**CRYSTAL LAKE PLANNING AND ZONING COMMISSION**
**WEDNESDAY, AUGUST 19, 2015**
**HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Vice Chairman Greenman at 7:30 p.m. On roll call, members Batastini, Esposito, Goss, Jouron, Skluzacek, and Greenman were present. Mr. Hayden was absent.

James Richter II, Planning and Economic Development Manager, and Kathryn Cowlin, Planner, were present from Staff.

Mr. Greenman asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Greenman stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

Mr. Batastini moved to amend the order of the agenda and move Crystal Lake Park District to item #4. Mr. Esposito seconded the motion.

Mr. Greenman asked if the two petitioners, Petersen Paving and Villages 3 – Hoffman-Wilson, objected to the change. The petitioners did not object.

On voice vote, all members voted aye. Motion to amend the order of the agenda passed.

**APPROVE MINUTES OF THE AUGUST 13, 2015 PLANNING AND ZONING COMMISSION SPECIAL MEETING**

Mr. Jouron moved to approve the minutes from the August 13, 2015 Planning and Zoning Commission Special Meeting as presented. Mr. Batastini seconded the motion. On roll call, members Batastini, Esposito, Jouron, Skluzacek, and Greenman voted aye. Mr. Goss abstained. Motion passed.

**2015-43 OAK HOLLOW – S. Ken St., N. RR Tracks, W. Thomas** – PUBLIC MEETING
The petitioner is requesting to be continued to the September 2, 2015 PZC meeting.

**2015-37 BEARD – 1394 Teakwood** – PUBLIC HEARING
The petitioner is requesting to be continued to the September 2, 2015 PZC meeting.

Mr. Goss moved to continue 2015-43 Oak Hollow and 2015-37 Beard to the September 2, 2015 PZC meeting. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.

**2015-46 CRYSTAL LAKE PARK DISTRICT – 300 Lakeshore Dr. - Main Beach** – PUBLIC HEARING

Special Use Permit for a park structure exceeding 100 square feet in area.

Mr. Greenman stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Greenman waived the reading of the legal notice without objection.

Ann Viger, Director of Planning and Development, and Jason Herbster, Executive Director, were present to represent the petition. Ms. Viger said they are requesting to build a new boat house at Main Beach. She showed the master plan, of which this is the first phase, to replace the playground, pier, and boat house. The current boat house is just two sheds stuck together. Ms. Viger said they are in disrepair and the Park District wants to upgrade it for everyone's benefit. The proposed boat house will be about 550 square feet and will be moved to allow for more beach area. She showed the floor plan of the proposed building, which will allow for winter storage. Ms. Viger showed the elevations of the building that has a nautical look. The building will be made of low maintenance materials and neutral colors.

Mr. Greenman asked if the petitioners had any concerns with the conditions listed in the staff report. Ms. Viger said they were ok with the staff recommended conditions.

Barb Flynn, 235 Lake Shore Drive, is concerned with an increase in traffic. She said the traffic backs up at the stop sign on Dole Avenue and would prefer there to be another traffic signal. That is her only issue.

There was no one else in the public who wished to comment on this petition. The public portion was closed at this time.

Ms. Viger said this is really a replacement of an existing facility. The larger size is to use the building more efficiently, not to increase the boats. They don't believe this building will bring more traffic. Mr. Greenman added that when staff receives a petition, they always review the traffic in the area. He thanked Ms. Flynn for her comments. Mr. Herbster said it is not their intent to increase the number of boats.

Mr. Goss said this request meets the Findings of Fact listed in the staff report and he supports this request. Mr. Skluzacek said this will be a big improvement and it will help the park. Mr. Esposito agreed. Mr. Jouron said he likes the architecture.

Mr. Batastini said he worked in those sheds over 30 years ago and they needed to be replaced then. This will be a very nice and great improvement to the lake.

Mr. Greenman agreed and supports what is being proposed.

Ms. Cowlin said she will forward Ms. Flynn's comments regarding traffic to the Traffic Safety Committee for their review.

