of Borough Hall on November 16th as well.

14 November 17th copies of the zoning and the  
15 subdivision and land development ordinance were delivered to  
16 the Record Herald Newspaper and the Alexander Hamilton  
17 Memorial Free Library for public display and review.

18 Copies of the ordinances were also delivered to the  
19 following locations. Washington Township Planning  
20 Department, Main Street, Incorporated and, of course, a copy  
21 was in the lobby of Borough Hall.

22 On November 21st and 28th the legal notice for  
23 public hearing for tonight was duly advertised in the Record  
24 Herald Newspaper.

25 On December 5, 2016 we received a response from Mr.

1 Clint Rock, Washington Township Planner, upon review of the  
2 zoning and SALDO ordinances stating that they had no issues  
3 or comments at this time.

4 On December 7th we received the proof of  
5 publication from the Record Herald Newspaper. You also have  
6 copies of everything that I went over tonight. You have them  
7 in front of you this evening.

8 Also here tonight in case anyone would have  
9 questions from the public as well as Borough Council Mr.  
10 Glenn Neuhs from Spotts, Stevens and McCoy was our  
11 consultant. He has been with us throughout the review with  
12 the Planning Commission of both these ordinances to update  
13 them.

14 He is also here tonight basically just to give  
15 everyone kind of a quick overview of some of the changes that  
16 were made, particularly the ones that are of most importance  
17 for the zoning map changes that have been made from the  
18 current zoning map we have, so at this time if Glenn would  
19 like to speak.

20 COUNCIL PRESIDENT MUMMA: Glenn.

21 MR. NEUHS: I'll start with the SALDO or the  
22 subdivision and land development ordinance probably because  
23 there would be less discussion on that.

24 The subdivision and land development ordinance  
25 governs the procedures that people have to follow if they

1 want to create a subdivision in which they cut a parcel of  
2 land in to one or more lots for a land development where you  
3 would construct one or more residential buildings or one  
4 nonresidential building on a lot, so what we did in that  
5 ordinance is coordinate definitions between the subdivision  
6 and I'll just call it the SALDO and the zoning ordinance.

7           The review procedures that -- procedures for  
8 completion and guarantee of improvements in the development  
9 like sewers, curbs, streets and the administrative provisions  
10 were made consistent with Municipalities Planning Code which  
11 has certain requirements for subdivision and land development  
12 ordinances and zoning ordinances.

13           Additional specifications of data for land  
14 developments were included such as lighting, grading,  
15 landscaping, plans and architectural design of nonresidential  
16 buildings.

17           It was clarified that a minor subdivision that's  
18 three lots along existing road it could submit only a final  
19 plan. All other plans would be a preliminary and final plan.

20           Miscellaneous design standards were revised  
21 indicating that private speech would not be allowed except in  
22 mobile home parks. Dedicated speech would be conveyed with  
23 clear title. Petition was made to require recreation areas  
24 in residential subdivisions or a fee in lieu of recreation  
25 area. Provisions for a pedestrian and vehicular activity

1 within a site between say parking areas and a building and  
2 between developments. Standards read for driveways.  
3 Clarified that a mobile home would be on a foundation meeting  
4 UCC standards. A provision was made for a fence on top of  
5 retaining walls. Added flag lot provisions per the zoning  
6 ordinance. That's where you have a narrow access strip to  
7 larger area back of the lot where you would put your house or  
8 nonresidential building.

9 Sewer is part of the provided per borough  
10 requirements. Clearly specified that improvements, agreement  
11 would be required, the developer would enter in to that with  
12 the borough indicating that he is required to make certain  
13 improvements. Improvements required to be completed within  
14 24 months unless an extension was agreed upon. Of course,  
15 federal or state approval of wetland delineation.

16 Are there any particular questions or do you want  
17 to wait until we get through the other material?

18 COUNCIL PRESIDENT MUMMA: We can answer the  
19 questions as we go along so they're fresh in people's mind.  
20 Does anyone have any questions of Glenn?

