

**THE REGULAR MEETING OF THE PRINCETON PLANNING COMMISSION BOARD HELD
ON OCTOBER 15, 2007, AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

The meeting was called to order at 7:00 P.M., by Dave Thompson. Members present were Jack Edmonds, Lee Steinbrecher, Ken Haskamp, and Ben Hanson. Township members Bryan Lawrence, Baldwin Township and Dan Minks, Princeton Township. Staff present were Jay Blake, Mary Lou DeWitt, Jake Huebsch, City Interim, and Mike Nielson, W.S.B. City Engineer.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON SEPTEMBER 17, 2007
STEINBRECHER MOVED, SECOND BY HASKAMP TO APPROVE THE MINUTES OF SEPTEMBER 17, 2007. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. Conditional Use Permit for Sylva Manufacturing

Blake informed the Planning Commission Board that the applicant, Larry Doose, Sylva Manufacturing submitted a request for a Conditional Use Permit allowing the expansion of the business onto the property recently subdivided by John & Sharolyn Westling. Doose is in the process of the purchase agreement with Westlings and would like to have the Conditional Use Permit prior to the closing. Rezoning was approved by the City Council at their October 11, 2007, meeting. The exterior storage of sand, gravel, or other materials requires a Conditional Use Permit in the MN-1 Zoning District.

The site plan indicates the erection of a screening fence along the easterly portion of the subject property. The screening materials are the same as those used on the existing facility. The screening will require a building permit. The City does not have all the final concept plans that Doose plans for this site.

The proposal also calls for the filling of the man-made wetlands on the site. The Mille Lacs County SWCD has given approval of the action. Approval is on file with the City. The equipment storage is planned for the westerly portion of the property. The parking lots will need to be constructed of a durable and dustless surface. The proposal use is consistent with the MN-1 Manufacturing Zoning District and the recently amended Princeton Land Use Map.

Blake advised the Planning Commission Board that if they approve the Conditional Use Permit the conditions should be:

1. The applicant shall submit final building and construction plans to the City for Planning Commission approval.
2. The applicant shall submit drainage and grading plans for run-off control and ponding size to the City Engineer prior to the issuance of a building permit.
3. The screening fence shall meet all setbacks from adjoining property and Trunk Highway #169.
4. Material stored shall not be visible from adjoining residentially zoned property.
5. Equipment storage shall be done on a durable and dustless surface.
6. One additional access point will be allowed onto 19th Avenue South, specific site to be determined by the applicant and City Engineer.

7. To the extent possible, effective screening, trees, shall remain between the equipment storage area and 19th Avenue South. The applicant will work with City Staff to develop a landscaping plan for the areas along 19th Avenue South.

Steinbrecher asked Larry Doose what storage would be seen behind the eight foot retaining walls.

Doose said wood chips.

Hanson asked if there was a discussion on easement for a walking area.

Blake said yes, he had spoken to Doose about it. The Park Board meets next month and this will be discussed. The Park Board may not want it and it is their decision. The trail that was proposed is a 40 foot setback and would meet the needs and this is in the plans so if it were included it would fit in.

Edmonds commented that Highway #169 is elevated it would be hard to hide the materials.

Thompson asked if the realignment of the road on the west side if 21st Avenue goes through, would there not be additional land for the trail easement.

Blake said yes.

Nielson said the road easement would be adequate for this area.

Thompson that it may be best to switch the site of the storm water retention pond and the equipment parking area. It would be for the Engineer to decide. Thompson believes having the two switch may look more presentable on 21st Avenue.

Blake agreed. That is an option.

Steinbrecher questioned the hard surface for the parking. There are different needs to parking such as, employee parking, small vehicle parking, and heavy equipment. Would an asphalt surface be needed for heavy equipment.

Blake commented that is a good point. It would take an Ordinance Amendment to change the requirements for Industrial Use and Commercial.

Nielson said that in the Zoning Ordinance there has to be more of a definition regarding durable and dustless surface and hard surface.

Steinbrecher said his concern with the barriers is not the processed products, but what can be seen from Highway #169. He would not want to see large amounts of pallets or scrape material. How would this be controlled.

