

PLANNING COMMISSION  
SEPTEMBER 29<sup>TH</sup>, 2008, 7:00 PM

**PRESENT:**

RICK CUTIA, CHAIRMAN  
PETE ZAPHYR  
JEFF ANZOVINO  
JOHN MUNSCH  
LARRY MORRIS  
TIM MARUCA, VICE CHAIRMAN  
KAREN STEPANOVICH, SECRETARY  
GEORGE SMITH  
DEBBIE TYMOCZKO

**ABSENT:**

LARRY MORRIS

**ALSO PRESENT:** LOU DEROSE, SOLICITOR AND BARBARA J. CIAMPINI,  
PLANNING DIRECTOR

**ITEM #1- APPROVAL OF THE AUGUST 2008 MINUTES**

Rick Cutia: Has everyone had a chance to read the minutes from the August 25<sup>th</sup>, 2008 meeting? If so are there any additions or corrections? If not can I have a motion to approve the minutes?

Jeff Anzovino: I make a motion to approve the minutes.

George Smith: I second the motion.

Karen Stepanovich: I am going to abstain because I was not here for the meeting.

All others approved.

Rick Cutia: The motion passes.

**ITEM #2 CONDITIONAL USE-408 TREMONT AVE. OWNER-BETTY DEANGELLIS-BED AND BREAKFAST FACILITY**

Rick Cutia: Before we would consider taking any comments from the owner we have to put into the minutes that *Section 265-122 H* of the City Ordinance lists that a minimum area of 7200 square feet is required for a Bed and Breakfast use of any location in the City. According to the lot size of the property at 408 Tremont Avenue there is approximately 3,332 square feet of land area. Under those conditions this property does not meet the requirements of a Bed and Breakfast. If the applicant would like to come up and make an explanation of the request we will entertain listening to your arguments but at this point based on the Ordinance it will be difficult for the Planning Commission to recommend that as a Bed and Breakfast use.

Betty DeAngellis: I just want to use one room that has its own separate entrance. The people who owned the home before me had a room specially made with a bathroom in there for her husband because he was ill. It's a room that I never use and it does have its own entrance and exit. There was a Bed and Breakfast on Alwine St. that had no space on either side, just walking space and it housed 4 bedrooms and was a Bed and Breakfast. Because of that is why I found this. It will just be its own room with an entrance. I have seven (7) parking spaces there and it would be just for overnight guests. I have a business downtown and I always get people coming in and especially since the Bed and Breakfast closed on Alwine Ave. They ask me if there is any place that they can stay when they bring their kids in to Seton Hill or Pitt of Greensburg because I am centrally located between both of them. I thought there was adequate room there because it's on the corner and there is a lot of space there. Is it closed?

Barbara Ciampini: The property on Alwine Avenue, had a different zoning, it was zoned commercial and it falls into a Hotel/Motel.

Lou DeRose: This is an R-1?

Barbara Ciampini: Correct.

Betty DeAngellis: I am located right on the corner and right across the street is a Notary Public and a Hair Salon there are about eight (8) businesses in the next two blocks right from my house. I don't know what the zoning is for their businesses.

Barbara Ciampini: They're all nonconforming uses. Lou, you might recall some of those. Those particular properties have been before the Zoning Hearing Board to

change the use over the years. It's been everything from a pin ball operation, grocery store to medical health care and now it's a Notary. They had to come to the Zoning Hearing Board, a different board for approval to change that every time. They are zoned the same as you an R-1 and they just pre-existed the zoning ordinance and it's been like that for a very long time.

Lou DeRose: What you're asking is to qualify for a Conditional Use in an R-1 and in order to get a Conditional Use in any of the zoning districts you have to look at what the requirements are for a Conditional Use. They are spelled out in the ordinance, and what it means is a Conditional Use is an approved use and you have to get permission because it's an item that doesn't come up very often perhaps in that zoning district. You don't meet those qualifications and that means the board can't change anything, we're not a zoning board that allows Variances, you either qualify or you don't. Unless you have some evidence that the information put on the record at first about the lot size is incorrect and I haven't heard you say that.

Betty DeAngellis: I am sure it's correct but when I came down here to file that and brought my survey and brought everything in and was guided on where to go on the Internet and I read those I assumed that was what this was all about. Yes I knew it wasn't zoned for a Bed and Breakfast but two or three streets down from me were they had a total Bed and Breakfast with four (4) and I knew there wasn't four (4) parking spaces there.

