

NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY MINUTES

NOVEMBER 1, 2007

PUBLIC HEARING

7:30 A.M. (3) ABCU-11-07 Curves for Women – 2706 S. 163 St. – Fitness Center.

The public hearing relative to the request by Greg Lenarduzzi, c/o Curves for Women was a conditional use at 2706 S. 163rd Street for a fitness club was called to order by Mayor Chiovarero at 7:35 A.M.

In attendance were Mayor Chiovarero, Alderman Ken Harenda, Alderman Thomas Augustine, Donald Vaclav, John Fillar, Marta Broge, and Ted Anderson. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager; Jessica Titel, Associate Planner; and City Attorney Blum.

Ms. Jones read the public hearing notice and stated there was proof of publication.

Ms. Jones gave a brief presentation describing the request and showing maps indicating the location.

Mayor Chiovarero asked three times if there were any comments or questions for the purpose of clarification, seeing none.

Mayor Chiovarero asked three times if there was anyone wishing to speak in favor of this project, seeing none.

Mayor Chiovarero asked three times if there was anyone wishing to speak in opposition of this project, seeing none.

Mayor Chiovarero asked for comments or questions from the Commissioners, seeing none.

Mayor Chiovarero closed the public hearing at 7:40 A.M.

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The Community Development Authority Meeting was called to order by Mayor Chiovarero at 7:40 A.M.

In attendance were Mayor Chiovarero, Alderman Ken Harenda, Alderman Thomas Augustine, Donald Vaclav, John Fillar, Marta Broge, and Ted Anderson. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager; Jessica Titel, Associate Planner; and City Attorney Blum.

Motion by Ms. Broge to approve the CDA minutes of October 4, 2007. Seconded by Mr. Vaclav. Motion carries with Mayor Chiovarero and Alderman Harenda voting present.

COMMUNITY DEVELOPMENT AUTHORITY SECRETARY'S REPORT

None.

CONTINUED BUSINESS

1. Mill Valley Redevelopment Update – Joe Eberle (PG-926)

Mr. Joe Eberle listed the Report chapters with completed drafts and those that still need to be completed. It has now been proposed by the City of Muskego that a joint study committee consisting of representatives from the City of Muskego and the City of New Berlin be convened in an attempt to discuss the development of the Mill Valley Area in general and sanitary sewer and water service to the area.

Mr. Bill Carity looks forward to the completion of the redevelopment of Mill Valley Sand and Gravel, and feels it is a perfect site for a business park. He spoke of the issues of the MMSD position in regard to sanitary sewer.

Mr. Kessler said appointment of the members for the Joint Committee Study would be placed on the next CDA agenda in December.

Committee members acknowledged the need to identify increased costs related to these meetings.

NEW BUSINESS

2. (3) ABCU-11-07 Curves for Women – 2706 S. 163 St. – Fitness Center.

Motion by Mr. Anderson to approve the conditional use permit to operate a fitness studio in the M-1 Zoning District located at 2706 S 163rd Street subject to the application, plans on file and the following conditions:

- 1) Plan of Operation:
 - a) Hours of operation: Monday - 6am to Noon, 3:30pm to 7pm
Tuesday - 8am to Noon, 3:30pm to 7pm
Wed. & Thurs. – 6am to Noon, 3:30pm to 7pm
Friday – 6am to Noon, 3:30pm to 6pm
Saturday - 8am to 11am
 - b) Employee and customer parking shall be contained on site.
 - c) Dumpsters shall be properly screened from the street and public view in accordance with Section 275-56 of the New Berlin Zoning Ordinance.
 - d) All signage, whether temporary or permanent, shall require that a sign permit application be applied for and approved by the Department of Community Development prior to installation.
 - e) Building shall meet all applicable building and fire codes. Fire Extinguishers are required.
 - f) No outside storage shall be allowed.
- 2) Building Inspections:
 - a) Apply and obtain appropriate building, plumbing and electrical permits.

Seconded by Mr. Fillar. Motion carried unanimously.

