The meeting was called to order at 7:00 P.M., by Victoria Hallin. Members present were Faith Goenner, Jeff Reynolds, and Dan Erickson. Staff present were Jolene Foss (Comm. Dev. Director) and Mary Lou DeWitt (Comm. Dev. Assistant).

APPROVAL OF MINUTES
OF REGULAR MEETING ON APRIL 17TH, 2017

REYNOLDS MOVED, SECOND BY GOENNER, TO APPROVE THE MINUTES OF APRIL 17TH, 2017. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

AGENDA ADDITIONS / DELETIONS:
REYNOLDS MOVED, SECOND BY ERICKSON, TO APPROVE THE AGENDA. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:
A. Amendment to B-3 Commercial District for Car Wash Restrictions
Community Development Director Memo:

City staff have recently been reviewing the restrictions for car wash facilities in the B-3 General Commercial District.

The intent of the B-3 General Business District is to create an area to serve the commercial and service needs of the general population. The objective is to provide services to both pedestrian and vehicular traffic and to accommodate those businesses which require large areas for off-street parking or generate substantial traffic originating from outside the community.

It is Staff’s belief that the restrictions for car washes in B-3 are unreasonable. Staff is recommending that we modify and eliminate some of the restrictions.

B. Permitted Uses
In a B-3 General Commercial District, unless otherwise provided in this ordinance, no building or land shall hereafter be erected, used or structurally altered except for one of the following, as well as similar uses:
- Any us permitted in B-1 and B-2 Districts;
- Car washes and automobile service stations provided that:
  (a) The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.
  (b) The hours of operation shall be limited to 6:00 AM to 10:00 PM, unless extended by the Council as part of the conditional use permit.
  (c) Motor fuel facilities shall be installed in accordance with State and City standards.
Additionally, adequate space shall be provided to access gas pumps and to allow
maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.

(d) A protective canopy (auxiliary canopy) located over pump islands may be an accessory structure on the property and may be located twenty (20) feet or more from the front lot line, provided adequate visibility both on and off site is maintained.

(e) All canopy lighting for motor fuel station pump islands shall be recessed or fully shielded.

(f) Litter Control. The operation shall be responsible for litter control within three hundred (300) feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

(g) All pumps and any related canopy shall be set back at least three hundred (300) feet from residually zoned or guided property, unless screened by an intervening building or located across an arterial or major collector roadway from residually zoned or guided property.

(h) No more than one car wash bay shall be allowed.

(i) The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.

(j) The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.

(k) The exit from the car wash shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build-up during winter months.

(l) Neither the car wash nor an accessory vacuum shall be located within three hundred (300) feet of any residually zoned or guided property, unless completely screened by an intervening building or located across an arterial or major collector roadway from residually zoned or guided property.

(m) Both the car wash and accessory vacuum shall conform to noise regulations as defined in Section Chapter VI, Performance Standards of this Chapter.

If the Planning Commission is satisfied with these changes, we can hold a public hearing for this amendment at the May Planning Commission meeting.

Hallin opened the public hearing.

There were no comments from those in the audience.

REYNOLDS MOVED, SECOND BY ERICKSON, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.
The Planning Commission Board had no comments.

ERICKSON MOVED, SECOND BY REYNOLDS, TO APPROVE THE ORDINANCE AMENDMENT TO PRINCETON ZONING ORDINANCE #538, CHAPTER V, SECTION 10, B-3 GENERAL COMMERCIAL DISTRICT, PERMITTED USES REGARDING CAR WASH RESTRICTIONS, AND FORWARD ON TO THE CITY COUNCIL FOR FINAL APPROVAL. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

B. Rezoning PID #90-404-0215 from B-2 Neighborhood Business District to B-3 General Commercial District

Community Development Director Memo:

BACKGROUND
The Zoning Administrator is proposing to rezone PID #90-404-0215 from B-2 to B-3 to better correspond with the Future Land Use Plan of the City’s Comprehensive Plan and to increase economic viability of this lot.

PID #90-404-0215 is located to the south of Shopko and Caribou Coffee. (Imagine was Provided).

RECOMMENDATION
The potential developer has expressed a desire to construct a carwash in this location and due to the restrictive nature of B-2, the Zoning Administrator feels that the best use of this land is to rezone it to B-3.

--------------------------------------------------------------------------------End of Staff Memo--------------------------------------------------------------------------------

Hallin opened the public hearing.

There were no comments from those in the audience.

