

**THE REGULAR MEETING OF THE PLANNING COMMISSION BOARD HELD ON MARCH 21, 2016,
AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

The meeting was called to order at 7:00 P.M., by Jack Edmonds. Members present were Jeff Reynolds, and Jules Zimmer. Staff present were Jolene Foss (Comm. Dev. Director) and Mary Lou DeWitt (Comm. Dev. Assistant).

APPROVAL OF MINUTES OF THE REGULAR MEETING ON FEBRUARY 22, 2016

ZIMMER MOVED, SECOND BY REYNOLDS, TO APPROVE THE MINUTES OF FEBRUARY 22, 2016. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

AGENDA ADDITIONS/DELETIONS:

Carol Ossell would like to give an update to the Planning Commission Board on the amphitheater.

REYNOLDS MOVED, SECOND BY ZIMMER, TO ADD TO THE AGENDA UNDER NEW BUSINESS, ITEM A, AMPHITHEATER UPDATE. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. #16-04 CUP for Princeton Speedway

Community Development Director Memo:

BACKGROUND

Princeton Speedway, Inc. is requesting an amendment to PC Resolution #02-13 for an extension of the 11:00 P.M. curfew to 12:00 A.M. on approximately 4 race nights of the racing schedule, and the addition of one weekend event on Saturday, July 23rd from 5-10 P.M. and Sunday, July 24th from 10 A.M. to 5 P.M. at Princeton Speedway in an A-2 Agricultural District at 1400 3rd Street North (Mille Lacs County Fairgrounds).

ANALYSIS

Princeton Speedway, Inc. is seeking an extension of the 11:00 P.M. curfew on approximately 4 of the scheduled race nights. The new weekend event on July 23rd and 24th is referred to as the Kenny Wallace Racing Experience Group. It is a new event for the Speedway.

CONDITIONAL USE PERMIT

Subsection 3.B of Chapter IV outlines the standards for review of a Conditional Use Permit:

1. The proposed use does not violate the health, safety, or general welfare of Princeton residents.

Comment: No characteristics of the proposed use appear that they may violate the health, safety or general welfare of the Princeton residents.

2. The proposed use has been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution and sedimentation.

Comment: The proposed use will have no significant effect in regards to erosion, runoff, water pollution and sedimentation.

3. Adequate parking and loading is provided in compliance with the Ordinance.

Comment: Adequate parking and loading design is in compliance with the ordinance.

4. Possible traffic generation and access problems have been addressed.

Comment: The proposed use appears to have no negative impact on traffic generation or accessibility.

5. The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.

Comment: The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.

6. The proposed use conforms to the City's Comprehensive Plan and is comparable with present and future land uses of the area.

Comment: The proposed use conforms to the City's Comprehensive Plan and is comparable with present and future land uses of the area.

STAFF RECOMMENDATION

Upon review of the conditional use permit request, staff recommends that this permit be granted with the following conditions:

- 1. Friday night races shall end by 11:00 P.M.**
- 2. No more than three races per season may be regularly scheduled for non-Fridays**
- 3. The Planning Commission shall review the race schedule after the 2015 season**

And the addition of:

- 4. Extension of the 11:00 P.M. curfew until 12:00 A.M. on 4 specific scheduled nights.**
- 5. The addition of the weekend event on July 23rd and 24th**
- 6. A mid-season review be conducted after July 3rd race week.**

*****End of Staff Memo*****

Letter received from Pat & Dale Dunham, 105 13th Avenue North, Princeton
Dated March 10, 2016

Dear Ms. Foss & City Council:

We are in receipt of your notice of public hearing on March 21st. I regret that I have a conflict with that schedule and respectfully choose this method of communication.

Well, here we go again! We would like to voice our objections, again, for the very same reasons given last year. Namely; disruption of a peaceful neighborhood, unbearable noise levels, and disruptive traffic.

At the same time, we need to congratulate the association on improvements made last year. We think, for the most part, they lived up to their promises.