Mr. Batastini moved to approve a Special Use Permit for a structure exceeding 100 square feet in area for Crystal Lake Park District at 300 Lakeshore Drive (Main Beach) with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Crystal Lake Park District, received 07/28/15)
   B. Site Plan (received 07/28/15, dated 7/27/15)
   C. Existing Conditions Plan (received 07/28/15, dated 7/23/15)
   D. Preliminary Boat House Floor Plan (received 7/28/15, dated 7/24/15)

2. The building is restricted to Park District employees only and public entry is not allowed.

3. The Crystal Lake Park District shall follow the applicable maintenance, monitoring and inspection requirements outlined in the Crystal Lake Watershed Stormwater Management Design Manual and Crystal Lake Watershed Stormwater Management Program Implementation Plan. The stormwater management system will not be required to be in a deed or plat restriction. The Crystal Lake Park District shall keep and provide to the City all documentation as needed.

4. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Fire and Police Departments.

Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

**2015-42 PETERSEN PAVING – 362 Industrial** – PUBLIC HEARING
This petition was continued from the August 13, 2015 Special PZC meeting.
Final PUD Amendment to allow the addition of 7 overhead doors to the northwest elevation and one overhead door to the northeast elevation, outdoor storage, and to install an 8-foot chain link fence with a barbwire crown around the property.

Mr. Greenman stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Greenman waived the reading of the legal notice without objection.

Kristine & Gary Petersen were present to represent their petition. Mrs. Petersen said they own and operate an asphalt maintenance and installation company only. They do not manufacture asphalt. The materials that they use are stored inside the buildings. She said there will be some outside storage of gravel and used asphalt at times. Those items would be stored overnight until the property where they take those items is opened. Also, they occasionally will need to store dirt outside overnight. The soil needs to be tested before they can dispose of it, which usually takes a few days. The pH level of the dirt is checked. Mrs. Petersen said they are requesting to add overhead doors so the trucks can be easily moved inside and out of the building. The current doors are too small for most of their trucks to get through. She added that they want to fence the

property not only to protect their equipment but to keep children out since kids love to play on the trucks. The crews come in at 6 a.m. to leave shortly after that for the day. They return between 3 and 5 p.m. - sometimes later. There are four to five office people on-site during the day.

Mr. Greenman asked if the petitioners had any concerns with the conditions listed in the staff report. Mrs. Petersen said they were concerned with moving the fence inside the landscape buffer. Mr. Petersen said they will be ok with it. Mrs. Petersen said that will mean that there will be over an acre of property that they will not be able to use. The location they are currently using was built many years ago and they have outgrown that property.

Frank Vadnais, 340 View Street, said the neighbors have discussed the petitioner's request. They would prefer the fence be on the inside of the berm and thanked the petitioners for agreeing to move the fence. He handed out information to the Commissioners and read the handout. There are trees along the berm and no one wants to live next to a bad fence. Mr. Vadnais said they are suggesting that the landscaping be extended to the south to fill in what is missing and to block the view from the southern neighbors along Park Boulevard. There were many things negotiated with Precision Dormer and they lived up to their agreement. The property is not currently being maintained. Mrs. Petersen said they don't currently own the property. They are going through this process prior to completing the sale. Precision Dormer still owns property.

Mr. Vadnais said the original PUD was for no overhead doors and asked about vehicle repair. Mrs. Petersen said they don't do major repairs on their equipment. They send those out to a mechanic to be completed. They will do small maintenance such as checking lights. Mr. Vadnais said they start at 6 a.m. Mr. Petersen said they sometimes come in earlier if they have a longer distance to travel to the jobsite. Mr. Vadnais said this is a residential neighborhood and asked that it be respected. Mr. Vadnais asked about propane tanks. Mr. Petersen said there will be propane tanks and they will be in a screened area. Mrs. Petersen said the City will not allow them to have their fuel tanks on this site. Mr. Vadnais suggested that the "YIELD" sign be changed to a "STOP" sign at Park and Industrial. Also there was a sign that stated "NO TRUCKS ALLOWED" on Park Boulevard, but it was removed and not replaced. Mr. Petersen said they will put up a "NO TRUCK TRAFFIC" sign on their property. Ms. Cowlin said she will bring this up to the Traffic Safety Committee and they will look into the intersection where the "YIELD" sign is currently. The Traffic Safety Committee will study/review the area to see if a "STOP" sign is warranted. Mr. Vadnais said this doesn't have to do with traffic counts, but the people ignore the "YIELD" sign. Mr. Petersen said it is not a problem to plant the additional landscaping in the berm area to the end of their property.