ERICKSON MOVED, SECOND BY REYNOLDS, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

HALLIN MOVED, SECOND BY REYNOLDS, TO APPROVE THE REZONING OF PID #90-404-0215 FROM B-2 NEIGHBORHOOD BUSINESS DISTRICT TO B-3 GENERAL COMMERCIAL DISTRICT, AND FORWARD ON TO THE CITY COUNCIL FOR FINAL APPROVAL. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.
The Planning Commission Board reviewed the Findings of Fact:
1. Is the rezoning consistent with the Princeton Land Use Plan? Yes.
2. Have there been changes in the character of development in the vicinity? Yes.
3. Does the rezoning constitute spot zoning of the property? No.

C. Ordinance Amendment to add Solar Energy Farms & Solar Energy System District
Community Development Director Memo:

The City of Princeton has been working with interested partners to bring community solar to our residents.

Community solar is an electric array that generates renewable energy and/or bill credits to multiple subscribers within the community. Subscribers, or program participants, can include local residents, businesses and non-profit organizations. Participating customers pay to subscribe to the program, and in turn, receive a credit on their monthly electric bill based on the solar energy production of the project.

The City of Princeton does not have a solar zoning ordinance and does not address solar anywhere in the Zoning Ordinance.

Staff is recommending a Zoning Ordinance addition. A complete chapter regarding the purpose, definition, requirements and standards, and safety measures are drafted for your review.

Staff is recommending having solar energy farms and solar energy systems as an allowed use in the A-1 and A-2 Agricultural Zones. A conditional use permit would be required for this type of use in MN-1, MN-2, and B-3. It would not be an allowed use with or without a permit in R-1, R-2, and R-3.

If the Planning Commission is satisfied with the addition of a Solar Energy Chapter to the Zoning Ordinance #538, a public hearing will be held at the May Planning Commission meeting.

Foss said this is Zoning Ordinance amendment adds solar energy farms and solar energy systems as an allowed use in the A-1 and A-2 Agricultural Zones. A Conditional Use Permit would be required for this type of use in MN-1, MN-2, and B-3 Districts. It would not be an allowed use in R-1, R-2, or R-3 Districts.

Hallin opened the public hearing.
There were no comments from those in the audience.

ERICKSON MOVED, SECOND BY REYNOLDS, TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

ERICKSON MOVED, SECOND BY GOENNER, TO APPROVE THE ORDINANCE AMENDMENT TO THE CITY ZONING ORDINANCE BY ADDING TO CHAPTER V, SUBSECTION 21, SOLAR ENERGY FARMS AND SOLAR ENERGY SYSTEMS DISTRICT ESTABLISHING THE PERMITTED AND CONDITIONAL USES, PERFORMANCE STANDARDS AND RELATED REQUIREMENTS, AND WORDAGE ADDED TO CHAPTER II, DEFINITIONS, AND FORWARD ON TO THE CITY COUNCIL FOR FINAL APPROVAL. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

OLD BUSINESS: None

NEW BUSINESS:
A. Kwik Trip Store Site Plan Review

Community Development Director Memo:

BACKGROUND
Steven Low, Store Engineering on behalf of Kwik Trip, has submitted a site plan review application for the construction of a Convenience Store with Integral Carwash and Fuel Sales at US Highway 169 and South Rum River Drive. The property is legally described as LOT 3, BLK 2, EX THEREFORE THAT PORTION OF SAID LOT 3, BLK 2, NOW LYING WITHIN PLAT OF P0RINCETON CROSSING SECOND ADDITION. TOGETHER WITH AN EASEMENT OF RECORD.

The property is zoned B-3 General Commercial District. The intent of the B-3 General Business District is to create an area to serve the commercial and service needs of the general population. The objective is to provide services to both pedestrian and vehicular traffic and to accommodate those businesses which require large areas for off-street parking or generate substantial traffic originating from outside the community.

This property is designated as Highway Commercial Business on the Future Land Use Plan. Proposed use aligns with both the zoning and future land use designation.

ANALYSIS
The site is located south of Shopko, Caribou and McDonald’s. The site includes one parcel that is 4.4 acres in size. The project includes the construction of a 7,243 square foot, one-story building with fueling canopy and matching stand-alone trash enclosure. The Carwash will be an
additional 3,047 square feet. The building meets all setback and height requirements. Access will be off of Northland Drive from the north side of the site and from 8th Avenue South on the west side of the site.

**Parking:** The proposed 54 parking stalls meet the Ordinance standards for stall sizes and aisle widths. The proposed parking plan includes 30 standard stalls, 2 handicapped stalls, 20 fuel canopy stalls and 2 diesel canopy stalls.