3. (3) ABCU-10-07 New Berlin Retail – 2075 S. Moorland Rd. – Retail and Commercial. (Public Hearing 10/4/07)

Domenic Ferrante and Cary Bilicki, representatives of the project were present to speak in regard to the project. Ninety (90) trees are planned to be removed from the property and the applicant's landscaping plan shows they plan to be replaced with 84 5-7" trees. Mr. Kessler explained the Code calls for a replacement of 134 trees of this size, however, the Redevelopment Plan for the Industrial Park applies credits for replacement costs. Representatives of the project felt further consideration should be given in regard to the tree replacement reduction since they are burying the power lines, putting in bio-retention swales, and are dealing with the vision triangle.

Mr. Fillar felt that some relief should be given to the applicants for the replacement of what is being cut down with other trees considering this is an unusual situation since there are so many trees there.

City Attorney Blum said the applicants have already received a substantial reduction and credit for tree replacement and reminded the Committee of setting a precedent.

Motion by Mr. Fillar to approve the Conditional Use Permit for construction of a multi-tenant commercial building (Building "B" only) in the New Berlin Industrial Park subject to the application, plans on file and the following conditions:

- 1) Plan of Operation:
 - a) A shared parking agreement shall be recorded at the Waukesha County Register of Deeds Office for the 28 parking stalls to be used for employee parking on the east side of the existing Rundle-Spence property (Lot 2) parking lot.
 - b) Hours of operation: Monday – Saturday 7am to 10:00pm and 7am to 6pm on Sundays.
 - c) Employee and customer parking shall be contained on site.
 - d) Number of employees could range from approximately 10 to 25 persons.
 - e) All signage both temporary and permanent shall require a sign application, to be filed and approved by DCD prior to installation.
 - f) There shall be no outdoor storage of equipment or materials related to the businesses.
 - g) No overnight parking is anticipated for the parking lot areas.
 - h) Dumpsters shall be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Zoning Ordinance and NBIP SPO Ordinance No. 2294.
 - i) Under NBIP SPO Ordinance No. 2294, Section III, 2B8, "all new roof-top equipment requiring a zoning permit shall be screened from view if the equipment can be seen from the centerline of the public right-of-way in the front of the property, or placed in an area of the building as not to be seen. Rooftop screening shall be compatible and complementary to the building's architecture." Staff shall review proposed screening measures prior to occupancy of individual tenants. Applicant shall submit line of sight drawings from Moorland Avenue in order to be able to determine if the roof top units can be seen. It appears that a parapet wall may be necessary to allow for