Karen Stepanovich: There is parking there, it's in the back, they had to have parking.

Betty DeAngellis: Okay.

Lou DeRose: You probably really don't understand the situation. There is a zoning district that might be commercial and they have certain rules for that. Yours is in a Single Family Residence and that has different rules. They are tighter rules in a Single Family Residence for certain commercial types of operations then there would be for a commercial operation in a commercial zone. That's why this is a problem, this board even if they wanted to help you can't.

Betty DeAngellis: So what do I do? I've come this far.

Lou DeRose: You really can't do anything. You're stuck.

Barbara Ciampini: At that location, you can attempt a zoning district change, to change the zoning but you would have to have the majority of the property owners within a bounded area to agree to do that. You may run into opposition in that particular neighborhood.

Lou DeRose: You might want to use that room for something that qualifies under the Single Family Residence, I can't think of anything off hand.

Betty DeAngellis: So for example if I wanted to just rent that room, is that okay?

Lou DeRose: On a lease basis?

Betty DeAngellis: Yes.

Lou DeRose: Sure.

Betty DeAngellis: I will just have to change my ideas. Do I have to do anything with the City for that?

Barbara Ciampini: You would have to check with Les Harvey and you will have to have a separate Occupancy for that. You said it has all the facilities?

Betty DeAngellis: Yes. So I can change this to just rent a room?

Barbara Ciampini: Correct.

Pete Zaphyr: I do have a question. On this diagram where is the entrance door to the room you are talking about? Where is it located?

Betty DeAngellis: Here's the driveway and the door is this where that car is (she is pointing to the diagram).

Barbara Ciampini: Do you have off street parking?

Betty DeAngellis: Yes.

Pete Zaphyr: It's a one story room attached?

Betty DeAngellis: Yes with a bathroom and it has its own entrance right off of the driveway.

Pete Zaphyr: So it faces the Tremont side?

Betty DeAngellis: Correct.

Barbara Ciampini: That's where the pool was?

Betty DeAngellis: No, it's next to that, where that car is sitting is the driveway and then there is an entrance there.

Lou DeRose: Betty, I would recommend to the commission that they deny your request unless you wish to withdraw it, that is up to you.

Betty DeAngellis: Can you say that again?

Lou DeRose: The choices are that I would recommend to the Planning Commission that they deny your request that is before them or we wouldn't vote if you simply withdrew the request.

Betty DeAngellis: You would deny that based on?

Lou DeRose: I would recommend to them that they would deny it for the reasons that we talked about.

Betty DeAngellis: Okay, that is fine I am just trying to get my own future secured here and use the assets that I have to do that. There are other ways to go and if I can do that to rent it then that would be okay. I will withdraw it.

Lou DeRose: Thank you I appreciate it.

Rick Cutia: Since the applicant is withdrawing her request there is no need for a motion.

ITEM # 3 SITE PLAN- FOR DR. ALMALOUF-555-559 WEST NEWTON ST.

Rick Cutia: Is there someone here to represent the doctor?

Dr. Almalouf: The doctor is right here.

Rick Cutia: Would you please step up to the microphone.

Dr. Almalouf: I am the owner of the Pediatric Associates of Westmoreland. I am the only pediatric office in Greensburg. I am not sure if all of you are familiar with this site on West Newton St. It is not unusual to run into things like the parking. During the building process and of course when we first submitted the plans for the parking in the back of the building we knew there was going to be a problem because there is a lot of parking shortages in the area. We knew it was going to be difficult but not impossible because what happens during construction people would come and park on the gravel among the 18 wheelers in there and of course we felt that was unsafe for the public. Towards the end of the project we finished paving that parking lot and within a half and hour we could not find any spot for ourselves to park. Keep in mind that we see lots of children and we have a lot of cars coming in and out, for example on Monday we saw about 180 patients in a matter of eight or nine hours. It would be almost impossible to operate this way. We have a lot of mothers worried about their kids and they need parking and if you have this parking opened to the public we would have people going to Commons I and Commons II parking there. So as we were finishing we thought we would be secure with this parking lot and this is very vital for us. So we came up with the idea about putting in a gate and bollards and chain in the back. Of course after consulting with the Engineer and Paving Company we came in with this drawing that we have and this is the as built survey. We didn't have enough time to check with you and that is why we are here today to see if you have any concerns.