21 MR. NEUHS: Okay, let's get to the zoning map. Go  
22 over the changes that were made to the existing zoning map.

23 The south end of the borough along South Potomac  
24 currently zoned plan residential. Now it's changed to  
25 institutional. I'll go over that institutional district

1 later. That is a new district.

2 There's an area along Potomac near Fifth that is  
3 now zoned industrial. That's been changed to industrial  
4 commercial which is also a new district.

5 The industrial commercial allows a mixture of  
6 industrial commercial and residential uses. Planned  
7 residential area in the southeast corner of the borough along  
8 the state road changed from PR to institutional. Also an  
9 area of the -- and part of it was changed to RM. The area of  
10 the school, the YMCA was changed to institutional. We added  
11 several institutional areas, of course, bonding for instance  
12 to the borough, a park, cemeteries, borough water tower and  
13 the area with Broad and Main which was downtown business  
14 district was changed to town center.

15 Are there any questions, anything anyone wants to  
16 stay about those changes?

17 MR. BENEDICT: The --

18 THE COURT: Please state your name.

19 MR. BENEDICT: Okay, Darwyn Benedict, 410 North  
20 Grant Street, Waynesboro.

21 The district that was changed industrial to the IC,  
22 is there a reason why that was the only one that changed?

23 MR. NEUHS: Yeah. There was a lot of discussion at  
24 the Planning Commission meeting on that. The mixed use of  
25 industrial commercial residential reflects what's there now.

1 There's a mixture of all three, and that's why at this time  
2 it's proposed for the industrial commercial.

3 MR. BENEDICT: I guess the second question to that  
4 would be on page 42 you have no impact home based businesses.  
5 No impact. So that means they can't do a sign, you can't  
6 really know that they're there, but across the street you  
7 have an industrial building or somebody doing -- you know,  
8 that has a big sign. I didn't understand why you -- somebody  
9 with a home base couldn't make it a --

10 MR. NEUHS: One of the amendments to the  
11 Municipalities Planning Code created this concept of no  
12 impact home business. For instance, if you're running an  
13 internet business in your home where you do have no impact on  
14 the neighborhood in terms of, you know, smoke, traffic,  
15 noise, that's got to be allowed, so that's why that use has  
16 been specified.

17 MR. BENEDICT: Okay. It just didn't make sense  
18 somebody across the street can have a machine shop beating  
19 away. You can't have something that you put a sign there. I  
20 think it could be an impact home based it wouldn't have a  
21 problem there.

22 MR. NEUHS: Yeah.

23 MR. BENEDICT: Just an input

24 MR. NEUHS: And that's why we made provisions for  
25 that. Might also notice that forestry has been allowed in

1 all the zoning districts, and that's another change in  
2 response to the Municipalities Planning Code.

3 MR. BENEDICT: Thank you.

4 COUNCILMAN FLEAGLE: You had referred to -- I  
5 believe you said that institutional was a new zoning  
6 district. Can you give -- I know the definitions are in here  
7 somewhere, but can you give some examples of allowed uses of  
8 that in an institutional --

9 MR. NEUHS: That would be a school, church, park,  
10 like headquarters of a nonprofit, those types of uses.

11 COUNCILMAN FLEAGLE: Thank you.

12 MR. NEUHS: I also -- I think it mentioned along  
13 Ninth southern portion of the borough zoned industrial,  
14 that's been changed to general industrial which is a new  
15 district and that differs from the industrial district a  
16 little bit in that some of the uses which may not be  
17 appropriate in some of the other industrial districts are  
18 allowed in that district. The zoning ordinance itself, we  
19 updated the procedures and the administrative provisions per  
20 the Municipalities Planning Code.

21 There are a lot of amendments to the existing  
22 zoning ordinance. We tried to incorporate those, again, in  
23 to the body of this ordinance.