That being said, we strongly object to the request to extend their hours to midnight! As you recall, the neighborhood had objections to the curfew being set at 11:00 PM. If they need that hour, we'd suggest that it be added to the front of the evening's schedule rather than the end. We feel the association could do a better job of coming to this compromise.

As to the added Saturday dates, I would only object to those dates being in the late evening. Day dates are far less disruptive.

Last year, I had conversations with those members of the council I feel care about our concerns. In fact, you didn't voice much difference of opinion. The night of the hearing, the strength in the audience was obviously from the association. I would remind you that you are charged with balanced representation. On a weighted scale, it would seem to me that local, tax paying residents should be heard with more concern than was given.

For reference, I'm including a copy of the letter submitted last year.

I thank you for your time and consideration.

Respectfully, Pat & Dale Dunham

*****End of Memo*****

Memo from G.E. Hinchcliff, 1304 2nd Street North, Princeton
Dated March 12, 2016

To Whom it may concern,

I am writing this note in response to the letter of March 9, 2016. Informing of us March 21, 2016 meeting. Conditional Use Permit the extension of 11:00 P.M. curfew.

We live less than one block away. We would be totally against keeping us up any later. Most of the time we have to get up early the next day after the races. Not only the races, but the traffic is a lot of noise afterward. Also, people leave litter in our yard.

What ever! Mr. G.E. Hinchcliff

I would attend, but we will be in Texas on that date.

*****End of Memo*****

Memo from Rod Anderson, 208 14th Avenue North, Princeton
Dated March 14, 2016

Dear Ms. Foss:

In 2015 I testified against any expansion of the racing evening and season. My stand remains the same.

What disturbed me is when the council asked how the commission stood on the matter. The Planning Commission had voted before my testimony to modify the racing agenda. In other words I wasted an evening. Let's not put the cart before the horse.

Sincerely, Rod Anderson

*****End of Memo*****

Foss said some of the concerns is neighborhood disruptions, noise, disruptive traffic, and litter. We received three letters from neighbors that are not supportive of this Conditional Use Permit revision.

Edmonds asked the Planning Commission Board if they understand the request. He asked Zimmer what his thoughts are on this.

Zimmer said he will reserve his comments until after the public hearing.

Edmonds opened the public hearing.

Edmonds said the main concern is the noise and traffic after the event. In previous years they have had public hearings for changes in their Conditional Use Permit. He did not hear any complaints from last year's racing season.

ZIMMER MOVED, SECOND BY REYNOLDS, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

Zimmer has a concern that last year the proposal came before the Planning Commission Board and there were concerns from the neighborhood. A compromise was reached and the hours were allowed. The neighborhood accepted it and they put up with it. There was minimal complaints. He commends the manager of the race track. Now to extend the hours and the people feel they do not have a voice, and have to accept this. People do not want to be up till 1:00 A.M. and he wants to represent these people.

Foss said last year the request was until midnight and it was extended till 11:30 P.M. None of the events went past that.

Zimmer said now they are requesting extending the curfew till midnight on four race nights.

Edmonds asked the applicants if there is any compromise for the extension of hours. The weekends do not seem to be a concern. They are requesting four nights this year where the curfew is extended and the fear from the neighbors is that they will request more the following year. Can they start the races a half an hour earlier.

KT Torbert, (Princeton Speedway Promoter) said that at 11:00 P.M. on the nose they were done last year. They cut a couple races to make the deadline. If there is a crash they need to remove the cars from the track so that takes up time. The drivers travel here for the races so they do not like to cut the races short. They turn the lights off on the track as soon as possible when the races are done so to not disturb the neighbors.

Zimmer said they are asking for an extension of four nights till midnight.

KT Torbert said yes.

Zimmer said the intent is not to race till midnight.

KT Torbert said right, it is in case there is an accident and it runs later. They got an email today and the Sunday race on July 24th as an addition has been taken off. Kenny Wallace and his driving crew will be here, but they removed the Sunday time.

Zimmer said last year during the sprint races, there was no problem with the time not going till midnight.

KT Torbert agreed. There was one race where they should have taken a car off the track, but could not, because they needed to make the deadline of the curfew. She wants a little bit of breathing room in case it rains also and they have to shut the track down for a short time. This extended time is a precaution in case the race were to run later. It is a big draw and does cost money to put on.