Barbara Ciampini: If I might just inform the Planning Commission some of what Dr. Almalouf has stated occurred, but in addition to that we received a complaint from a property owner on South Street because the bollards that were initially installed were in the City's alley, so when we went up there to survey the situation we realized that the entire parking lot was amended. The Doctor was issued a Zoning Violation Notice for creating a parking lot that was not in accordance with the plan that was approved. So it wasn't that they didn't have the time they just did it.

Dr. Almalouf: The fact is putting a gate in there we had to do it on the spot, it's not like we can come back and do it anytime. That takes a lot of patience and work as well and we already started to do business in there.

Barbara Ciampini: There is still the issue of the one way access to the back side of the alley on Dr. Almalouf's property that does not meet the City Codes. On his as built plan that was supplied to us by Fayette Engineering it scales at eleven (11) feet. On the plan that the architect revised, just because I said it had to be thirteen (13) feet he made it thirteen (13) on paper and that is not true. When we had it field verified its eleven (11) feet on one side and ten point five (10.5) on the other side.

Dr. Almalouf: It's eleven (11) feet I measured it myself. I found even more in other places so it's not thirteen (13) feet and I am not sure why that was submitted to you. I know its eleven (11) feet to twelve (12) feet in certain areas.

Barbara Ciampini: It's eleven (11) feet where the surveyor surveyed and ten point five (10.5). You all have that in front of you Ron went out in the field and "field verified" it for me. That in itself is an issue for the Planning Commission and this does not meet City Code thirteen (13) foot requirement for the driveway.

Lou DeRose: Let me see if I understand. There are a number of issues, number one, this building has been sited for violating the City Code already, is that correct?

Barbara Ciampini: Correct.

Lou DeRose: Then the owner has asked that the site plan be amended tonight?

Barbara Ciampini: That's correct.

Lou DeRose: Those issues or the difference that we've had along the curb line 11 to 10.5 where the ordinance is 13 feet.

Barbara Ciampini: Correct.

Lou DeRose: Then we have a ball and chain, I keep calling it that but that isn't what it is.

Barbara Ciampini: No it's bollards and chain.

Lou DeRose: They were not part of the site plan?

Barbara Ciampini: That's correct.

Lou DeRose: There is a retaining wall issue, that is not a problem?

Barbara Ciampini: At this time, the site conditions I agree with you, and that is not an issue.

Lou DeRose: So those three things are what's before us?

Barbara Ciampini: That is correct.

Karen Stepanovich: Do you have automatic gates for a fire alarm?

Barbara Ciampini: He said he made a note on the plan but whether or not that ever occurred I don't know.

Dr. Almalouf: You can come to the lot anytime the gate is not down.

Karen Stepanovich: No, I am talking about if there is a fire alarm in your building do the gates automatically open?

Dr. Almalouf: Actually, we have a letter from Rampart stating they can open it in no time.

Karen Stepanovich: So you're going to have it done? It's not done?

Dr. Almalouf: Right.

Lou DeRose: Is there any disagreement, you've already asked the question, the ten and half (10.5) feet is correct it isn't thirteen (13) feet?

Dr. Almalouf: It's not thirteen (13) feet.

Lou DeRose: That is item one that is admitted, number two the chain is there and it is not on the site plan.

Dr. Almalouf: It is the only way to block the parking, there is no other way to secure the parking lot to keep it for ourselves, and otherwise everyone parks there. Again we would not have any parking for ourselves. This is the only way to block the alley.

Lou DeRose: These are free standing?

Dr. Almalouf: These chains are plastic; it's not a permanent structure.

Lou DeRose: What about the bollards.

Dr. Almalouf: The bollards are imbedded into the cement, but the chain itself you can just open it up.

Lou DeRose: Do you understand that the fire department and the ambulance crews aren't going to take the time to cut the chain.

Dr. Almalouf: We have public entrance from the West Newton Street, that is our address 555 West Newton Street and anybody can come in and come out any time.

Lou DeRose: Well, as allowable as that may be, they are not on the approved plan so they can't be there. The gate is taken care of, that is really not an issue as long as it's investigated and approved. I think you talked to the Planning Director did you not about the need to go to the Zoning Hearing Board for a Variance?

Barbara Ciampini: No, we did not discuss that, until now..

Lou DeRose: Can you explain that, Barb.

Barbara Ciampini: Because Dr. Almalouf you cannot meet that thirteen (13) feet for that one way traffic lane, you are going to have to go to the Zoning Hearing Board to request a Variance for the two (2) feet before you can get this board to approve your amended site plan.

