



MEETING MINUTES

Planning Commission

Tuesday, May 5, 2020

The meeting was called to order at 1:30 p.m.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Chair Julie Oyster, Mr. Larry Titus, Mr. Mike Linder and Mr. Jim Rauck. Dr. John Dubos was absent. Other staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jimmy Hoppel, Development Planner; Jennifer Readler, Frost Brown Todd; Mary Havener, Development Assistant; Todd Hurley, Information Systems Director; Bill Vedra, Safety Director; Cindi Fitzpatrick, Service Director; Tami Kelly, Clerk of Council; Tammy Green, JTFD; and Laura Scott, Planning and Zoning Coordinator.

Organizational Items:

Chair Oyster noted a quorum was present and asked for approval of the March 3, 2020, Planning Commission minutes. Mr. Titus moved to approve the minutes. Mr. Rauck seconded the motion, and the minutes were approved 3-0, with Mr. Linder abstaining.

New Items:

ITEM #1 – Casa Blvd. – Rezoning (SF-1 to R-2)

PID #202004020015

Mr. Hoppel presented the Development Department's findings. He stated that the applicant is requesting approval of a rezoning for a property currently zoned SF-1 to R-2.

The application is being heard today by Planning Commission who will provide a recommendation to City Council. The case will be heard twice by City Council on May 18 and again on July 6, after the minimum 30-day waiting period.

Mr. Hoppel presented an image that displayed the current zoning on the property and in the area, which show primarily SF-1 or R-2 zoned properties as well as properties located within Jackson Township. The future land use identified for the area within the GroveCity2050 Community Plan was also discussed. The area around the property being rezoned is within the Suburban Low Intensity land use, which the R-2 zoning is conducive with.

The property currently has two outstanding property maintenance issues. One is the accumulation of materials, in the form of piles of haphazardly stacked firewood. The other is overgrown grass on the property. Both are documented by our Code Enforcement Officer. The current property owner has been made aware that these are a concern for the City and the remedy of these issues is a recommended stipulation with this application.

Staff has reviewed this application against the GroveCity2050 Guiding Principles criteria and has found that all of the criteria have been met.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval for the Rezoning to City Council with one stipulation; that all outstanding property maintenance issues identified by the Building Division shall be resolved.

Ms. Katie Antry, Saxton Real Estate, was present to speak to the item and answer any questions. Ms. Antry stated that currently this parcel is zoned for a 2,500-square-foot home and they would like to see that reduced for a smaller home. American Heritage is going to be the builder. The seller is aware of the issues on the property and is currently working to get them resolved.

There being no further discussion, Mr. Titus moved to recommend approval of the Rezoning to City Council with the one stipulation as noted on the Staff Report:

1. All outstanding property maintenance issues identified by the Building Division shall be resolved.

Mr. Linder seconded the motion, and it was approved 4-0.

ITEM #2 – Smokey Bones – Development Plan Amendment

PID #202003120012

Mr. Hoppel presented the Development Department's findings. He stated that the applicant is requesting a Development Plan Amendment approval for the addition of exterior LED lighting on the building.

The application is being heard today by Planning Commission who will provide a recommendation to City Council. The case will be heard by City Council on May 18. This application is required since exterior lights of this type are permitted as a part of the zoning text for Parkway Centre, as long as they are approved with a Development Plan. In this case, these lights were not approved with the original Development Plan, which has necessitated this amendment application to permit them to be added to the building.

The submission materials also included signage; however, that is not under review today and will be handled strictly through the Building Division.

Mr. Hoppel displayed two elevations of the building providing an example of what the red exterior lights will look like at night. All four elevations of the building are proposed to have these lights under the edge of the rooflines.

As this request is an amendment to the Development Plan, the City would like to address the original Development Plan that was approved. The current landscaping is not consistent with the landscaping plans that were approved with the original Development Plan. The City is recommending a stipulation to this application that the landscaping shall be modified to meet the originally approved Development Plan. It is also

recommended by the Urban Forrester that the business better maintain their parking lot, as it was brought to staff's attention that trash on the property can consistently be an issue.