Edmonds said the traffic leaving at once is a concern. In their program can they do it where the drivers that are done with the race can leave the fairgrounds so it is different times where the traffic is spread out.

KT Torbert said it is how they do the payout at the end of the night. She understands how difficult it is getting out of there. How the pits are lined up it is hard to get the rigs turned around to leave. Having a traffic controller is one way maybe.

Marty Grimm , (Mille Lacs County Fair Board), said he understands there were issues leaving the fairgrounds last year with the construction on the street. He believes they should be able to leave from Hwy. 95 this year.

KT Torbert suggested they could make announcements when leaving so they follow the signs. Maybe place signs on the fence.

Foss said the litter should also be addressed. Respect to neighborhood and clean up litter.

KT Torbert said they have 50/50 groups that come in and clean up litter.

Zimmer said instead of allowing the extension of the curfew, could there be an understanding if something were to happen, can the City be notified instead of increasing the curfew. We understand something could happen. If we have the reasoning the curfew was not met, we could explain it to the public. He does not want to extend the curfew.

Foss said to inform the Police Department that it might extend over the curfew.

Zimmer said there would be an understanding if this were to continue then repercussions would happen.

Reynolds said he understands what Zimmer is saying. Maybe that would be the answer because allowing the curfew till midnight for four nights would get long.

KT Torbert said the longer night events is where people come into town for them. If we say till 11:00 P.M. and it happens to run till midnight what is the difference on making the change. It could cause an upset when it is past 11:00 P.M., so she believes it is best giving till midnight so it is in writing. People are paying for the races and not wanting exceptions or stipulations.

Zimmer said it is not exceptions, but we have an understanding that it could have happened where they had to run later.

Clifford Saker (Princeton Speedway) said they would cancel the events if they cannot have it in writing where it is allowed to run later.

KT Torbert said it was at last year's September event they needed the longer time.

Zimmer likes that they care about the litter and the traffic issues. He appreciates it.

KT Torbert wishes she could talk to the individuals who have complaints and try to fix the issues.

Zimmer said the voices are not being heard by the individuals and that is who he feels for. Last

year the neighborhood showed up and they left the Council meeting feeling that their voices were not heard.

KT Torbert explained the 50/50 group is cheerleaders, football players, and other organizations that make money working for the Speedway at different events. She asked if writing a letter to the local newspaper would be beneficial to explain the Speedway Organization and what it does for the community.

Foss said that would not hurt and she could also explain the 50/50 group.

KT Torbert said they have an event that they are giving 100 backpacks to kids in the community and another event where they are giving 50 bicycles.

Zimmer said there is no argument on the value of the race track to the community.

KT Torbert asked why there is not a problem on fair nights.

Reynolds said he lives by the fair grounds and understands living there and dealing with the noise. He would move if he felt it were necessary because of the noise.

Zimmer said he understands that not everyone goes to bed at 1 A.M. and feels for the neighborhood.

Edmonds said a community letter would be good. We have to make a decision on this application.

Reynolds said 11:30 P.M. for the special events.

Edmonds said we could give them a number for the Police Department if they were to run over the time.

KT Torbert said they cannot do that during the race. They are busy and cannot take time away from the races for that.

Grimm said the Fair Board is working with them to make this a good event.

Zimmer is okay with the extra weekend event now that Sunday, July 24th cancelled.

KT Torbert said there is minimal noise on that event.

Zimmer said last year there were no complaints so he feels it is best to leave the current Conditional Use Permit as is.

ZIMMER MOVED, TO ALLOW AN AMENDMENT TO RESOLUTION #15-04 CONDITIONAL USE PERMIT FOR THE PRINCETON SPEEDWAY IN AN A-2 AGRICULTURAL DISTRICT AT 1400 3RD STREET NORTH (MILLE LACS COUNTY FAIRGROUNDS) TO CONTINUE WITH THE 11:00 P.M. CURFEW AND ALLOW AN ADDITIONAL SATURDAY EVENT ADDED TO THE SCHEDULE. THE MID-SEASON REVIEW SHOULD BE HELD AFTER THE JULY 3RD RACE WEEK.