Doose said that they have not made the decision if they are going to move all operations to this site or not. If they do move the business to this new area, the materials would be ground on a daily basis and they would not be seen.

Blake said this could be placed as a condition in the Conditional Use Permit. It could state no higher than 30 feet of building materials. Then if there were complaints the City would have to inspect the site.

Doose is fine with this with this condition being in the Conditional Use Permit.

Hanson asked if he is going to landscape on the south side.

Doose said not at this time. He could put trees in there, large red pines on the northeast corner. Along the frontage road he would be very willing to do this.

Blake said he would work with Doose on a landscaping plan.

HANSON MOVED, SECOND BY HASKAMP TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

STEINBRECHER MOVED, SECOND BY EDMONDS TO APPROVE ITEM #07-15 A CONDITIONAL USE PERMIT FOR SYLVA MANUFACTURING WITH THE ADDITIONAL RESTRICTIONS THAT NO MORE THEN 30 FEET IN HEIGHT OF NON-PROCESSED MATERIALS ON SITE. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

The Planning Commission reviewed the Findings of Fact:

1. Are there characteristics of the proposed use that may violate the health, safety or general welfare of Princeton residents? No.
2. Does the proposed use present any unique concerns regarding erosion, runoff, water pollution or sedimentation? No.
3. Could the proposed use create any special problems with parking? No.
4. Would the proposed use cause any problems with access or traffic generation? No.
5. Is the proposed use incompatible with other uses located in the zoning district? No.

The Planning Commission believes that the potential adverse impacts will be mitigated by placing the following conditions on the granting of the Conditional Use Permit. There is a 30 foot height restriction on stored raw materials prior to processing.

B. Planned Unit Development for River Town Apartment (The P.U.D. and Preliminary Plat were reviewed together)

Blake gave an overall of the project to the Planning Commission Board concerning the request of the Brigg's Companies to construct a three separate 38 unit buildings, with market rate apartment homes to be leased. The request requires three separate reviews, Preliminary Plat, Planned Unit

Development, and Conditional Use Permit for a structure greater than 30 feet in height in the R-3 Zoning District.

Blake continued that Second Street will be extended later on. The area is zoned R-3 Residential Multi-family. No public parks are proposed right now and Park Board will be looking at this with the Developer. This does meet the density requirements. Signage has not been looked at yet. The Fire Department and Building Inspector have looked at the plans and given approval. The units will be three stories, total height 46 feet, and sprinklers planned for each structure. There will be pitched roofs to each of the units. The total density is 114 units on 7.12 acres. Density meets requirements of the zoning ordinance and code. This structure will look very nice. The phasing of the Final Plat has to be done in 12 months. The Planned Unit Development does give the ability to extend past the year. For the Final Plat review it will start with the first phase and then the next year the next phase and a year after that the final phase.

Mike Olson, representing the Brigg's Co., was present and addressed the Planning Commission Board. Olson pointed out two of the land owners that were in the audience that the Brigg's Co., is purchasing land from, William Radunz and Ian & Lorrie Holmes. Olson said they were working with the City on TIF Financing. The phasing of the project has to be made clear. There are pending purchase agreements that are in the process and closing has to be done in the spring. The purchase has been extended to help Brigg's complete the plans. The Final Plat will be for the first phase and that is on the northeast corner at the entrance. The next phase would be on the southerly area of the project, but will have to wait till the closing with the Radunz and Homes properties. They will be coming sometime for review of signage so a building permit can be taken out. The 12 month stages are true, the phases on this project will be a five year process. They would like to request a longer period of time for the stages in the P.U.D. then the 12 months. They expect to get approval from the City Council that the TIF District be approved before this begins.

Blake said he understands and has communicated this with the City Council. He is working with Dick Asilesen and is in the process of the TIF District.

Olson would like to get footings in this year. They still need architect plans to be completed and meet with the Princeton Public Utilities on process of electrical work to be done.