- screening. Indicate what types of materials could be used for the parapet wall. Care will need to be exercised with regard to the sight lines for any equipment or backside of parapet walls on the roof of the building.
- j) Approval of the landscaping plan and payment of all sureties and any tree replacement fees are required prior to issuance of Zoning Permit. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the Municipal Ordinance in its entirety. A registered landscape architect shall stamp plans. Landscape plan shall be approved and signed by the Department of Community Development prior to installation of any materials. A tree inventory has been submitted by the applicant. Several quality trees such as oak, hickory and cherry are planned to be removed. The applicant is planning to install 84 new trees. For the trees that cannot be re-planted on the site the applicant shall, at \$300 per tree, provide a landscape donation fee of \$19,000 based on the larger 5" to 7" DBH trees that are being removed.
 - k) Each tenant shall be required to obtain a re-occupancy permit prior to building permits being issued. All future tenants will have to provide a Plan of Operation that shall state the number of employees in the largest shift as required by §275-24C(2) (d) . Future tenants shall be reviewed on a case-by-case basis for parking and may be denied for lack of parking.
 - l) Any building that will accommodate a food service or food preparation tenant requires an Outside Grease Trap Tank and an MMSD Sampling Manhole designed and installed to the City Developer's Handbook Requirements.
 - m) All signage will be under a separate sign application.
- 2) Engineering:
- a) Please follow/use the City of New Berlin Developer's Handbook for all design criteria concerning grading, utilities and transportation requirements as well as all construction plan sets.
 - b) Please provide details for curb and gutter sections. If there are to be any sections replaced or added/proposed in the Moorland Road right-of-way then these sections shall meet/match County of Waukesha Dept. of Transportation requirements/criteria. Any sections of curb and gutter proposed in the City of New Berlin right-of-way along Rogers Drive shall then follow the details from the Developer's Handbook for those sections. Section 3, IX. Detail Drawings; Figures (#6 & 9) . Please show as necessary on the detail sheets.
 - c) The Developer's Handbook does state that dual inlets are required at the low points in the parking lots as proposed on the plan sets. Section 3, III Storm Sewer; Dual inlets (O) . Also Section 3, IV Streets and Roadways; (X) Parking Lots (8) . The City Engineer will have to provide relief from these criteria. Please review with the City Engineer.
 - d) When the plan and profile sheets are presented for approval the Sanitary Sewer minimum depth is eight feet (8.0') with the approval of the City Engineer. The Developer's Handbook Section 3, (1) Sanitary Sewer, Public Mains & Laterals; (G) Standard sewer location/depth (3) .
 - e) The proposed Watermain behind building "B" is located less than fifteen feet (15.0') from the back of the building. The Developer's Handbook states the criterion to be "not less than (15 ft.) Section 3, II Watermain, Public and Private Mains & Laterals; (F), Easements (4). Please correct as necessary.
 - f) The Developer shall prepare formal written easement documents using appropriate City forms, including graphics and written legal attachments for each and record same with the Waukesha County Register of Deeds after review/approval by the City of New Berlin for each Sanitary Sewer, Watermain & Storm Sewer main easement . Section 3, (I) Sanitary Sewer, Public & Private Mains & Laterals, (H) Easements, (1) . The City Engineer's approval of the easement documents is required.
 - g) The proposed access from Rogers Drive along the "Southerly" side of the project into the construction site appears to have a drainage problem. The "Westerly" curb and gutter section appears to be higher than the edge of pavement for Rogers Drive. This would suggest that drainage could migrate back onto Rogers Drive. Please review and show in a detail/ a blow-up indicating how the curb and gutter section will "Not" drain onto Rogers Drive but into the open ditch for both sides of the access.
 - h) The proposed twelve inch (12") culvert under the proposed access from Roger's Drive shall be a fifteen inch (15") Class III RCP, (Reinforced Concrete Pipe) . Concrete Flared end sections shall be used. This requirement is as per the Developers Handbook Section 3, (VI) Culverts; (A) Design Requirements (5) Minimum culvert lengths. Also for pipe cover refer to Section 3, (VI) Culverts; (A) Design Requirements (8) twelve inches (12") of minimum cover. Section 3, (IV) Culverts; (C) Flared End Sections, (1-3).

- i) Please show information confirming that the emergency spillway shall have (1.5') feet of freeboard measured from the top of the riprap to the top of the bank/berm. Section 3, (VII) Storm Water Management; (G) Detention ponds. (13) .
 - j) Much of the proposed storm sewer along the "East" side of the parking surfaces along Moorland Road are indicating only one foot (1.0') of cover. The minimum amount of cover two feet (2.0') for storm sewer is located under Section 3, (III) Storm sewer; (L) Pipe Cover.
 - k) The proposed storm sewer pipe as per the Developers Handbook has a minimum size of twelve inches (12") . Please review and correct. Section 3, (III) Storm sewer; (A) .
 - l) The proposed bio-retention swales shall conform to the Water Resource & Storm Water Engineer criteria.
 - m) Site must be ADA compliant. Please show the ADA compliant pathways from the Handicap spaces in the parking lot to the entrance of the various stores. Section 3, (VIII) Lot Grading, Lot Drainage and Erosion Control Standards; (F) ADA Compliance, (1-2) .
 - n) The proposed plan sets are indicating two (2) different building elevations for building "A" (868.0 & 869.0) pages C-1.0, C-1.1, C-2.0 all indicate the proposed elevation of (868.0) . Pages that show the (869.0) elevation are the Tree Preservation Plan and the Landscape Plan indicate the elevation of (869.0) Please correct as necessary. City would suggest an elevation perhaps of +/- (867.0) for building "A" as a final elevation.
 - o) The dumpster sites shall have concrete curb and gutter on three sides (3) of the enclosures. This criterion is to protect surrounding areas from spillage and contamination of the immediate areas and migration to surrounding storm sewer systems and runoff into detention basins.
 - p) All overhead utilities shall be brought down from the poles and buried.
 - q) Please show all metering locations and metering rooms for the on site utilities, water specifically.
 - r) Please show utility plan and profile sheets for all on site utilities.
 - s) There shall be a set number of retail tenant bays to be established for the structure. These numbers set addresses and tax key numbers.
 - t) Sheet AO.1 and on the Tree Preservation Plan (Sheet L101) applicant is continuing to show a bio-retention rain garden. Applicant shall revise plans accordingly.
- 3) Transportation:
- a) Deceleration lanes, acceleration lanes, bypass lanes, and / or turn bays are required at driveways. These shall meet the minimum requirements of the Developer's Handbook, Figure no. 4 at the driveway intersections.
 - b) Plan sheets with more detail (Cross-sections and plan & profile) are required for all roadway improvements.
 - c) Lighting plan does not follow City standards. See Zoning Code §275-60 I. The development light levels can be higher than the requirements for average foot-candles, but must be equal to or lower than the average-to-minimum and maximum-to-minimum ratios in the zoning code. Check that calculation points on the property are in the on-site parking, circulation and pedestrian areas (Zoning Code §275-60 I) . Lighting for the southern building shall be reviewed at the time of Use, Site, and Architecture review for that particular building.
 - d) The proposed driveway shall be 300-feet away from Moorland Road on Rogers Drive unless otherwise reviewed and approved by the Transportation Engineer as specified in the Zoning Code §275-57F(2) .
 - e) The Moorland driveway shall be reconstructed as an Rt-In / Rt-Out / Lt-In, by changing the full access median opening with a directional median allowing only NB-Lt's thru the median (ie no EB Lt-out) . Use a pork chop island to reinforce the EB Rt.
 - f) A letter from Waukesha County approving the plan of proposed improvements within the County ROW shall be on file with the City of New Berlin prior to any building permits being issued by the City.
 - g) Show the TIA recommended improvements to Rogers Drive on the site plan. These improvements shall also meet the minimum requirements of the Developer's Handbook, Figure No. 4 at the driveway intersections.
 - h) All reconstructed driveways shall be constructed as a street-type entrance with curb and gutter with a 15-foot radius minimum.
 - i) City permit required at time of driveway construction on Rogers Drive.
 - j) Curb and gutter shall be used for all parking areas. Show detail and flange line on plans. Drive aisle width is calculated from edge of pavement (not face of curb) Parking stall depth can include curb pan dimension.