Jody Kemp, 304 Park Boulevard, said she is a 15 year resident and she doesn't have a problem living next to an industrial use. Her biggest concern is the height of the chain link fence. Ms. Kemp said she also wants their equipment to be protected and asked if an 8 foot fence with barbed wire is necessary. Ms. Cowlin said the fence height of 8 feet with barbed wire is allowed in this zoning district. Mr. Greenman said the requirements allow this for safety and security for the petitioner and the residents. Mrs. Petersen said if there is a pile of gravel on the site they don't want people to be able to walk over it to gain access. That is very dangerous. She added that the City encouraged them to fence in the area.

There was no one else in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Goss thanked the petitioners for working with the neighbors. He said the attachment shows part of the parking lot being fenced in. Mrs. Petersen said they will not be purchasing Lot 10. That property goes with the property across Industrial. Mr. Goss asked how long does the asphalt remains on the site and how is it treated. Mrs. Petersen said only the dirt needs to be tested and the results take 3 to 7 days. She said their disposal site is in Algonquin and if it is closed when they come back from their job, the asphalt is kept on their site until the dump reopens. Mr. Goss asked if anything from the dirt leaches out. Mrs. Petersen said if they need to dig down it is usually only a few inches and there isn't much. Mr. Goss said the memo from staff with the comments from Public Works and the Fire Department were very helpful and answered many questions. He added that with the addition of the items to work on with the neighbors regarding landscaping he believes this request meets the Findings of Fact and he supports the request.

Mr. Skluzacek asked if there will be a gate in the fence. Mrs. Petersen said yes – there will be two gates. Mr. Skluzacek said he doesn't like the barbed wire on top.

Mr. Esposito asked about fueling of the vehicles. Mrs. Petersen said they will need to have a company come to fill their equipment since they won't have any fuel tanks on-site. Mr. Esposito asked when the service will come and how long it will take. Mrs. Petersen said they have not used a fuel service before and doesn't know when they will come. Mr. Petersen said they have ten 6-wheel trucks so their fleet is not very large. Mr. Esposito asked if they will park the vehicles inside during the winter months. Mrs. Petersen said they will park as many as possible inside and with the size of this building that should be just about everything.

Mr. Jouron asked about the storage of materials. Mrs. Petersen said if they will need to dump anything it would be in the northwest corner of the property where the trees are. Sometimes they don't have anything dumped for a month. Mr. Petersen said if they have trucks filled with asphalt, it will be left in the truck. He doesn't want to unload and reload the truck.

Mr. Greenman appreciates the petitioner working with the neighbors and the items that were brought up. He believes the questions have been answered. Mr. Greenman took a straw poll of the members regarding the barbed wire. Mr. Goss said he was ok with it. Mr. Skluzacek said no. Mr. Esposito said if the berm covers it he is ok with it. Mr. Jouron said he has no problem with it. Mr. Batastini asked what the justification is for barbed wire. Mr. Petersen said it is to protect their property and equipment. Ms. Cowlin said barbed wire and 8 ft is permitted in this zoning district.