Thompson, Board Member and P.U.C. Manager, said they have their project scheduled and ready to start this next week. The P.U.C. is having a hard time getting the phone company to commit on moving their wires.

Olson will talk to the Quest Telephone Company. Olson said he will talk to Thompson once he talks to Quest.

Haskmap asked on the Brigg's memo that was in the packets if this is a five year plan would the fees change, for example, trunk fees etc.

Nielson said the fees that are current at the time of permit like WAC and SAC will be charged for what the billing is at that time. They will not be able to use what the prices are currently for

the phases through the next few years. The area assessments are upfront.

Blake said the Developer's Agreement he sent to Olson is a draft and he will go through that with Olson.

Olson said he is okay with that and will meet with Blake.

STEINBRECHER MOVED, SECOND BY HASKAMP TO CLOSE THE PUBLIC HEARING ON THE PLANNED UNIT DEVELOPMENT. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

HANSON MOVED, SECOND BY STEINBRECHER TO APPROVE ITEM #07-10 PLANNED UNIT DEVELOPMENT FOR RIVER TOWN APARTMENT WITH THE CONDITIONS THEY MEET THE CITY ENGINEER ITEMS IN THE MEMO DATED OCTOBER 3, 2007.

Nielson said in the memo there are many items listed, but they are minimal and Brigg's is working with them and are having those items done.

Olson agreed.

EDMONDS MOVED, SECOND BY HASKAMP TO APPROVE THE CONDITIONAL USE PERMIT FOR THE RIVER TOWN APARTMENT FOR A STRUCTURE IN EXCESS OF 30 FEET IN AN R-3 MULTI-FAMILY ZONING DISTRICT. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

The Planning Commission Board reviewed the Findings of Fact:

1. Is the zoning consistent with the Princeton Land Use Plan? Yes.
2. Have there been changes in the character of development in the vicinity? Does not apply.

C. Preliminary Plat for River Town Apartment

Blake gave an overall of the project to the Planning Commission Board concerning the request of the Brigg's Companies to construct a three separate 38 unit buildings, with market rate apartment homes to be leased. The request requires three separate reviews, Preliminary Plat, Planned Unit Development, and Conditional Use Permit for a structure greater than 30 feet in height in the R-3 Zoning District. Each lot meets the platting requirements. There is one structure per lot. Minor modifications will be done prior to the Final Plat and reviewed by the City Engineer. A platted roadway to be constructed meeting the City's Design Standards. All utilities are to be provided. A ten foot bike path along south and east side of the property. Second Street South to be extended at a later time and Park Dedication requirements to be determined by the Parks Advisory Board.

The Planning Commission may approve the Preliminary Plat for River Town Apartments with the following conditions:

1. The applicant shall make necessary modifications to the engineering plans as outlined in the W.S.B. memo.
2. The applicant shall meet with the Princeton Parks Advisory Board to determine the park dedication requirements.
3. The applicant shall enter into a Developer's Agreement with the City to outline the public improvement process for 19th Avenue South, Second Street South and other necessary utility improvements.
4. The Preliminary Plat approval shall be for two years, with a one year extension approved by the City Council.

STEINBRECHER MOVED, SECOND BY HASKAMP TO CLOSE THE PUBLIC HEARING ON THE PRELIMINARY PLAT. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

STEINBRECHER MOVED, SECOND BY HANSON TO APPROVE ITEM #07-11 PRELIMINARY PLAT FOR RIVER TOWN APARTMENT. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

D. Amendment to Chapter Seven of Princeton Zoning Ordinance

Blake reviewed the reasoning for the amendment change to Chapter Seven in the Princeton Zoning Ordinance. At the September 17, 2007, Planning Commission meeting, Belle Haven requested having an illuminated monument sign at their site. In R-3 Multi-family Zoning external lit monument signs are allowed, but not internal. The Planning Commission requested Staff to look at the ordinance to allow this with restrictions in the sign ordinance for residential.

Proposed amendment to the ordinance would read: Internal illuminations are allowed only if approved by the Planning Commission as part of a Planned Unit Development for a Multi-family development.