24 We updated the definitions and expanded them and as  
25 I said, we added the institutional, the industrial commercial

1 and the general industrial district, added some provisions  
2 for interpretation of the zoning ordinance. Reorganized some  
3 of the material. Hopefully it would flow a little bit  
4 better. Did add a provision for there's 50 percent expansion  
5 limit of non-conforming uses, but it's also allowing some  
6 modifications to non-conforming buildings and uses as long as  
7 they're not made further nonconforming. Added provisions, of  
8 course, being the no impact home based business per the  
9 Municipalities Planning Code, and throughout the district  
10 some of the wording on uses was tweaked, adding some uses,  
11 changes to uses by special exception which require zoning  
12 hearing board action and conditional use which requires  
13 Borough Council approval.

14 In the Downtown Business District prohibited  
15 replacement of a first floor commercial use with a  
16 residential use.

17 The Ordinance contains a listing of specific  
18 standards for some of the uses listed in the ordinance. Some  
19 of those specific standards for uses were revised and added  
20 some regulations for some of the specific uses that might not  
21 have had regulations before.

22 We added the concept of a plan adaptive reuse  
23 development which would facilitate redevelopment or reuse of  
24 some of the older industrial facilities within the borough.  
25 We made provision for wind and solar facilities, supplemental

1 regulations requiring that all streets and subdivision and  
2 land development be built to borough standards and offer to  
3 dedication except for those in the mobile home park.  
4 Provisions to general lot and job requirements, accessory  
5 building regulations. Accessory building would be like a  
6 shed, something like that. Clarified -- measure the height  
7 of fence and added a provision for keeping of animals and  
8 outdoor lighting requirements for new development. Added  
9 some environmental performance standards, added provision for  
10 original art murals, expanded off street parking provisions.  
11 Sign regulations were rewritten. Revised lot size for single  
12 familiar detached dwellings in the RM Zone reducing it from  
13 7,500 square feet to 6,000 and changed some of the setbacks  
14 in the RM from 20 to 25 feet. Increased normal lot area for  
15 dwelling unit in the TC and GC areas to 1,800 square feet per  
16 dwelling unit. And those ordinances were made available to  
17 the public. The changes to the existing ordinances were  
18 outlined for people to review, so that's our brief overview  
19 of the changes.

20 COUNCIL PRESIDENT MUMMA: Are there any questions  
21 of Glenn while he's up here?

22 MR. BENEDICT: Darwyn Benedict again. Glenn, on  
23 the -- I'm going to go to the area of yard, and you just said  
24 about 6,000 square feet which has changed for the single  
25 family down from the 9,000 square feet. The question I guess

1 I have on that is why would we increase the setback of 25  
2 feet when we're making the lot smaller. It was 20  
3 originally. We still have --

4 MR. GRUBSS: Darwyn, the reason they went with the  
5 additional five foot was because it was -- in some areas we  
6 already have townhouses that are being built where there are  
7 driveways and you have the front parking clear out front.  
8 The 20 foot wasn't giving the vehicles enough distance and  
9 what was happening was a lot of vehicles parked overtop of  
10 the public right-of-way and sidewalk, so this way they set  
11 them back 25 feet and now you have a 25 foot parking area  
12 back there which will allow for a lot more room even with  
13 some of these larger vehicles especially some of the newer  
14 trucks. They seem to be encroaching out in to the sidewalk  
15 right-of-way, so it was something the planning commission  
16 felt very strongly about to help keep the public sidewalk  
17 free.

18 MR. BENEDICT: And then on the same areas where  
19 we've increased a lot of the minimum per dwelling unit we  
20 went from 1,000 to 1,800 which was in the Town Center, GC  
21 District, Planned Residential and I think also the Hospital  
22 District and the downtown business district went from 1,000  
23 to 1,800 and just wasn't sure the purpose there because it  
24 seems like we're making a lot of existing building now  
25 nonconforming.

1 MR. NEUHS: Well, but, you know, a density of 43  
2 dwelling units per acre is quite dense particularly in the  
3 borough where it's hard to find room for parking.