**Landscaping:** Proposed landscape plan includes all required components including details of all proposed vegetative landscaping materials, non-vegetative landscaping and screening materials, planting and construction schedule. All areas disturbed during construction shall be restored as soon as possible. Seeding and/or sodding shall occur according to code.

**Signage:** Proposed signage has not yet been thoroughly examined. Proposed signage will be evaluated at the time of sign permit application. Any proposed signage must meet ordinance requirements and a sign permit must be applied for.

**Building Materials:** The exterior of the building is to be constructed with full brick cladding, standing seam metal roof, store front aluminum openings, and stucco accents. Building elevations are provided.

**City Engineer:** The City Engineer has reviewed the site plan application and submitted comments via a memo dated May 8th, 2017 in regards to the 8th Avenue South extension, Shopko parking lot agreement, grading and erosion plan, utility plan, SWPPP, and storm water management. All of the comments will need to be addressed by Kwik Trip. Upon satisfaction of the Engineer requests, building permits can be applied for.

**Fire Inspector:** The Fire Inspector has reviewed the site plan application and he found no concerns with this plan, and commented that it will be a good addition to the city.

**CONCLUSION**

Based upon the above review standards, city staff would recommend approval of the site plan review for the proposed Kwik Trip Convenience Store and Fuel Sales, subject to the following conditions:

1. The City Engineer recommendations shall be followed as indicated in the memo dated May 8th, 2017 and updated plans submitted.
2. All necessary permits shall be applied for and approved prior to construction, including, but not limited to: building, signage, Water Access Charge (WAC), and Sewer Access Charge (SAC).
3. An landscape escrow shall be submitted in an amount $10,000 to ensure the project is finalized and consultant fees are covered.

End of Staff Memo
Kwik Trip Memo dated April 21, 2017

Dear Ms. Foss:

This letter is intended to accompany the submittal for our application to the City of Princeton for the requested Site Plan Review in the B-3 Zoning District for a Convenience Store with integral Carwash and Fuel Sales. Please accept this letter as requested to be placed on the next available Planning Commission meeting agenda as well as the City Council agenda.

Kwik Trip, Inc. is proposing the construction of a convenience store with a fueling canopy and matching stand-alone trash enclosure. Included with the applications in the submittal are 7 – full size 24x36 and 15- 11x17 copies of the Site Improvement Plans. I have also included the ALTA Survey, Building and Canopy Elevations, Signage Plans, Storm Water Management Plan and an electronic copy of all documents.

Operations
The requested hours of operation will be 24 hours for all use. The type of products that will be sold will be similar to that of our existing stores throughout the mid-west: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, diesel, E-85, ice and propane. The outside merchandising of products is being requested next to the store (two ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed.

Buildings, Architecture and Site Design
The architectural elements in this state –of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, monument and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design. We are proposing this site will be accessed from one driveway along future 8th Avenue South and one shared access point through the Caribou Coffee Development. These driveways will provide an efficient circulation pattern for vehicles into and out of the site, as well as safe movements internally on the parcel.

Investment in the City
This project will be a multi-million dollar investment in the City of Princeton. Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 25 to 30 new permanent jobs in the City. The projected payroll here is estimated to be approximately $500,000 annually.
Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide an additional information or answer any questions or concerns the City of Princeton may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely, Seven Lowe, Store Engineering

Memo from Chris Sonmor, WSB PE, City Engineering Firm

Dated: April 21, 2017

RE: 8th Avenue South Drainage Analysis for proposed Kwik Trip

WSB has had a chance to review the existing drainage along Northland Drive and the proposed street extension south to the proposed Kwik Trip site in Princeton, Minnesota. The following is a summary of our analysis.

The original storm sewer design for this area was completed in 1991 by SEH. Without any of the original calculations available to WSB, we have created a new model and calculated the existing drainage areas to evaluate the current conditions, as well as the proposed, with the extension of the 8th Avenue South street extension. Atlas 14 rainfall intensities were used in the model.

Based on our analysis, the existing system is already over capacity for the 10-year design storm. The a5-year event, however, is handled with surcharging in a couple areas of the network. With the addition of the 8th Avenue South street extension, the system is able to handle the increased flows with surcharging in the system. The CB’s at the low point of Northland Drive is the area with the most surcharge. Approximately one foot of freeboard to the rim elevations remains at this location.