Thompson commented that this amendment does address the changes needed to allow the Belle Haven illuminated monument sign with restrictions under the R-3 Zoning. He likes what is proposed.

Hanson asked if internal illuminated signs would be applicable in other cases if there is a multi-unit development.

Blake said internal illumination is not keeping with the residential look. Such as Meadow View Estates Development if there were an internal illuminated sign it would change the character of the neighborhood. External would fit better with that type of neighborhood. For Belle Haven it fits the character. Illuminated signs is more commercial. Signage is very subjective. In a Planned Unit Development it will be easier to review because it has to fit what is being presented. You have to look at where internal can be used and needed.

STEINBRECHER MOVED, SECOND BY HASKAMP TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

STEINBRECHER MOVED, SECOND BY HASKAMP TO APPROVE THE AMENDMENT TO CHAPTER SEVEN OF PRINCETON ZONING ORDINANCE WHERE INTERNAL ILLUMINATIONS ARE ALLOWED ONLY IF APPROVED BY THE PLANNING COMMISSION AS PART OF A PLANNED UNIT DEVELOPMENT FOR A MULTI-FAMILY DEVELOPMENT. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

E. Amendment to the City's Zoning Ordinance Section V (10) B-3 Highway Commercial
Blake reviewed the reasoning for the amendment to the City's Zoning Ordinance Section V (10) B-3 Highway Commercial. This item was on the September 17, 2007, Planning Commission agenda. The amendment is in an effort to improve the quality of design for new construction in the Highway Business District. The Planning Commission reviewed the changes and directed Staff to make some additional changes and bring it back to the October 15, 2007, meeting for review.

HASKAMP MOVED, SECOND BY HANSON TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

STEINBRECHER MOVED, SECOND BY HASKAMP TO APPROVE THE AMENDMENT TO THE CITY'S ZONING ORDINANCE SECTION V (10) B-3 HIGHWAY COMMERCIAL AND FORWARD THE AMENDMENT TO THE CITY COUNCIL FOR REVIEW.

Edmonds questioned the parking requirements, if there is too much personal discretion for the owner regarding the number of landscape islands in the off-street parking areas. If there needs to be a number for square footage of the lot.

Blake said developers want as few as possible because of plowing. This was done with Coborn's and it seems to have worked out well. The number of stalls is not definite.

Steinbrecher withdrew the motion and directed Staff to review the parking area in the ordinance.

STEINBRECHER MOVED, SECOND BY HANSON TO CONTINUE DISCUSSION ON THE AMENDMENT TO THE CITY'S ZONING ORDINANCE SECTION V (10) B-3 HIGHWAY COMMERCIAL. STAFF IS DIRECTED TO REVIEW THE OFF-STREET PARKING SECTION IN THE ORDINANCE AND MAKE THE NECESSARY CHANGES. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

OLD BUSINESS:

A. Review of Condition Use Permit revised at 503 Rum River Drive North

Blake updated the Planning Commission Board that Pat Fitzpatrick was on the September 17, 2007, Planning Commission meeting for a revised Conditional Use Permit at 503 Rum River

Drive North. Fitzpatrick was requesting 15 additional parking spaces to the back lot and five spaces to the east side of his building, and then extending the business hours to 9:00 A.M. to 7:00 P.M. After discussion regarding drainage problems in the area and the need of a durable surface the 15 additional parking spaces to the back lot would not be feasible to Fitzpatrick and he agreed to the five additional parking spaces and the extended hour change.

Since that meeting, Fitzpatrick has spoken with a Planning Commission Member and the City Engineer regarding the drainage issue and the area where he wanted the 15 additional spaces. The Mike Nielson, W.S.B. City Engineer visited the site. In Nielson's memo dated October 10, 2007, he states that the drainage problem may be corrected along Fifth Street with addition of a curb around the catch basin and changing the existing inlet casting to a bee-hive type casting. As for the parking area, the ordinance does state hard surfaced within one year of the date the permit is issued.