THE MOTION DIED FOR A LACK OF A SECOND.

REYNOLDS MOVED, SECOND BY EDMONDS, TO APPROVE THE AMENDMENT TO PC RESOLUTION #15-04 CONDITIONAL USE PERMIT FOR THE PRINCETON SPEEDWAY IN AN A-2 AGRICULTURAL DISTRICT AT 1400 3RD STREET NORTH (MILLE LACS COUNTY FAIRGROUNDS) TO EXTEND THE CURFEW FROM 11:00 P.M. TO 11:30 P.M., (IF NEEDED), ON FOUR EVENT NIGHTS AND TO ALLOW AN ADDITIONAL SATURDAY EVENT ADDED TO THE SCHEDULE. A MID-SEASON REVIEW WILL BE CONDUCTED AFTER JULY 3RD, 2016 RACE WEEK.

Zimmer questioned if the 11:30 curfew is allowed to go till 11:30 P.M. or if needed it can go to 11:30 P.M.

Reynolds said if needed it can be extended till 11:30 P.M.

UPON THE VOTE, THERE WERE 2 AYES, 1 NAY. (AYES: REYNOLDS AND EDMONDS AND THE NAY: ZIMMER).

Zimmer said thank you to the applicants for doing what they do at the Speedway. He hopes they understand the decision he made.

The Planning Commission Board reviewed the Findings of Fact:

1. Does the proposed use violate the health, safety or general welfare of the Princeton residents? No.
2. Has the proposed use been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation (if applicable)? Yes.
3. Is adequate parking and loading provided in compliance with the Ordinance? Yes.
4. Have possible traffic generation and access problems been addressed? Yes.
5. Can the proposed use be accommodated with existing public services and not overburden the City's service capacity? Yes.
6. Does the proposed use conform to the City's Comprehensive Plan and is compatible with present and future land uses of the area? Yes.

B. Ordinance Amending Chapter V (Zoning Districts) and Chapter II (Definitions) for Micro Brewing as a Home Business to the Residential Zoning District

An Ordinance amending Zoning Ordinance #538, Dated 04-2012, to define brewer, brewpub, microbrewery, micro distillery and taproom and allowance of microbrewery as a home occupation in R-1 and R-2 Zoning Districts.

Edmonds opened the public hearing.

Dieter Kurzweg was present. Kurzweg is the person who questioned staff if micro brewing is allowed as a home business. Kurzweg addressed the Planning Commission Board and said that he is currently a resident of White Bear Lake and is planning to move to Princeton. He wants to establish a micro brewery in a detached garage. He hopes the City approves the proposed Ordinance. Micro brewery is under the Minnesota Statute and you cannot brew no more than 20,000 barrels a year. He is not going to brew that much beer. He wants to establish a beer for Mille Lacs County and Sherburne County. He is a certified brewer and maltster. He wants to create something that has a life expectancy out of this. The place has a shed and he would store the lawn mower and other items that are usually stored in a garage in there.

Edmonds commented that the Ordinance is not being drafted specifically for Kurzweg, but he will want to apply for it.

REYNOLDS MOVED, SECOND BY ZIMMER, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

Foss said if there was a gigantic influx then we have to keep in mind that they would have to go through the State Statute.

Keurig said the Alcohol & Tobacco Tax Trade Bureau is with the Federal Government and Minnesota Department of Alcohol & Gambling are both involved in the licensing process. They come and inspect the operation site. He is comfortable presenting the operation to the Federal and State Divisions. They are the heaviest regulated division from the State. They come and inspect and grant through the State.

The Planning Commission Board requested that Foss add the Federal Statute in this Ordinance Amendment so there are both the Federal and the State Statutes in it.

Keurig said he would get that information for her.

Reynolds said under the micro distillery there needs to be a correction where it states "total quantity not to exceed 40,000-proof gallons". There must be a proof number.

Foss said that is an error and she will look up what the MN State Statute reads on that and add it to the Ordinance Amendment.