Dr. Almalouf: As far as eleven (11') and thirteen (13') we look at it as a private parking lot and you don't have to have thirteen (13') in there and let me tell you something we have over 3,000 cars that go through this. It works. Its organized. Its safer to do it this way. If you want us to push it two (2) feet we can do this, I don't think it's a big problems. You can come yourself and see it.

Lou DeRose: The ordinance requires thirteen (13) feet, is that correct?

Barbara Ciampini: That's correct.

Dr. Almalouf: Even on private parking lot?

Barbara Ciampini: It governs everyone Dr. Almalouf, that is what this board does it deals with development on private property.

Lou DeRose: Who ever told you it is a private street and does not have to obey the City Ordinance misled you.

Dr. Almalouf: I am not saying I don't have to obey I am saying the criteria for the private lot is eleven (11).

Lou DeRose: Where is that, tell me where that is? The only way for you to solve the thirteen (13) foot dilemma is to go to the Zoning Board and ask for a Variance to reduce that to ten point 5 (10.5) because that's the minimum that you have. Unless you somehow can find thirteen (13) feet.

Dr. Almalouf: I do have thirteen (13) feet.

Barbara Ciampini: Once the bollards are gone, there may be room there.

Jeff Anzovino: That eleven feet is measured to his chain isn't it?

Barbara Ciampini: That's correct.

Jeff Anzovino: So it actually goes thirteen (13) feet and when he put up the chain it went to eleven (11) feet.

Barbara Ciampini: I don't know for sure according to this field verified plan if you look the bollards, they are still on the alley right-of-way.

Dr. Almalouf: No, they are on my property.

Jeff Anzovino: Not according to the picture.

Barbara Ciampini: You have to look at this "field verified" plan that Ron Regola went out and checked, using Dr. Alamlouf's survey. That is where he located the bollards in the alley.

Lou DeRose: The asphalt that is shown may be on the right-of-way.

Dr. Almalouf: The asphalt that was put we went through the alley. You can't go by the asphalt.

Jeff Anzovino: You're saying these bollards to the asphalt is a couple feet?

Barbara Ciampini: It's not enough, the bollards actually according to this, are in the City right-of-way.

Dr. Almalouf: What?

Barbara Ciampini: See these circles; see where they are in the alley, there over that line.

Jeff Anzovino: I see it now.

Lou DeRose: What about on this side Barb?

Barbara Ciampini: On this side the more we take away then you're amending the plan further to reduce the landscaping and the number of parking spaces. There is the option of putting the parking lot back the way it was suppose to be.

Lou DeRose: The way for him to avoid the Zoning Hearing Board is to come with the two (2) feet on this side, amend the plan accordingly on that.

Barbara Ciampini: Yes he might lose a parking space or two. He already lost two with this amended plan.

Dr. Almalouf: not using mic

Barbara Ciampini: Dr. can you please go back to the podium, we are recording this. The other option is if you lose space and I know you've been in discussion. You may lease spaces from the Hutchinson Parking Garage. That's an option.

Dr. Almalouf: We already lease 4 spaces.

Barbara Ciampini: Dr. Adisey leases spaces from there also.

Jeff Anzovino: Lou, if these bollards here if they were not buried in is that okay there or not?

Barbara Ciampini: The concern Jeff is that emergency vehicles as Lou said are not going to stop and get out of the truck and undo that. So every time an emergency vehicle goes over there, it will incur damage.

Jeff Anzovino: So you can't have anything there?

Barbara Ciampini: Yes, you could have signage.

Lou DeRose: Or bushes, if there was room.

Barbara Ciampini: There is no room.

Jeff Anzovino: Well again, you can't curb it either?

George Smith: No.

Dr. Almalouf: So what are you saying, we can't have bollards there?

Lou DeRose: Absolutely not.

Dr. Almalouf: So your concerns are emergency vehicles coming in to the back of the building that is your concern?

George Smith: Yes, that is part of the concern.

Dr. Almalouf: What other concerns do you have?

Lou DeRose: Well, do you remember the three things?

Dr. Almalouf: Remind me of those three things.

Lou DeRose: The thirteen (13) feet.

Dr. Almalouf: We can fix that for you.

Lou DeRose: The bollards that you have erected.

Dr. Almalouf: What is wrong with that, as long as it is on our property?

Karen Stepanovich: It's not on your property.