Mr. Goss moved to approve the Final PUD Amendment to allow the addition of 7 overhead doors to the northwest elevation and one overhead door to the northeast elevation, outdoor storage, and to install an 8-foot chain link fence with a barbwire crown around the property for Petersen Paving at 362 Industrial Road with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:

A. Application (ACT 362 LLC, received 07/07/15)
B. Survey (received 07/07/15)
C. Elevations (received 07/07/15)
D. Proposed Fence Drawing (received 07/07/15)

2. The fence shall be located inside of the landscape buffer, along the perimeter of the pavement area.

3. The addition of seven overhead doors on the northwest elevation and one overhead door on the northeast elevation is hereby granted, with the condition that all doors shall remain closed until such time as they are used to transfer vehicles/product in and out of the building.

4. The outdoor storage of materials and vehicles shall be limited to the area screened by the landscape buffer.

5. The petitioner shall submit a copy of the signed agreement for the water supply to the fire suppression system (sprinklers) or an alternate water supply source for the fire suppression system will be necessary.

6. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.

**7. Work with the neighbors on a plan to extend the berm and landscaping south along Park Boulevard.**

**8. An 8-foot tall chain link fence with barbed wire is allowed around the paved area**.

Mr. Esposito seconded the motion. On roll call, members Batastini, Esposito, Goss, Jouron, and Greenman voted aye. Mr. Skluzacek voted no. Motion passed.

**2015-40 VILLAGES 3 – HOFFMAN-WILSON – 778-782 Village Road** – PUBLIC HEARING
Final Plat Amendment to lift a plat of subdivision restriction in order to allow fences in the landscape easement along Golf Course Road and a variation from Article 4-700(B)(3) fence height to allow a 4-foot fence in a yard abutting a street, a variation of 1-foot.

Mr. Greenman stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Greenman waived the reading of the legal notice without objection.

Chris Hoffman and Jeff Wilson were present to represent their request. Mr. Wilson handed out information for the Commission. Mr. Hoffman said he recently purchased his home at 782 Village Road and expressed desire to replace the fence with his neighbor who also want to replace his fence. Mr. Hoffman said he has a

dog and Golf Course and Village Roads are very busy. Currently, the fence doesn't connect to the house. He said the current fence is rotten and not appealing and wants to enhance his property. He added that there is a lot of foot traffic in his yard and his dog can't use the entire area.

Mr. Hoffman said they were told that the fences are not in compliance. If the fence was placed outside the landscape easement from sidewalk to 30 feet into his property that would cut the yard in half which would make the fence 25 feet in depth from his home.

Mr. Wilson explained the history of his fence. He had talked with Ken Smith, who was the Building Commissioner at the time, who approved the fence to be 20 feet from sidewalk within the landscape easement. The fence was inspected and a few years later a note was left on his front door that the fence was in the wrong location and it needed to be moved. Mr. Wilson said he spoke with Mr. Smith who agreed that the fence did not need to be removed.

Mr. Hoffman said he just wants to replace the fence that is in need of repair and it will enhance the community. That is their main goal.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Ms. Cowlin said the original building permit for the fence at 778 Village Road. It shows the proposed fence on the inside edge of the landscape and drainage easement. There is also a public utility easement there as well as a landscape easement. The easements always totaled 30 feet in width.

Mr. Jouron said he lives a few blocks away. The problem with most landscape easements is that when landscaping dies it is not replaced. The owners are to maintain the landscaping and it can't be reduced or taken away. Mr. Wilson said he planted additional shrubs on his portion of the landscape easement.

Mr. Wilson asked if the City made a mistake in giving them the permit originally. Ms. Cowlin said there was no final inspection done on the fence. According to the records, there was no follow up until 2 years after it was installed.

Mr. Wilson said there are six continuous fences like his - only 20 feet from the sidewalk on the west side of Golf Course Road. Mr. Goss said there is a utility easement on this side of the road. They need to go back to what the plat shows. Mr. Wilson said he didn't call for the inspection. He had Mr. Smith mark on his plat of survey where the fence could be put. He is very cautious to document things and he is not asking for anything different than what he has.

Mr. Richter said this is a tough situation and the issue is the deficiency in enforcement. The recorded plat included the plat restrictions which is essentially a deed restriction on those properties. When the applicants came to the Community Development Department they were told that the City could not allow them to replace the fence in its current location. Mr. Hoffman said if the fence needs to be moved in, that leaves an

enormous grassy area that serves no purpose. There is no reason to do this.