4 MR. BENEDICT: But we just increased building  
5 height to 100 foot so, again, it just doesn't correspond.  
6 We've increased where we can make a bigger building but we  
7 have to have -- it just doesn't correspond. You made them  
8 bigger but then you kind of have taken away that benefit --

9 MR. NEUHS: Building height would also apply to a  
10 nonresidential building.

11 MR. BENEDICT: I think it just falls in to just the  
12 one and that was the Town Center was 100 feet is the only  
13 thing that changed. It just doesn't correlate with how -- if  
14 you're being a developer or somebody working on a building  
15 that you could go higher but then you've just made me have  
16 more square footage which doesn't work, you know, in reality.

17 I understand the parking with the 25 feet now.  
18 Thank you for that clarification. The other question we  
19 have, the maximum number of townhouses now are six. We used  
20 to have eight connected. Is there a reason why we can no  
21 longer do eight?

22 MR. NEUHS: Part of that really is the appearance  
23 so you get more, you know, you don't have those long façades.  
24 Now you have a little bit less facade.

25 MR. BENEDICT: Okay.

1 COUNCILMAN STARLIPER: If you have the land  
2 available why can't you do eight? The same as the 100 foot  
3 height. At this point our fire department can't go 100 feet.

4 MR. MONN: That came from the fire department. We  
5 asked them what their recommendation would be for the highest  
6 building would be and that's where that answer came from.

7 COUNCILMAN STARLIPER: Doesn't mean we agree with  
8 that.

9 MR. MONN: We considered them the local experts on  
10 the local fire protection and that's why they were asked. We  
11 had some questions with that in the past. Trinity House had  
12 an issue with that. They actually sank their building in to  
13 the ground to build the building they wanted to build.

14 MR. WISER: Mr. Monn, can you identify yourself  
15 for the stenographer?

16 MR. MONN: My name is Steven Monn and I am on the  
17 planning commission.

18 MR. WISER: Thank you.

19 COUNCILMAN FLEAGLE: Whenever you have a  
20 restriction and this is probably in the old draft too, but  
21 whenever you have a restriction that something -- a use can't  
22 happen 750 or whatever number of feet from a structure, say a  
23 school or a church, is that 750 feet to the property line of  
24 that or to the actual building, say a school, I mean, you  
25 know, a school might have 15 acres around it so it's not that

1 -- where would the 750 feet apply, to the border?

2 MR. GRUBBS: From the closest point of the property  
3 line.

4 COUNCILMAN FLEAGLE: So it would be the property  
5 line, not the actual building itself. That would be the same  
6 for a church or a school or wherever the restriction is then?

7 MR. GRUBBS: Yes. It would be from the closest  
8 property line.

9 COUNCILMAN FLEAGLE: Okay, thank you.

10 MR. BENEDICT: Glenn, one more on the new district  
11 there again, the IC I think you have in there it has to be  
12 12,000 square feet for a minimum use and 12,000 for per use  
13 on there, and, again, you have a lot of mixed use down there.  
14 Twelve thousand is pretty aggressive for a mixed area down  
15 there like that. A lot of the homes are not -- you know,  
16 they're sitting on 4,000 square feet. It just seems like  
17 that might be a little bit heavy compared to -- because  
18 that's such a special district you might want to consider  
19 making that a little smaller, maybe 6,000 or 9,000 rather  
20 than 12 because you're pushing that 12,000 on a lot of those  
21 lots.

22 COUNCILMAN STAINS: I have a question. I  
23 personally have never built a house, but in Medium  
24 Residential and Planned Residential what is the purpose of  
25 capping a single family home at 35 feet but multifamily

1 properties can go up to 45 feet?