- k) Drive aisles and parking areas shall be set back 50-feet from the Ultimate ROW line. See Zoning Code §275-57 A(7) (f) [2]. Per Section 275-35D(4) For corner lots, the front yard abutting the road that carries the least amount of traffic may be used for employee parking, provided that such parking is set back a minimum of 10 feet from the base setback line. This shall be noted on plans.
- 4) Storm Water:
- a) This item has not been addressed. The proposed development will increase the volume of runoff discharging from the site and will be required to provide a concrete invert for the downstream ditch extending all the way to Deer Creek.
 - b) An erosion control and construction sequencing plan were submitted. Please see the comments below which should be added to your revised plans:
 - i. Remove "Erosion Control Practices Schedule", "Construction Schedule", and "Maintenance Plan" from the erosion control plan sheet and replace with the notes in a letter dated October 26, 2007 from staff.
 - ii. Add tracking pad and ditch check to legend.
 - iii. The new ESC notes require that all sediment basin, bio-swale, and perimeter slopes be stabilized immediately following their construction with Class I, Type A erosion matting and a permanent seed mix. Indicate areas to be erosion matted and seeded on the plan sheet and add to legend.
 - iv. Modify two areas of silt fence along the southern end of site on either side of the tracking pad. Just east of tracking pad, remove end segment extending out to the south. Just west of tracking pad, modify end segment that is extending out to the south to instead extend straight east the same distance.
 - v. Change silt fence detail #4 note to match WDNR Technical Standard 1056 "Geotextile Fabric Specifications".
 - vi. Modify inlet grate screen detail to reflect WDNR Technical standard 1060 for Storm Drain Inlet Protection or WI DOT PAL list for Inlet Protection.
 - vii. Modify hay bale detail to reflect DNR Technical Standard 1062 and change name to Hay Bale Ditch Check Detail. The detail is missing scour protection matting.
 - c) Please provide a maintenance agreement. This document shall be on file prior to the issuance of the zoning permit. See City Boiler Plate.
- 5) Building Inspections:
- a) Building plans shall be signed and stamped by a licensed architect or professional engineer per Wisconsin Enrolled Commercial Building Code. (Comm 61.31 Plans)
 - b) Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division per Wisconsin Enrolled Commercial Building Code. (Comm 61.70 Certified municipalities and counties.)
 - c) Apply and obtain appropriate building, plumbing and electrical permits.
 - d) Erosion control shall be approved, permitted, installed and inspected prior to any commencement of site work or issuance of any building permits.
 - e) Buildings shall have designated water meter rooms. Shall not combine room with electrical service or storage.
 - f) Stake out survey with setbacks from lot lines shall be submitted with building permit application.
- 6) Streets and Utilities:
- a) Plan & profile sheets are needed for both sanitary sewer and water main.
 - b) MMSD & WDNR approvals will be required for the sanitary sewer and water main extensions. Plan review submittals will be required to be submitted through the City of New Berlin to the regulatory agencies.
 - c) Applicant shall indicate how the new manhole on Rogers Drive will be installed. (Doghouse or Cut-in) A drawing/detail shall be included of identifying the manhole diameters or the frame/lid numbers that will be used.
 - d) Use tapping saddle and valve to start system on Rogers Drive.
- 7) Fire Department:
- a) Fully sprinkle.
 - b) Monitor fire flow.
 - c) Install fire hydrants – accessible within 50' of sprinkler connections on each building.
 - d) Install Knox Box (key box for tenant spaces)