Based on the analysis, it appears the most likely reason the system is currently at capacity is because of the impervious area from the Shopko retail site. As you can see in the attachment, there is a large area of impervious surface that drains to the Northland Drive right-of-way, as well as the 8th Avenue South right-of-way, that may not have been accounted for in the original design in 1991. But without having the original calculations and drainage area maps, it is impossible to know what assumptions were made.
It may be possible to move forward with the 8th Avenue South street extension as planned. To move forward, it will be necessary to acknowledge that there will be some temporary flooding at the low point in the 10-year design storm. The flooding should be contained at the low point of Northland Drive. The low point in Northland Drive also appears to be the location of the emergency overflow (EOF) for this section of the street. For design storms greater than the 10-year event, flow appears to go north onto the school property and ultimately to the stormwater basin to the west, which is currently the ultimate discharge location for this system.

We will need to review further with the City whether a deviation from the city stormwater design standards is acceptable or if alternative options should be pursued to accommodate the ultimate design meeting the 10-year storm event design standards.

If you would like to discuss further or have any questions, please don’t hesitate to contact us.

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

Memo from Eric Eckman, WSB PE, City Engineering Firm
Dated: May 8, 2017

RE: Kwik Trip Convenience Store #928 Site Plan Review

WSB has had a chance to review the civil site plans submitted for the proposed Kwik Trip convenience store located in Princeton, Minnesota. The following is a summary of the comments from the site plan review:

**General**
- It is our understanding that the Developer will be responsible for the construction of the public street extension of 8th Avenue South.
- Plans and specifications shall be submitted for review for the public improvements.
- 8th Avenue South is to be designed as a 10-ton street and in accordance with City of Princeton design standards.

**SP2 – Site Plan**
- Show the improvements for the 8th Avenue South street extension.
- Provide calculations that show the parking requirements of the City Ordinance are met.
- It is our understanding that there is an existing ingress-egress agreement in place to accommodate ingress-egress from the Shopko parking lot. This should be verified.
- It is recommended that truck turning movements be provided for the site.

**SP – Grading & Erosion Control Plan**
- Show the location/route for the emergency overflows (EOF).
SP4 – Utility Plan

- Check the invert elevation of the 6-inch PVC sanitary sewer stub into the main convenience store.
  The math from the final cleanout to the building at 1% does not appear correct.
- There are two locations where the 6-inch sanitary sewer service crosses storm sewer mains.
  There is 1.5-feet of separation, but adding installation at these locations could prevent any freezing.

SP-1.4 – Utility Plan (Storm Sewer)

- The site does not meet the requirements for the 1-inch runoff volume for the new impervious area created. One option would be to look at raising the outlet from Basin-30 to increase the volume retained on site.
- A permit will have to be obtained from MNDOT for the installation of the outlet in the TH 169 R/W. Please provide a copy of the approved permit to the City prior to beginning construction.

SP5 – SWPPP

- We would suggest moving the location of the construction entrance to access 8th Avenue South. The construction traffic could damage the Shopko parking lot. Obtain permission from Shopko site if access is to stay at the location in the NE corner of the site.

Stormwater Management Plan

- The total combined runoff flows in Table 2 don’t appear to match the flows in the proposed HydroCAD calculations. The diagram in the HydroCAD model shows that 1S, 2S, 10P and 30P all discharged off site. Please verify the total combined runoffs.
- The total combined runoff for the 2-year event in the proposed conditions is greater than that of the existing ($Q_{EX} = 0.60$ cfs versus $Q_{PROP} = 0.68$ cfs). The proposed should be less than or equal to the existing flow. Please revise.
- Section 2.3 indicates that since the site has fueling operations, stormwater is prohibited from being infiltrated. The plan indicates that approximately half of the required 1-inch volume is being infiltrated. The plan indicates that approximately half of the required 1-inch volume is being infiltrated. Please revise the calculations to accommodate for the entire 1-inch volume in the other two basins.
- Please indicate the location/route of the EOF for each of the stormwater basins.
- Please provide test results indicating that the soils in the infiltration basins can infiltrate at the rates used in the HydroCAD calculations. Upon completion of the basins, the infiltration rates shall be verified.
Please address the above comments and provide revised documents for review. If you have any questions, please don’t hesitate to call.