Dr. Almalouf: Well, we will make sure it's on our property, if it's on City property we will push it back to make sure it's on my property.

Karen Stepanovich: Then you're making your eleven (11) foot narrower.

Dr. Almalouf: If I have to give up two spots again to come up with eleven (11) feet then I will do that.

George Smith: Its thirteen (13) feet, not eleven (11) feet.

Dr. Almalouf: Sorry, then thirteen (13) feet.

Lou DeRose: What you just said would not be acceptable. While you can bring the driveway in two feet and now get the thirteen (13) feet you still can't have the bollards and chain.

Dr. Almalouf: Why?

Lou DeRose: Because it is a danger because of the emergency vehicles or in theory to anybody else in the dark. They will fall all over them.

Dr. Almalouf: Donna, give me that part of the ordinance that talks about blocking your parking lots from the street. We can read that for you. Tell us what you think about this.

Lou DeRose: What are you reading to us?

Donna Swackhammer: From your ordinance, 190-3 part G, all parking lots shall be enclosed by walls or other structures of sufficient strength and dimensions so as to prevent intrusions by vehicles parked there on upon any sidewalk, alley or other public way.

Lou DeRose: That would not solve this problem.

Dr. Almalouf: Why?

Lou DeRose: You have an insufficient size driveway at the moment.

Dr. Almalouf: We can fix it.

Lou DeRose: Maybe you can fix it. You still have to come back with an amended plan which may or may not be approved. You're trying to help you to find a solution that will be approved.

Dr. Almalouf: Left the podium again. What are you saying?

Lou DeRose: It's one way because you have arrows painted on the ground?

Dr. Almalouf: No, we made it this way to make a left and come the other way around. If we open that to the alley it would be two ways.

Lou DeRose: What is going to stop someone going the other way?

Dr. Almalouf: They can't come this way.

Barbara Ciampini: Originally this was supposed to come out like this. The alley was to be used.

Lou DeRose: That was planned?

Barbara Ciampini: Yes. It was approved that way as Dr. Almalouf originally presented it to you.

Lou DeRose: And that got changed?

Barbara Ciampini: Yes.

Lou DeRose: And why?

Dr. Almalouf: As I told you it would be impossible to go out this way.

Barbara Ciampini: There are ways to help you do that. The Police Department will help you do that. You can send them a letter and tell them only specific cars are allowed in there. You could report the violators.

Dr. Almalouf: How would you know that we see 180 patients a day?

Barbara Ciampini: The same thing happens at *Sunset Café*, they have signage indicating the parking is for their customers. You're only supposed to park there if you are going to the *Sunset Café* and they police it themselves.

Dr. Almalouf: We are not a café, we do not sell coffee. We have sick kids and people who need help, it's not a café, and people don't come in and drink coffee.

Barbara Ciampini: It's not a coffee shop. It's a restaurant.

Dr. Almalouf: Whatever. We are not having fun. We are a medical office.

Barbara Ciampini: I understand that. This is the process, let me explain it to you this way. We are just like your medical insurance. Before you move to the next procedure on a patient you have to call to get insurance approval, this is the same process.

Dr. Almalouf: You are comparing me to a restaurant and that's why I am not happy. We provide medical services to kids, mothers come that are pregnant and need to find parking and go out.

Barbara Ciampini: I am trying to explain to you Doctor Almalouf, that when you have a procedure that you need to do on one of your patients that you call for medical insurance approval before you proceed. There is a process for you to get insurance to move further. That is exactly what this board does with land development. There is a process. You have to get approval before you proceed.

Dr. Almalouf: We are here today to try to find, to help our people and ourselves to provide our services that are what this is all about today.

Lou DeRose: The Planning Director has indicated to you that unless you come in with an amended plan that resolves the thirteen (13) foot problem and I don't know if the Highway Occupancy Permit is an issue.

Barbara Ciampini: I have not heard anything.

Rick Cutia: We need documentation.

Barbara Ciampini: I don't have that.

Dr. Almalouf: They don't issue that.

Lou DeRose: Yes, they do.

Donna Swackhammer: I spoke with Fayette Engineering and they said they would not provide us with a letter, only if there is a citation and there is no citation. That is what Ellen told me from Fayette Engineering.

Barbara Ciampini: A citation from whom?

Donna Swackhammer: The Penn Dot inspector visited the site today and found no violations of the permit while they will not issue a letter to that affect they have assured me that you will receive a citation if there were a violation.