Seconded by Mr. Vaclav. Motion passes with Mayor Chiovatero, Alderman Ken Harenda, Alderman Thomas Augustine, Donald Vaclav, John Fillar, Ted Anderson voting Yes and Marta Broge voting No.

4. (7) NJU-66-07 Nabisco – 16725 Ryerson Rd. – Parking Lot Expansion.

Motion by Alderman Harenda as part of the request for Use, Site, and Architectural approval for a new parking lot addition for the Nabisco property located at 16725 W. Ryerson Road, approval is recommended for only the secondary access subject to the application, plans on file, the applicant continuing to coordinate with staff on the parking lot addition through the Administrative Approval Process and the following conditions:

- 1) This is before the Community Development Authority (CDA) because the Developer's Handbook states that the Plan Commission or in this case the CDA shall approve additional driveways for any parcel.
- 2) Applicant shall continue to coordinate with staff on this parking lot addition and all conditions outlined in this report through the Administrative Approval Process since the parking lot is less than 15,000 sq. ft.
- 3) Applicant is proposing to relocate parking from west side of the building to the new parking lot on the east side of the building. This will allow for an employee parking area that is separated from the truck maneuvering areas.
- 4) Site Plan / Landscaping
 - a) Per Section 275- 57(A) (7) (f) (2) of the Zoning Code label the parking lot setbacks on plans. A 5' parking/landscaping side and rear setback is required. Applicant shall restore the 5' section of landscaping along the western lot line as well as the large area to the south and west of the building addition. These areas were landscaped as part of a previous building addition in 2003 and will need to be grassed to restore this area to green space prior to the issuance of the zoning permit.
 - b) If at some point in time the dumpsters are located outside of the building, applicant shall be responsible for providing a dumpster enclosure that is properly screened from the right-of-way in accordance with Section 275-56 of the Zoning Code.
 - c) Per Section 275-53B (1)(11) All existing nonconformities and outstanding code violations related to this address shall be identified, resolved, and remedied.
 - d) Per the NBIP Redevelopment Plan – Landscape Section (i) applicant is required to post a fiscal security either by bond, certificate of deposit or letter of credit in the amount of value of the landscape improvements. Should the City need to provide services or materials for full compliance of the approved plans, the applicant will forfeit the entire fiscal security.
 - e) Per the NBIP Redevelopment Plan – Landscape Section (j) a Landscape Designer (provided by applicant) shall inspect and provide the City with a signed letter of compliance after the installation of all landscape improvements. Upon City agreement with the letter, the fiscal security will be returned.
 - f) Per the NBIP Redevelopment Plan - Parking Lot Landscape Requirements the following requirements shall be met:
 - i. The perimeter of the parking lot shall include one shade tree or evergreen tree per 20 linear feet of parking surface along and parallel to a public street. It appears that 1 additional tree will be required per this section.
 - ii. Perimeter parking along the side lot line shall include one shade tree or evergreen tree per 30 linear feet. It appears that 1 additional tree will be required per this section.
 - iii. Landscape islands meet requirements.
- 5) Engineering
 - a) Parking is not allowed within the front 50' setback in the west parking lot. The truck trailer that is currently parked in this location shall be moved and re-located on the property. This makes it too difficult for trucks to maneuver.
 - b) Applicant shall show proposed spot grades on the sidepath along the building. Applicant shall verify if the east side of the building is at about the same grade as the top of the curb, elevation 875.7'. Also verify the elevation at the existing service door on the east side of the building and note if it is at the same elevation as the first floor of the building, 877.0'. Identify if steps are necessary to the sidewalk. Show spot grades for the sidewalk in front of building and that the sidewalk/ramp is handicap accessible.
 - c) With a total of 49 parking spaces it appears that two handicap accessible spaces will be required.
 - d) Applicant shall apply for a culvert permit with the Building Inspector. Plans shall show a 40' long culvert, the diameter to be sized by New Berlin Engineering Division.