Nielson said he looked at the site with Fitzpatrick and the water does stay on the northwest side of the property. There is a pitch in the sloping. A bee-hive catch basin could be put in to correct the catch basin. There has not been a drainage plan on this, but he recommends a public improvement should be made with this bee-hive. If the drain is kept clean it should work. If the applicant is in agreement to improve the drainage then he is fine with the bee-hive. As far as durable and dustless coverage, that is in discretion of the terms of what the material is.

Blake said it would need to be paved in a year if durable and dustless is the hard surface. The Zoning Ordinance is unclear of what dustless and durable is.

Nielson agreed about the meaning of the Zoning Ordinance. This may need to be left up to the Planning Commission and City Council regarding durable and dustless and if they want it paved in a one year period.

Steinbrecher said the drain should be fixed. He stopped at the site and the southwest corner was filled with water after a hard rainfall. At least the bee-hive should be done.

Blake said this is a short term solution. There may need to be a new review of this area for drainage. Planning Commission can direct Staff to make changes to what was given.

Fitzpatrick said wants consistency with what is happening in the City. He showed the Planning Commission Board photos he had taken of other car dealers that are not following the City Ordinance as far as parking on grass. He believes the drainage could be crushed concrete and drainage would be able to seep into the ground.

Blake commented he sent Jake Huebsch, City Interim out to take photos of other car dealers who are parking vehicles for sale on the grass and will be writing them letters that they have to conform to the City Zoning Ordinance.

Fitzpatrick said he spoke to Jeremy Riddle, City Mayor and he is coming out to look at the site. He is not sure if he wants the Planning Commission to vote on this tonight if it is not in his favor.

He would like Riddle to see the site first and get his opinion of what could be done.

Haskamp commented that the limit for five additional vehicles parked on the site was approved at the September, 2007, meeting. He was questioning if this is going to continually happen where car dealers granted a certain amount of vehicles will continue to come back to increase the numbers.

Blake explained a Conditional Use Permit is granted for good on the land. The court system has made it where a Conditional Use Permit stays with the land, even after the sale of it. There is no time period if the land were sold and not used for what the Conditional Use Permit was granted for, it's still in place even after a year. The amendments to the Conditional Use Permit stay with the Conditional Use.

Thompson asked if the changes requested could be made through an Interim Permit.

Blake said no. Not with the Conditional Use Permit already in place. Fitzpatrick did a lot split on his site, he could expand to that area if he wanted. An item the Planning Commission has to consider is when does the City invoke the Ordinance such as setbacks and landscaping in cases like these. Operation has expanded, but landscaping and such has not been reviewed. The Mayor is going to Fitzpatrick's site and after their meeting Fitzpatrick can advise the City what he plans on doing. The Planning Commission could review at the November 19, 2007, meeting what should be done on expansion in business and commercial such as this type of situation, for landscaping etc.

Thompson thinks that is good because what he understands from Fitzpatrick he does not want to put down a hard surface after a year and we do have to make a precedence with this ordinance where it is being followed.

Fitzpatrick asked why this has to start with him on not having a hard surface to park on.

Hanson said it has to start somewhere and now that letters are being sent out to other car dealers who are not following the ordinance will be made to follow the ordinance.

Blake commented that he had gotten a phone call a few weeks back and they asked about putting a used car lot in a vacant building in the City. Blake is wondering if this could be an issue with the City having to many used car dealers.

Lawrence asked what the authority the City has to make other car dealers come in compliance with the ordinance.

Blake said the ordinance was in place in the 1970's. Because the ordinance was in place the City has all cause to enforce the ordinance and make parties follow it. Courts will stand behind the City enforcing their ordinance. If the party does not follow the ordinance, this can be handled from a civil case or a criminal case. Our City Attorney can take this to a legal action and take this to court. The Judge has the authority to shut the business down.

Thompson said that Fitzpatrick is requesting the change and now this has brought up an opportunity to correct ordinances that are not being followed.

STEINBRECHER MOVED, SECOND HANSON TO CONTINUE DISCUSSION ON THE REVISED CONDITIONAL USE PERMIT AT 503 RUM RIVER DRIVE NORTH. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

Blake asked Fitzpatrick to meet with him after the Mayor visits his site.