Scott Teigen (Vice President of Kwik Trip Real Estate) was present to answer any questions. This is a sister company to the old Gateway Foods. They came in this business from the grocery end. They have 21,000 co-workers. Everything comes out of Lacrosse, WI. They have their own dairy plant and bakery. The milk comes fresh each day. They do sell milk in a bag. For food they have soup, pizza, fruit, donuts, and sandwiches. They sell fuel and then the car wash. Very proud of Milwaukee Journal voted them the best place to work for three years in a row. Also in Iowa they were best employer. The Star Tribune had them as second best place to work. Nationally they do spot checks and for the last ten years the best chains to work for they were top for five years and the other five came in second. It is a very nice place to work. What makes co-workers so good, they pay better than in the market and 40% of the shares go back to the co-workers. They all get bonus and profit sharing. Co-workers than think like owners. On the Site Plan there were drainage issues. The gas pumps will be located in the front and there will be a shared driveway with McDonalds and existing mostly on 8th Avenue South. The fuel tanks are underground fuel tanks and the trucks come in front by McDonalds and will drop the fuel and go out on 8th Avenue South. Two bay car wash, plenty of parking, nice landscaping, and 8th Avenue South will be concrete.

Foss said the parking meets all requirements and landscaping. Signage will be looked at later. The building materials meet standards. City Engineer reviewed it and the drainage is less than desired. Temporary flooding in street if more than a ten year rain event. The City Engineer was okay with the plans.

Hallin asked if 8th Avenue South would be used a lot.

Foss said they would like to see that as an exit street. Shopko may use that also. Might have a two way street.

Teigen said it is logical that the traffic comes in from McDonalds and exits behinds Shopko. They believe that 8th Avenue South would feel like an alley and the road by McDonalds would be used more.

Erickson asked how big is the easement by McDonalds.

Roger Winkelman, owner of the property said 24 foot easement.

Erickson said it needs to be striped and that helps.
Teigen said they will do concrete and that will help a lot keeping traffic flowing right.

Goenner asked why they picked Princeton. It is nice they are coming. She is aware of their mission statement.

Teigen said they have to focus on a market and now working on Duluth and Superior and they are looking at highways coming back to the cities from there and thought Princeton would be a good site. They are in their second year of building in St. Cloud. Cambridge and Milaca is also in the areas they are looking at building.

Erickson said the study that had been taken shows Princeton is in need of 1.5 gas stations.

Foss said between here and Milaca is in need of a gas station.

Teigen said how Kwik Trip looks at it is they drive into a community and judge what they see. The owner of Kwik Trip goes and sees and make the final decision. The location is different for them that they have picked and to enter it is also inconvenient, but they feel it will work. There will be good signage and billboards to let people know of the Kwik Trip site.

Erickson commented that the Super America sign you do not see.

Teigen said they are not wanting gas stations to close and there might be one that closes with them opening this Kwik Trip. He does not see anything in Princeton closing unless it was not doing well in the first place. This will be a 2018 project. They have 50 new stores on the plan right now and there might be 80. They will have over 600 stores by the end of 2018. The building that is being built is very high in the ranking.

Foss asked if there will be LED lighting on the canopy.

Teigen said a band with red lighting.

Foss said no signage was being asked of right now.

Erickson said on the ten year flooding is that an issue.

Foss said there is nothing that can be done with the storm issue. It was designed in 1991 and was designed too small. It does not meet the ten year design and overflow routes are present and will handle the runoff. There could be short flooding results. Street would flood on north end of 8th Avenue South and towards the hospital. Winkelman said there has been no flooding by Shopko and this stormwater issue is an over kill. He has never seen a pile of water.
Erickson just wanted to make sure he understands where the drainage issue is.

Foss said northwest of Shopko.

Erickson said he has not seen water issues by Shopko.

Foss said if the Planning Commission approves the Site Plan the conditions in the memo should be stated and all City Engineer’s concerns, along with a landscape escrow of $10,000.

ERICKSON MOVED, SECOND BY REYNOLDS, TO APPROVE THE SITE PLAN REVIEW FOR THE KWIK TRIP STORE LOCATED AT #90-404-0215, WITH THE FOLLOWING CONDITIONS:

2. ALL NECESSARY PERMITS SHALL BE APPLIED FOR AND APPROVED PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: BUILDING, SIGNAGE, WATER ACCESS CHARGE (WAC), AND SEWER ACCESS CHARGE (SAC).
3. A LANDSCAPE ESCROW SHALL BE SUBMITTED IN AN AMOUNT OF $10,000 TO ENSURE THE PROJECT IS FINALIZED AND CONSULTANT FEES ARE COVERED.

UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

COMMUNICATION AND REPORTS:
A. Verbal Report
Foss did not have a verbal report.

B. City Council Minutes for April, 2017
The Planning Commission had no comments.

REYNOLDS MOVED, SECOND BY ERICKSON, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:46 P.M.

ATTEST:

__________________________________  ______________________________________
Victoria Hallin, Chair                 Mary Lou DeWitt, Comm. Dev. Assistant