REYNOLDS MOVED, SECOND BY ZIMMER, TO APPROVE AND FORWARD TO THE CITY COUNCIL ORDINANCE NO. 733 AMENDING ORDINANCE #538, DATED 04-2012, TO DEFINE BREWER, BREWPUB, MICROBREWERY, MICRODISTILLERY AND TAPROOM AND ALLOWANCE OF MICROBREWERY AS A HOME OCCUPATION IN R-1 AND R-2 ZONING DISTRICTS, WITH THE CORRECTION OF WHAT THE PROOF NUMBER IS FROM THE STATE, AND ALSO ADDING THE FEDERAL STATUTE TO THE DEFINITIONS. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

OLD BUSINESS:

A. Planning Commission Bylaws Revised

Community Dev. Director Memo:

A recent application from an individual applying to be on the Planning Commission was unable to be reviewed as the applicant does not live within the city limits.

The Planning Commission Bylaws current language is:

The Planning Commission shall consist of five regular members who shall be residents of the City, except that one of the members may be a person who owns a business located within the City of Princeton so long as that person lives within the 55371 zip code area. In addition, three ex-officio members who shall each be a member of the Township Board or Township Planning Commission and be from the Townships of Baldwin, Greenbush, and/or Princeton.

It has been proposed that we expand the definition to include an either/or option.

The Planning Commission shall consist of five regular members who shall be residents of the City, except that one of the members may be a person who owns a business located within the City of Princeton so long as that person lives within the 55371 zip code area and/or lives within the ISD #477 Princeton School District. In addition, three ex-officio members who shall each be a member of the Township Board or Township Planning Commission and be from the Townships of Baldwin, Greenbush, and/or Princeton.

I have included the maps of the area showing the 55371 zip code geography as well as the geographic borders for ISD #477.

Staff suggests the Planning Commission critically review the pros and cons of expanding the geographic boundaries for membership before voting to change the bylaws, as changes to bylaws should be well vetted.

*****End of Staff Memo*****

Foss told the Planning Commission Board to review the boundaries before voting on this.

Edmonds said there was an issue where someone wanted to be on the Planning Commission Board and lives outside the Princeton zip code area, but is in the Princeton School District. We have not had a full Planning Commission Board for a few years.

Zimmer said owning a business within the City limits and living in the 55371 zip code area is what he is comfortable with.

Edmonds said it is only one seat that will qualify for this. It won't change our Planning Commission Board.

Zimmer said we have two seats open.

Foss said one of the members can be with this new amendment where they are out of City limits, but have a business inside City limits. They would need to live in the Princeton School District.

Zimmer said how come they cannot fill the vacancy.

Paul Whitcomb was present and said the people who use to be on the Boards have moved on, but he is not sure why more do not want to be on the Board.

ZIMMER MOVED, SECOND BY REYNOLDS, TO ADD UNDER SECTION 9. MEMBER RESPONSIBILITIES THAT ONE MEMBER WHO OWNS A BUSINESS LOCATED WITHIN THE CITY OF PRINCETON SO LONG AS THAT PERSON LIVES WITHIN THE 55371 ZIP CODE AREA AND/OR LIVES WITHIN THE ISD #477 PRINCETON SCHOOL DISTRICT. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

B. Alternative Building Materials

An Ordinance amending the Zoning Ordinance adding the Definitions for alternative building materials and removing the prohibition of usage of pole type construction from City of Princeton Zoning Ordinance #538. In definitions the allowable materials would be fabric and frame structures, Insulated concrete form, and pole type construction.

Reynolds said the insulated concrete form is listed as an exterior building material and should not be exposed above grade. That needs to be corrected. That material would have to be covered.

Foss said she will have to look at exterior building materials. She will strike that from the exteriors area on this Ordinance Amendment.

Edmonds said in section two it should have that the City Building Inspector also has to approve it.

Foss said when she spoke with the City Building Inspector, he said he cannot sign off on a permit unless the materials have been tested by the State.

Reynolds said it has to meet code.