NEW BUSINESS:

A. Concept Plan for Garden Gift Shop at 603 Sixth Street North

DeWitt gave an overview of this item. Kimberly Morris is renting the home located at 603 Sixth Street North. This property is located in an R-3 Residential Zoning District. Ms. Morris would like to operate a Garden Gift Shop Business at this location and presumably also have it as her residence. In the photos that were in the Planning Commission packets, Ms. Morris is currently selling plants in the driveway of this location.

Ms. Morris is requesting that this area be rezoned to Business so she can operate her Garden Shop at this location. This site has been brought to the Planning Commission regarding zoning on January 23, 2006. At that time, Lance Stanley was the owner of this property and he had spoken that this property has once been used as a Day Care Center and at another time, a Bait Shop. The building is over 7,000 square feet and because of the large size, it is hard selling it for residential. This area is Residential in the Comprehensive Plan and the City Council would like it to remain as that.

This property has since been sold to a Loren Weldon. City Staff has not heard any comments from Mr. Weldon. Staff sent Mr. Weldon an agenda with a note that Ms. Morris is requesting the consideration of having this property rezoned.

This business would not follow the guidelines of home occupation in the zoning ordinance.

The Planning Commission Board asked Blake if Interim Use Permit could be used for this item and Blake said that it could be, but then nurseries would then be allowed in an R-3 Zoning.

Steinbrecher said that Interim Use could be a possibility.

Morris spoke to the Planning Commission Board that she had a gift shop in St. Cloud and also opened a business in Princeton at the old ReMax business site. She ended up closing both of them. She would not use all of the square footage of the home. Morris said the owner is okay with this her living and having a business in the home. She understands that this is not what the City had wanted, but would like it considered.

Blake said if the Planning Commission would authorize this type of use and it could be through a Interim Use Permit. We have to look at the precedence that would be set regarding nurseries R-3 Zoning District. It could be narrowed down that in an R-3 Zone that a nursery would be

okay if it were on a collector road. This would limit the availability of others opening a nursery in R-3 Zoning. This is a unique property. The Zoning Ordinance would have to be revised.

Edmonds works with the owner of this property daughter and just wanted the Board Members to know this. The owner is okay with what Ms. Morris would like to do.

Blake said he would need to review this to see how the ordinance could be worded to narrow down the possibility of other nurseries coming in for an Interim Use Permit in R-3 Zoning. With wording regarding parking and access availability could narrow the possibility down.

STEINBRECHER MOVED, SECOND BY THOMPSON TO DIRECT STAFF TO DO FURTHER RESEARCH AND RESTRICTIONS REGARDING AN INTERIM USE PERMIT FOR A NURSERY IN R-3 RESIDENTIAL ZONING DISTRICT. KIMBERLY MORRIS WILL BE ALLOWED TO OPERATE HER BUSINESS AT 603 SIXTH STREET NORTH WITH HAVING THE INTENTION OF HAVING A INTERIM USE PERMIT IN PLACE AT A FUTURE TIME. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

COMMUNICATION AND REPORTS:

A. City Council Minutes for September, 2007

The Planning Commission Board had no comments.

B. Verbal Report

Blake informed the Planning Commission Board that he has in his budget an update of the Land-use Map. He will be working with the Planning Commission Board on this. He met with four businesses that are interested in moving their business to Princeton. TUCS Equipment is the largest that would be coming and will be buying the Westling building and starting with 35 employees. They are confident of having 40 employees in the near future. He will be requesting JOBZ Program. The City has been having calls regarding the Westling building that collapsed and when this is going to be removed. The insurance company is wanting to just put new side walls up and now agreed to tear down the building and that is currently happening. Anoco Metals began construction on their building. Bio Matrix will be coming to the EDA Board this month. There is a lot happening in the City. City and township are going to meet to discuss land-use around the City.

STEINBRECHER MOVED, SECOND BY HANSON TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 9:15 P.M.

ATTEST:

Dave Thompson, Chairperson

Mary Lou DeWitt, Comm. Dev. Assistant