- 6) Storm Water
 - a) Applicant shall meet all water quality requirements prior to the issuance of the Zoning Permit. This includes the engineering comments in a letter dated October 26, 2007.
- 7) Transportation
 - a) Lighting plan shall follow City standards. Please review the New Berlin Industrial Park Plan Ordinance and Zoning Code Section 275-60 I.
 - b) City of New Berlin Developer's Handbook requires the sidepath in front of perpendicular parking area to be 7' to 8' wide. Applicant shall revise plans to shorten parking stalls to 19' to meet this requirement. Parking stalls need only be 19' long to face of curb Per Section 275-57 of the Zoning Code.
 - c) The curb radius shown within the right-of-way shall be removed. Plans shall be revised to stop the curb and gutter from the driveway near the right-of-way line or over the existing ditch.
- 8) General
 - a) Per Section 275-61 All new signs and or replacement of existing signs located along arterials or major thoroughfares shall be placed on a monument base constructed of the same material and color or shall enhance the exterior architecture of the principal building. A monument sign will be required for this business. A separate application will be necessary. Apply and obtain appropriate building, plumbing and electrical permits.

Seconded by Mr. Anderson. Motion carried unanimously.

5. (3) JT CU-4-06 Speedway Sales - 16600 W. Cleveland Avenue – Review of outdoor sales.

Erfan Ahmad was in attendance to represent the project. Mr. Fillar questioned the use of the large trailer which looks similar to a billboard. Alderman Harenda said he has seen the trailer parked in other parts of the City for substantial periods of time, such as along National Avenue. Mr. Ahmad replied that the large trailer is used to transport equipment used in shows such as the Sport Show, RV Show, etc. Mayor Chiovatero said that since its purpose is a trailer, not a billboard, it cannot be parked around the City for advertising. Mr. Kessler said parking it around the City for advertising would constitute off premise signage which is a violation of the Code.

Motion by Mr. Fillar to approve the continuation of outdoor displays for Speedway Sales located at 16600 W. Cleveland Avenue subject to the application, plans on file and the following conditions:

- 1) Applicant shall adhere to all conditions in Conditional Use Permit # CU-4-06. Any deviations from the outdoor display requirements may result in legal action by the City Attorney or revocation of condition # (1) (c) of Permit # CU-4-06.
- 2) Another site visit will be scheduled in 6 months to confirm that the applicant is adhering to the conditions of approval.
- 3) The boat being stored outside shall be moved indoors or removed from the property.
Seconded by Alderman Harenda.

Motion by Mr. Fillar to amend the motion by adding Condition #4 and modify #2 to read 12 months.

- 4) Applicant shall identify an area, not greater than 500 square feet, where outdoor displays and sales shall be located. This area shall be approved by DCD Staff and physically identified on the parking lot, in a manner that is suitable to DCD Staff (i.e. striping), by December 15, 2007. Outdoors sales and displays shall only be permitted within this area.
Amendment seconded by Alderman Harenda. Upon voting Motion as amended carried unanimously.

COMMUNICATIONS

7. Communication To: CDA

Communication From: Nikki Jones, Planning Services Manager

RE: 2008 Community Development Authority Meeting Schedule (PG-790)

Committee members acknowledged receipt of the 2008 CDA meeting schedule. It was agreed that any item that would largely impact the community would be scheduled for an evening meeting.

ADJOURNMENT

Motion by Alderman Augustine to adjourn the CDA meeting at 9:00 A.M. Seconded by Mr. Fillar. Motion carried unanimously.