Staff has reviewed this application against the GroveCity2050 Guiding Principles criteria and has found that all of the criteria have either been met or do not apply to this application.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval for the development plan amendment to City Council with one stipulation; that outstanding property maintenance issues be addressed, and the landscaping be addressed to meet the approved development plan.

Mr. Dan Bertke, Archer Sign, was present to speak to the item and answer any questions. Mr. Bertke reiterated that this will be a red LED tube added around the perimeter of the building and into the ease over the entrance. With this approval, they'd like to add this at the same time that their signage with the new logo is added. Smokey Bones is looking for a new logo, company-wide, and they are planning on adding this to 10 locations over the next year, and Grove City is one of the locations.

In regards to the landscaping issues and the trash in the parking lot, Mr. Bertke stated that he will make Smokey Bones aware that they need to address those issues and bring them up to code.

There being no further discussion, Mr. Linder moved to recommend approval of the Development Plan Amendment to City Council with the one stipulation as noted in the Staff Report:

1. The outstanding property maintenance and landscaping issues shall be addressed to meet the approved Development Plan.

Mr. Titus seconded the motion and it was approved 4-0.

ITEM #3 – Five Below – Development Plan Amendment

PID #202003310013

Mr. Hoppel presented the Development Department's findings. He stated that the applicant is requesting a Development Plan Amendment approval for an exterior addition on the rear of the tenant space, as well as other site and sign improvements.

The application is being heard today by Planning Commission who will provide a recommendation to City Council. The case will be heard by City Council on May 18. This application is required since the expansion of the building requires an amendment to what had been previously approved in the development plan.

The applicant is proposing the rear expansion of a tenant space in Parkway Centre that is approximately 1,809 square feet. The space will be for a back-storage room of the proposed Five Below tenant. The applicant will be relocating necessary utilities and a dumpster enclosure, that are at the rear of the existing building. These specific locations are shown in their architectural plans. The expansion of the building will still allow a 52-foot drive aisle between the back of the building and the nearby parking spaces.

The applicant is also proposing the addition of an ADA ramp to the sidewalk from the parking lot in the front of the tenant space.

Lastly, the applicant is proposing a new tenant identification sign on the front of the building.

Mr. Hoppel displayed images of the existing conditions of the rear of the building, as well as two elevations showing the proposed expansion. The applicant is proposing a brick addition that will have a matching cornice on the top of the facade to the of the building. Additionally, the paint colors will be matched to the existing building for cohesiveness. The proposed south elevation here shows the relocation of the utility boxes and the dumpster enclosure.

Images of the existing front façade of the tenant space, as well as the proposed sign, was also shown. The proposed sign includes channel letters that are 45 inches in height and have a total width of 27 feet. These dimensions are within the dimensions permitted by the Development Plan Amendment for signage.

The applicant is proposing a blue panel behind the proposed letters. As this is not cohesive with the overall character of Parkway Centre, staff is recommending that the blue panel be removed from the proposal. The applicant has already been notified of this recommendation by the Building Department. Other tenants in Parkway Centre have requested similar signage, and the Building Department has provided consistent determinations in those cases.

This rendering also shows the slight relocation of the front entrance of the tenant space, which staff is supportive of, and will be reviewed by the Building Division upon the submission of Building Permits.

Staff has reviewed this application against the GroveCity2050 Guiding Principles criteria and has found that all of the criteria have either been met, can be met or does not apply to this application.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval for the Development Plan Amendment to City Council with one stipulation; that the applicant shall remove the blue panel from the tenant identification sign on the front elevation of the building.

Mr. Christopher Chouinard, Five Below, was present to speak to the item and answer any questions. In regards to the signage, he stated that blue background and channel letters are a registered trademark of Five Below. He noted that other tenants in the building have colored backgrounds.

There being no additional discussion, Mr. Titus moved to recommend approval of the Development Plan Amendment to City council with the one stipulation as noted on the Staff Report:

1. The applicant shall remove the blue panel from their tenant identification sign on the front elevation of the building.

Mr. Linder seconded the motion, and it was approved 4-0.