2 MR. GRUBBS: Height.

3 MR. NEUHS: Usually because, you know, your  
4 multifamily could have more stories than your single family  
5 home.

6 COUNCIL PRESIDENT MUMMA: Any other comments or  
7 questions?

8 Do you have anything else, Glenn?

9 MR. NEUHS: No, sir.

10 COUNCIL PRESIDENT MUMMA: This will now conclude  
11 the public hearing. We're now going to call it -- yes, sir.

12 MR. BENEDICT: Can I just give statements or do we  
13 have to direct everything to Glenn?

14 COUNCIL PRESIDENT MUMMA: No, you can go ahead.  
15 I'll reopen.

16 MR. BENEDICT: I had some other stuff.

17 COUNCIL PRESIDENT MUMMA: Like a closing  
18 statement. Go ahead.

19 MR. BENEDICT: Sorry, I wasn't trying to miss you  
20 there. Thank you, ladies and gentlemen, for putting this  
21 here tonight so you can hear our comments. Darwyn Benedict,  
22 410 Grant Street. I know most of these comments I'm going to  
23 throw to you tonight is for the community's interest.

24 We have in the positions for on your different  
25 planning commissions and different commissions that normally

1 restricts it to residents and my question is why not open  
2 that to all property owners of the borough.

3 I know we've had a lot of time spent on this  
4 ordinance, but a lot of times they come to you when they're  
5 already outdated and I think you have a tough job here. This  
6 community, surrounding townships try to blend everybody  
7 together. It's hard to do. I guess what I'm trying to say  
8 is you got a hard job tonight because your name is going to  
9 be on this for a lot of years.

10 Looking at the zoning part of this ordinance page  
11 one of this it says number three, item number three that the  
12 intention to give effort to the Joint Comprehensive Plan and  
13 then it states that within Chapter 3 it's adopted of the  
14 comprehensive plan in this ordinance so it's kind of like  
15 comprehensive plan is adopted in Section 3 of this 3 so it's  
16 kind of very confusing, and I know the comprehensive plan  
17 probably wasn't laid out for people to review to see, hey,  
18 what do they want for us to do in this ordinance when it was  
19 sitting at borough hall or at the Record Herald because I  
20 don't think they probably saw that but it was online.

21 MR. NEUHS: Let me clarify that. What we're saying  
22 is the comprehensive plan has a statement of goals and  
23 objective. The zoning ordinance, it's required to have a  
24 statement of community development objective. Rather than  
25 come up with a new listing we're just basically taking that

1 list that's in the comp plan.

2 MR. BENEDICT: It says the purpose of doing this  
3 was because of the comprehensive plan on number three of  
4 this. I'll take it. I think it's right on page one, number  
5 three. It says the zoning ordinance is intended to give  
6 effect to the provision, policies, goals and objectives set  
7 forth in the Joint Comprehensive Plan of the Borough of  
8 Waynesboro and Township and it is intended to promote public  
9 health, safety, general welfare. Goals and objectives of the  
10 set forth Chapter 3 of the comprehensive plan are adopted as  
11 set forth in this ordinance at the time.

12 I'm saying the purpose of what we're saying this  
13 article is is really coming from the comprehensive plan that  
14 probably most people didn't have. The comprehensive plan in  
15 that Section 3 it tells you you need to have smart growth  
16 principles and incorporate mixed land uses which we have that  
17 now in the IC Section which is already currently existing.  
18 That's about the only place that I saw in this ordinance that  
19 there is a mixed use. It's supposed to create a range of  
20 housing opportunities and choices, make development decisions  
21 predictable, fair and cost effective. I have underlined cost  
22 effective. Also predictable, if you go to page 40 of your  
23 subdivision section of the SALDO, VII-9 and this was just one  
24 of them I can pick out. It's just simple for everybody. It  
25 says curbs and sidewalks but have a star beside it, means

1 grass plot between curb and sidewalk and that area will be  
2 available for tree planting per Section VII-11. If you jump  
3 down to VII-11 it talks about telephone, electrical service  
4 for subdivisions in five lots or more. It has nothing to do  
5 with anything in the premier. I also said on some of your  
6 areas, again, about planting grass and trees in there. I  
7 don't think you want that in there. I think you have  
8 problems with trees hanging over the streets. That might be  
9 a section to look at.