Foss said the material would need to be approved by the Planning Commission Board and would have to have similar longevity. The Planning Commission Board would have final approval.

Edmonds wants the City Attorney to review this draft before coming for a public hearing.

Foss will make changes to the Ordinance Amendment and have the City Attorney review it. Once that is done, she will call for a public hearing.

REYNOLDS MOVED, SECOND BY ZIMMER, TO HAVE STAFF MAKE THE CHANGES TO THE ORDINANCE AMENDING ALTERNATIVE BUILDING MATERIALS AND REMOVING THE PROHIBITION OF USAGE OF POLE TYPE CONSTRUCTION FROM THE CITY ORDINANCE IN B-3 GENERAL COMMERCIAL AND MN-1 AND MN-2 INDUSTRIAL DISTRICTS. THE CITY ATTORNEY SHOULD REVIEW THE ORDINANCE AMENDMENT PRIOR TO A PUBLIC HEARING AT THE APRIL 18TH, 2016 PLANNING COMMISSION MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

NEW BUSINESS:

Carol Ossell Update.

Carol Ossell asked to give an update on the amphitheater to the Planning Commission Board. Ossell said the Princeton Visionary has been working on the amphitheater. It is a long term process. She will be going to the Park Board meeting on Monday, March 28, 2016 to give them an update. She would like to update all the City groups since there are different members on a few of them.

Ossell showed a design of the amphitheater. The sitting area will be down by the back side of Steven's Restaurant. They closed the well that was in the park area and will be removing the hill where the amphitheater will be going. People commented that the snow sliding hill will be gone, but it actually will still be there and may be a better sliding hill after the process. It will add a significant amount of space to the theatre. She said she is going before each piece of city government agencies to show them what they have in mind for the project. As of February they have raised \$32,950. She said there are businesses that will give more than money, they want to help with the work that needs to be done. Some will work with the vendors because it is a community project. The seating was originally 800 limestone blocks. The watermain was

located in the area the sitting would be and that would have been too much weight and the limestone had to be removed from the plans. There is many people willing to agree to work on the project. They have all the architectural drawings ready. Ossell is following up with people to raise more dollars. They want to collect the funds by December 31, 2016.

Jim Kusler asked how the current fund raising derives to what is needed.

Ossell said that the project cost is \$581,000 and is down to \$293,000. They want to raise \$350,000. They look at raising 30% more than what is needed in case something were to come up. She will continue to work on the funding. She will use only local companies to build this. Richard Baker (Comm. Dev. Coordinator for Mille Lacs County) told her to contact Michele Anderson (Rural Director for Springboard for the Arts). Anderson gave Ossell some good advice on grants. They just missed a deadline for a grant. Michele Anderson will write a synopsis on what was spoken of between her and Ossell. Ossell said she has the ability to get some grants for them and she is wonderful to work with. Carla Vita will be working with the Visionary Committee also to find some funding. Brenda Hoffman is good at writing grants and she will work with Ossell. Richard Baker also suggested that you do not go after the general public until you reach your general goal.

Foss said the goal is to raise \$350,000 and they are have \$33,000 in cash now. Foss said she is working on a Master Plan for the Park Board and is working on a Regional designation. She will than apply for Legacy Funds.

Ossell said in 2006, it was Professor Robinson who was a professor in City Development and Economic Development that said we need to utilize Rum River where it is so open and part of the community. He is the one who thought of an amphitheater. It brings in tourist and economic development. The Visionary Committee voted as a committee to work on getting an amphitheater. It is said that they want to take over Tuesdays in the Park and that is not true. The Visionary Committee is just working on helping getting this built. She will help book music and help run it for a couple years after it is built. She knows how to advertise and get it moving.

COMMUNICATION AND REPORTS:

A. Verbal Report

Foss had no verbal report.

B. City Council Minutes for February, 2016

The Planning Commission Board had no comments.

Planning Commission Board

March 21, 2016

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ZIMMER MOVED, SECOND BY REYNOLDS, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 8:42 P.M.

ATTEST:

Jack Edmonds, Chairperson

Mary Lou DeWitt, Comm. Dev. Assistant