ITEM #4 – Park Square – Special Use Permit (Day Care)

PID #202002030007

Mr. Hoppel presented the Development Department's findings. He stated that the applicant is requesting the approval of a Special Use Permit for a child daycare in an existing shopping center.

This Special Use Permit is being heard today by the Planning Commission for a recommendation to City Council. City Council will hear the application at two hearings, currently scheduled for May 18th and June 1st. Upon approval of the Special Use Permit, the applicant would be eligible to submit building permits.

The applicant is proposing a child day care at an existing 5,500 square foot tenant space in the Park Square shopping center. The applicant is also proposing the addition of an outdoor play area, approximately 1,825 square feet.

The applicant has stated that the day care would operate from 6 a.m. – 6 p.m. Monday through Friday. There is expected to be six employees and 40-50 children. The site plan provided shows that there will be 12 dedicated parking spaces in the front parking lot to allow for the safe pick-up and drop-off of children. For added safety, there is a dedicated crosswalk from those parking spaces to the front of the tenant space, as well as signs on the front of the building stating that there is no parking or stopping allowed along the drive aisle in front of the tenant space.

At the rear of the tenant space, there will be a protected outdoor play area. Also at the rear of the tenant area are six dedicated parking spaces for employees of the daycare. To maintain a wider drive aisle between the play area and the employee parking spaces, four parking spaces were suggested to be removed, which the property owner is supportive of.

Around the perimeter of the play area is a curbed landscaping bed with burning bush shrubs. Also, along the perimeter of the play area is a black decorative fence and decorative bollards, spaced no more than four feet apart. The play area also has an emergency exit gate for additional safety as needed and the applicant's plans have shown that a resilient play material will be added to the play area, as determined by the architect.

Staff was concerned about the potential conflict with the outdoor play area and semi-trucks that may utilize the truck loading dock on the rear of the neighboring Volunteers of America location (the applicant to the left of this tenant space). The applicant provided a truck maneuverability map, that shows that a truck can maneuver the site without conflict with the play area.

Staff has reviewed this application against the Special Use Permit criteria and the GroveCity2050 Guiding Principles criteria and has found that all of the criteria have either been met or do not apply to this application.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval for the Special Use Permit to City Council as submitted.

Ms. Connie Klema, Attorney, was present to speak to the item and answer any questions.

There being no discussion, Mr. Linder moved to recommend approval of the Special Use Permit to City Council as submitted. Mr. Rauck seconded the motion, and it was approved 4-0.

ITEM #5 – Farmstead (Subarea H) – Development Plan PID #202001290006

Mr. Hoppel presented the Development Department's findings. He stated that the applicant is requesting the approval of a Final Development Plan with a development text for Subarea H within the larger Farmstead PUD community. Subarea H is located in the southeastern corner of the Farmstead Development.

This Final Development Plan is the third step in the PUD process. The Preliminary Development Plan and Rezoning were approved in 2018, with the Development Plan for the majority of the rest of the Farmstead development being approved in 2019. Subarea H's Development Plan is being heard today by Planning Commission and is planned to be heard by City Council on May 18th, which if approved will go forward for Final

Engineering Review and Building Permits. The development text provided with the Development Plan is consistent with the requirements of the approved zoning text.

Subarea H will be accessed from Hawthorne Parkway to the north. The site plan shows a proposed roadway, Honey Farm Way, that has four cul-de-sacs branching from it and ultimately terminating. This design was selected instead of a loop roadway or other alternative because this layout allows for the properties closest to Jackson Pike to be limited in number. Rather than backing up to Jackson Pike, and having the rear of the homes visible, the sides of the homes will be visible instead. The roadway widths are 28 feet, which meets the zoning text and have either 50 or 60-foot R.O.W. Each of the roadways has a sidewalk or multi-use path along both sides of the street, which meets the requirements of the zoning text.

The multiuse path runs through the site and connects the rest of Farmstead with the larger multiuse path network, by also adding a multiuse path along Jackson Pike.