Barbara Ciampini: When was that Donna?

Donna Swackhammer: This is dated September 22<sup>nd</sup>, 2008.

Barbara Ciampini: I will follow up with Penn Dot myself.

Dr. Almalouf: Here are my suggestions to you. I am going to work on creating thirteen (13) feet; that will make you happy? I am going to check the bollards and chain and make sure they are on our property and not in the City's right-of-way.

Lou DeRose: I hate to sound difficult about it but if you come back to us with the bollards and chains you're not going to get approved. It's just that simple. Find another way and work with the Planning Director to find another way.

Jeff Anzovino: If he would move this far enough he might lose a couple of spots and he can put some planting in there, is that acceptable?

Rick Cutia: He will have the same situation where an emergency vehicle can't get through.

Jeff Anzovino: You can't block that no matter what?

Barbara Ciampini: That is the way it was designed. There were two ways in and out and the closest fire station to their building is Hose Company #6. They're going to come that way.

Lou DeRose: You can plant a strip of grass, something that is innocuous might work but there is not enough room for that.

Barbara Ciampini: And have that driveway....

Jeff Anzovino: If he lost a couple of spots to keep his thirteen (13) feet.

Barbara Ciampini: He can use the difference at Hutchinson Garage by leasing the spaces.

Lou DeRose: You're assuming that.

Jeff Anzovino: Yes. If he loses a few spots and is able to plant grass there so there is some type of definition between there?

Lou DeRose: I don't imagine that would be a public safety issue.

Jeff Anzovino: Well, how is an emergency vehicle going to get through that?

Barbara Ciampini: They will drive over his grass. You can't just do it you have to present a plan then we will talk again.

Dr. Almalouf: Okay.

Lou DeRose: Before you do it.

Dr. Almalouf: Okay lets work on this.

Lou DeRose: Try to have the City's surveyor and yours on the same page about where the City line is apparently they are not on the same page.

Barbara Ciampini: His survey stakes are there but the bollards are in the City's right-of-way. Ron used your survey stakes to measure it.

Dr. Almalouf: Are they on your property or mine?

Barbara Ciampini: They are in the alley.

Lou DeRose: Come back to us at the next meeting.

Dr. Almalouf: When is that?

Barbara Ciampini: The end of October, the 27<sup>th</sup>.

Rick Cutia: I have an issue that I would like to have some clarification. I looked at the minutes of July 2007 and there was an intensive discussion about the type of roof that was going to be on there. A green roof and according to our discussion it was part of the stormwater system was to be part of the water collection system that was stormwater detention, can you explain what happened to it because there is no green roof on the building.

Dr. Almalouf: Yes, we changed the plan to cost less.

Rick Cutia: Are you saying there is also a revision on your “as built” to the stormwater?

Barbara Ciampini: I explained to Rick that as soon as we found out that Dr. Almalouf had changed that he did resubmit through Gibson Thomas Engineering and the Westmoreland Conservation District and did get approval for the revised stormwater plan. I think what Rick is suggesting is that Fayette Engineering put that part on the “as built”, too in regards to the stormwater; so it’s all one final plan when we’re done.

Lou DeRose: We take seriously that an “as built,” that we keep a record, and it is what it says. Its’ “as built.” So anything you do will be in compliance with our Ordinance to make sure that your folks there that do those drawings make sure that each and every item is on there as you actually construct it.

Dr. Almalouf: Ok, I will do as you say.

Rick Cutia: Again the roof was changed for what reason? Was it cost or maintenance?

Dr. Almalouf: It was cost and not reliable.

Barbara Ciampini: They didn’t realize that there was a stormwater that they could connect to down that alley.

Karen Stepanovich: Did we ever get plans, we were supposed to get it with your last one and I never received one. I saw you planting out front and it doesn’t thrill me. We talked about perennials and stuff like that with color and different things and I never saw planting scheduled for the back.

Dr. Almalouf: We can put that together also.

Lou DeRose: Let the record show Vicky that Dr. Almalouf will come back to our next meeting at least that was his plan for the next meeting and submit a new as built plan and that we’ve allowed him to do that. We are not going to take action on the violation and we’re not going to take any action on his first submitted revision because we anticipate a second revision.

Barbara Ciampini: Right now it will be an amended plan. That is all we have on tonight’s agenda.

Rick Cutia: I need a motion for adjournment.

George Smith: I make a motion that we adjourn.

Meeting adjourned at 7:50 PM