Mr. Greenman acknowledged the situation and said there is not a member of this Commission that doesn't understand why you want to do what you want to do.

Mr. Goss asked if when Mr. Hoffman purchased the property did his attorney explain the restrictions on the property. Mr. Hoffman said he did not. Mr. Goss said they see that a lot. It's not the petitioner's fault that the attorney didn't tell him.

Mr. Wilson said Mr. Hoffman's house was a foreclosure and it was not maintained by the bank. He took care of the house because he cares for the block and takes care of the neighborhood. When he needed help with maintaining the house there was no help from anyone, not even the City. Mr. Wilson said if the final inspection was not done, that is nit picking. Mr. Greenman said the petitioners need to understand that the Planning and Zoning Commission are a recommending body to the City Council. They can only address certain things. They do understand the circumstances that brought the petitioners here and this will be shared with the City Council. Mr. Greenman encouraged the petitioners to let the Council hear what you said here.

Mr. Greenman is struggling with the request. They need to look at how this discussion will affect the neighborhood not only for this property but the area. How does this restriction apply to other properties. Those are some of the things they need to look at. Ms. Cowlin said this would be an amendment to the plat of The Villages Unit 3 and all of the properties in this unit abutting Golf Course Road would be allowed to have a fence in the landscape easement. Mr. Goss said the other problem is that some of these are double frontage lots. Mr. Wilson said when he had JULIE come out to mark the utilities all of the marks were in the berm and easement, but not in his back yard. Mr. Goss said this amendment will open it up to everyone down Golf Course Road. He added that he was a City Council member and in 2003 there was a similar request. The Council had a vision for the area. To change this plat would go against what the Council wanted in 2003. Mr. Goss said it would look like an alleyway. He is just trying to explain what happened then. He would not be opposed to an open metal wrought iron type fence. Mr. Wilson disagreed that the wrought iron fence would look good.

Mr. Greenman said the petitioners have heard from the Commissioners and struggle with the potential of setting a precedence that would continue down Golf Course Road. If he owned the property he would be asking for this too. The Commission needs to envision how it applies to the rest of the City.

Mr. Wilson said they didn't have a problem getting signatures to make this request. Everyone they spoke to thought they would be grandfathered in.

Mr. Greenman said they are trying to do the right thing for all of the right reasons.

Mr. Goss moved to approve the Final Plat Amendment to lift a plat of subdivision restriction in order to allow fences in the landscape easement along Golf Course Road and a variation from Article 4-700(B)(3) fence height to allow a 4-foot fence in a yard abutting a street, a variation of 1-foot for The

Villages Unit 3 – Hoffman-Wilson – at 778-782 Villages with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (received 7/01/15)
   B. Plat of Subdivision (received 7/01/15, dated 4/19/88)
   C. Plat of Survey 778 Village Court (received 7/01/15, dated 8/21/89)
   D. Plat of Survey 782 Village Court (received 7/01/15, dated 6/24/14)

2. If allowed to remain, the fence cannot impede drainage flow as the landscape easement is also a drainage easement.

3. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.

Mr. Esposito seconded the motion. On roll call, Mr. Esposito voted aye. Members Batastini, Goss, Jouron, Skluzacek, and Greenman voted no. Motion did not pass.

Mr. Esposito said the City needs to look at Golf Course Road. The traffic is a mess and the suggested speed limit is not adhered too. Noise is also becoming an issue.

**2015-47 VERIZON TOWER – 6521 Commercial Rd** – PUBLIC HEARING
Special Use Permit for wireless communication tower and a variation from Article 2-400 to allow the monopole tower to be setback less than 110% of the height of the tower, 143 feet, from all property lines.

Mr. Greenman stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Greenman waived the reading of the legal notice without objection.

Mr. Greenman read a statement regarding cell towers.