The site includes 87 lots, with a minimum of 6,000 square feet, meeting the attached development text. The lots have reduced setbacks and building lines, that are consistent with the Conservation Neighborhood intention of the community.

The site also includes a wet basin pond for stormwater retention that will have the multiuse path around it, meeting the zoning text requirements.

Six cluster mailbox units are located throughout the community providing easy access to mail for residents around the neighborhood.

The site plan will be subject to Final Engineering and Building Permit Review.

The landscaping plan for the Subarea shows a variety of deciduous street trees along each roadway and cul-de-sac. The plan also shows screening in the form of mounding and trees along Hawthorne Parkway and Jackson Pike that are comprised of a mix of evergreen and deciduous trees. These screening trees meet applicable requirements.

The wet basin is required to have 13 trees around it, and the applicant is proposing 18 trees, which is more than the minimum requirement and is supported by staff. The applicant has also indicated that enhanced landscaping and hardscaping will be utilized on the pond that is consistent with Tier I and Tier II ponds according to the Stormwater design manual, based on the varying visibility from Jackson Pike.

The plans also show the location of reinforced fencing along Jackson Pike, on the south-eastern edge of the site, which staff believes should be relocated to be in a more appropriate relation to the proposed location of the wet basin, since it has moved since their original submission.

Units will be landscaped with a minimum of three trees each, and a minimum of one of those trees being in the front of the house. This slide also shows the proposed unit landscaping for interior and corner lots. Corner lots will have additional plantings due to the prominence of their location at intersections.

The applicant has also indicated that they will provide enhanced landscaping and/or architectural features on high impact lots, at the ends of cul-de-sacs. Staff has identified these lots and are recommending a stipulation that further detail be submitted to the Development Department for the homes located on these lots.

The applicant has provided 18 home models, most of which have substyles within them, for an even more increased variety. A variety of high-quality materials and architectural styles are designed to meet the intended modern farmhouse style. On the screen 6 of these models are represented showing an example of the type of variety being offered. Most of these styles and architectural details are very similar to those proposed and approved within the rest of the larger Farmstead development. While a few options have a more modern style than options that were previously approved. Staff is supportive of the variety of home styles offered. As mentioned previously, staff is recommending that for homes that are in high-impact lots, the applicant provides more details of the architectural and/or landscaping enhancements that will be provided.

Staff has reviewed this application against the Planned Unit Development criteria and the GroveCity2050 Guiding Principles criteria and has found that all of the criteria have either been met, can be met, or do not apply to this application.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval for the Development Plan with three stipulations as noted in the Staff Report.

Ms. Amanda Webb, Grand Communities, was present to speak to the item and answer any questions.

Ms. Webb proceeded to give a presentation of the Farmstead Community.

Mr. Linder referred to the site plan, specifically between lots 8 and 9, 26 and 27 and 56 and 57, it appears that the north/south line between those lots don't connect. He asked if there is a plan to connect those areas to the walkway. Ms. Webb responded that currently this area is shown as open space. It will connect in with the mounding, which will allow them to put in landscaping and a possible connection to the path. Mr. Linder asked if this was at the City's request. Mr. Hoppel responded that the spacing between those homes was submitted by the applicant. He continued that he believes there might be utilities located between the homes in those spaces which might cause a conflict for path connections. Mr. Linder asked who would maintain that area. Ms. Webb stated that they would be happy to close those gaps. Mr. Linder stated that this wasn't his suggestion, he was just inquiring as to the reason for the gaps. He also stated that it seems that it would be a good connection to the pathway. Mr. Hoppel stated that he feels the City would be open to more connections unless there is a possible conflict with utilities. Mr. Rauch stated he believes that this would be a reserve area that would come between the lots. From an accessibility standpoint, he thinks we would want that connection, even if its grass. In the future, it could be crushed limestone or something else. What's being shown here is what would allow people to gain access to the 104 trail. Ms. Cindi Fitzpatrick, Service Director, stated that after reviewing the plans, she does not see any utilities that are within the above-referenced gap. A path would cross over the storm-sewer that runs parallel to State Rt. 104, and perhaps one man-hole would need to be adjusted.