10           Jump down again VII-16 facilities, it says a person  
11 submitting a lot even one lot and set aside five percent of  
12 their lot for all future borough residents to have the  
13 opportunity to engage in a variety of recreational activity.  
14 So that means if you split your lot off for a family member  
15 five percent of that has to be set aside unless you want to  
16 pay the borough a fee for somebody else to enjoy so the  
17 property you own there's going to be a square dedicated that  
18 somebody else can come there and pitch ball. I don't think  
19 that's really a fair thing.

20           Predictable, whenever we get in to the predictable  
21 part when you have 13 times in a subdivision ordinance that  
22 says borough may require, it says may, it's pretty not  
23 predictable. Then you have down here the borough may waive  
24 twice. Again, it's not predictable. It's 15 times that  
25 someone could come and get 15 different answers, not very

1 predictable.

2           The way this ordinance is written it's not business  
3 friendly. It's not even owner friendly. It's great for  
4 everybody now that owns property. It doesn't effect you, but  
5 it sure does effect your family and your future. It reminds  
6 me of what everybody keeps talking about on the -- I think  
7 it's called the Affordable Care Act. We're going to pass it  
8 and then read it and see what it does. It's kind of scary.  
9 I think if this is adopted the way it is you'll never have a  
10 tiny house move in this borough. There's no way you can  
11 afford to bring a tiny house here if you have a 9,000 square  
12 foot lot for one single family. A tiny house is 500 square  
13 feet. Just imagine that, so on a 9,000 square foot lot  
14 you're going to have to give your neighbor to be able to go  
15 out there to play, about the same size. There's no green  
16 thought in this ordinance. Absolutely nothing about green  
17 space. That falls back in to the very much in to smaller  
18 lots.

19           I would like to see you probably reconsider your  
20 Downtown Business District to have more of a what we call  
21 form based zoning. If you look at the building and see what  
22 you get down to it rather than say what you're going to allow  
23 in the building.

24           I don't own anything in the downtown district. I'm  
25 just saying that I think that's a good idea. The ordinance

1 lacks a historic district. There's nothing going to protect  
2 historic buildings other than the historic committee. I think  
3 it's in the comprehensive plan. It states you're supposed to  
4 encourage, adopt, reuse of structure historically where it's  
5 appropriate. Everybody knows currently that we've lacked  
6 that in the properties that I personally own, and I just  
7 think it's really tough when you have a historic building and  
8 because something is not worded correctly or exactly that an  
9 ordinance that could hurt the business to say it's illegal,  
10 not allowed is not prohibited.

11 I believe this ordinance is ready to be reviewed by  
12 you all. I think this is great input, get some changes but I  
13 think you should sit down with everybody in your district,  
14 businesses that are effected especially the IC. Some of the  
15 over ones, the RN, see what it really does one on one. Talk  
16 to people. I think if you adopt this this is a disservice to  
17 your community. Thanks for listening. Have a good evening.

18 ATTORNEY WISER: Mr. President, if I could respond  
19 to the first question Mr. Benedict asked. The Pennsylvania  
20 Municipalities Planning Code does require that all members of  
21 the planning commission be residents of the municipality. It  
22 doesn't allow the borough just to appoint property owners.  
23 You also have to be residents as well.

24 COUNCIL PRESIDENT MUMMA: Any other closing  
25 statements? I'll now call the meeting closed. We will take

1 a 10 minute recess and then we'll come back and start our  
2 regular Council meeting.

3 (Thereupon, the hearing was concluded at 7:10 p.m.)  
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1 \_\_\_\_\_ I hereby certify that the  
2 foregoing is a true and correct transcript of testimony taken  
3 by me in the above-entitled matter.  
4

5 \_\_\_\_\_  
6 Diana L. Sydnor  
7 Official Court Reporter  
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