Darren Snodgrass with Central States Tower, was present to represent the petition. Mr. Snodgrass appreciates the time the staff and Commission have put into this request. They have been searching for existing structures that could be utilized to attach a cell tower to and none could be found. Mr. Snodgrass said he provided staff with a collapse letter and the tower is designed to collapse upon itself and within the property. He said he reviewed the conditions in the report and doesn't have any issues with them. He also provided staff with a water tower analysis. Mr. Snodgrass handed out maps showing the existing sites and where coverage is lacking. There is a capacity situation which is causing dropped calls. With all of the I-Pads, cell phones, etc., these devices are taking up data capacity. They looked at what they could do and matched as best as they could to the City's codes.

There was no one in the public who wished to comment on this petition. The public portion was closed at

this time.

Mr. Jouron asked if this tower could be a flag pole style like the one at the waste water treatment plant. Mr. Snodgrass said the issue is capacity with the flag pole style. Inside the flag pole units gets too hot. They worked well for about 5 years and now some carries are having problems with that style.

Mr. Goss reviewed the criteria listed in the report. Additional information will need to be provided to staff including pole information, building structures, etc. He added that the building that accompanies the towers will need to be landscaped. Mr. Snodgrass agreed. Mr. Goss said he can support the request. Mr. Skluzacek and Mr. Esposito agreed.

Mr. Greenman asked what the height of the pole would be to meet the City's requirements. Mr. Goss said it would be about 50% shorter. Mr. Snodgrass added that this is the reason the poles collapse onto itself to meet City requirements the pole would be approximately 50 feet tall. Mr. Greenman said he can support the request.

Mr. Goss added that any additional users who co-locate equipment must go through the building permit process. Mr. Snodgrass agreed.

Mr. Jouron asked how many other users will be on the tower. Mr. Snodgrass said this pole is designed to accommodate two other carriers.

Mr. Goss moved to approve a Special Use Permit for a wireless communication tower and a variation from Article 2-400 to allow the monopole tower to be setback less than 110% of the height of the tower, 143 feet, from all property lines for Verizon Tower at 6521 Commercial Road with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (received 07/30/15)
   B. Existing Tower Analysis (received 07/30/15)
   C. Plan Set (received 07/30/15, dated 07/28/15)
   D. Plat of Survey (received 07/30/15, dated 05/12/15

2. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color (i.e., light grey) to reduce visual obtrusiveness or painted in a sky-tone above the top of surrounding trees and in an earth-tone below the treetop level.

3. The design of buildings and related structures shall, to the maximum extent practicable, use materials, colors and architectural styles, which blend into the natural setting and surrounding buildings.

4. The operator shall provide documentation to the City to demonstrate that all franchises and licenses required by law for the construction and/or operation of a tower or antenna have been obtained.

5. No outside storage shall be allowed on any facility site.

6. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority.

7. A single sign measuring no more than two square feet in size can be located on or near the tower, and shall identify the tower owner, the street address of the tower, the owner's identification code for the tower, and a twenty-four-hour emergency contact telephone number.

8. No commercial advertising shall be allowed on the tower or its related facilities.

9. The petitioner shall work with staff to enhance the landscaping buffer along the property lines.

10. The security fencing shall measure 8 feet in height.

11. The driveway leading to the new cell tower will need to be paved per City standards.

12. It shall be demonstrated that the proposed tower, antenna, and supporting equipment complies with FCC nonionizing radiation requirements for individual and combined facilities.

13. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Fire and Police Departments.

**14. The petitioner agrees to meet all of the Special Use Permit criteria listed in the Staff Report with the exception of the setback variation.**

**15. Any additional carriers are required to go through the Building permit process**.

Mr. Skluzacek seconded the motion. On roll call, members Esposito, Goss, Jouron, Skluzacek, and Greenman voted aye. Mr. Batastini voted no. Motion passed.

## REPORT FROM PLANNING

Mr. Richter reviewed the items for the next meeting on September 2, 2015.

## COMMENTS FROM THE COMMISSION

There were no comments from the Commissioners.

The meeting was adjourned at 9:45 p.m.