Mr. Titus asked what the price level of the homes will be in this area. Ms. Webb stated that they would run from mid \$200,000 to mid \$300,000.

There being no additional questions or discussion, Mr. Titus moved to recommend approval of the Development Plan to City Council with the three stipulations as noted in the Staff Report:

1. Further detail shall be submitted to the Development Department for the homes located at the terminus of the proposed cul-de-sacs, showing additional architectural detail and appropriate

landscaping to ensure a quality streetscape. These lots are identified on the plan sheets as 8, 9, 26, 27, 41, 42, 56, 57.

2. The location of the protective fence along Jackson Pike shall be amended on plans to be where adjacent to the retention pond.
3. Shall correct the typographic error for the note on the reinforced fencing to state that the detail is referenced on sheet 701, instead of 702.

Mr. Linder seconded the motion, and it was approved 4-0.

ITEM #6 – Mojo on Broadway – Certificate of Appropriateness

PID #202004060016

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Certificate of Appropriateness for 4094 Broadway to construct a parking lot and sidewalk in the rear portion of the property, as well as demolish a deck, gazebo and shed in the Historical Preservation Area (HPA).

A rezoning of the property from its current R-2 (Single-Family Residential) to C-2 (Retail Commercial) was reviewed at the March 3, 2020 meeting. The proposed Certificate of Appropriateness (COA) for the parking lot is the second step in the process to convert the existing residence to a business. Both applications are tentatively on the agenda for the May 18, 2020 City Council meeting.

The parking lot is proposed to be accessed from a driveway that runs to the north of the building and is partially located on the applicant's property and partially on the property to the north (4086 Broadway). This drive runs from Broadway to the west to First Street to the east. The property to the north, 4086 Broadway, has been using this drive, but the site (4094 Broadway) has been using its own driveway from First Street. No shared access agreement has been created between the properties; however, the applicant has indicated that the property owner for 4086 Broadway is agreeable to creating the agreement. The driveway is approximately 10 feet in width and staff recommends it be included in the agreement that the drive be one-way access to prevent any issues with vehicles on the site.

The existing rear deck, gazebo and shed will be removed to provide space for the parking lot. Staff is supportive of the demolition of these structures as they will need to be removed to provide enough space for the parking lot and allow the property to have a more commercial appearance.

The parking lot is proposed behind/to the east of the property's main building. A five-foot sidewalk is proposed between the building and parking lot to provide pedestrian access into the building. Four of the parking spaces will be located between the building and the garage and will be 180 square feet in size (10' by 18'). There is a discrepancy in the plan which states the spaces are 10' by 20', which will need to be updated to match the project's response letter. Three of the parking spaces will be located behind the garage and will be parallel spaces at 288 square feet in size (12' by 24'). While staff is supportive of parallel spaces being integrated into the site, staff believes that these should be narrowed to ensure they do not encroach on any shared drive. A minimum of eight parking spaces are required, and seven are proposed. Staff believes that the additional parking space should be added for the property to comply with the required amount.

The four spaces proposed between the building and garage will be setback four feet from the south property line to be lined up with the building, as well as an existing fence, and allow vehicles more room to access the spaces. Code requires that the spaces be located 10 feet from the property line; however, staff is supportive of the deviation to provide additional space on the property for vehicles to access. Many of the other nearby commercial properties, including the properties to the north and south, are deviating from the setback requirement to accommodate their parking lots as well.

Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the one deviation for the side setback and five stipulations regarding correcting the parking space size, ensuring the spaces are outside of the shared access drive, adding a parking space, creating a shared access agreement, and to work with the Urban Forester on landscaping.

Mr. Bill Chaffin, Owner, was present to speak to the item and answer any questions.

Mr. Linder asked Ms. Spergel where the eighth parking spot that is being requested would go. Ms. Spergel stated that this will be up to the applicant; however, there might be a few different options. Mr. Chaffin stated that he spoke with the company that is doing the parking area regarding creating an eight space, and he is waiting to hear back from them.

There being no additional questions or discussion, Mr. Linder moved to recommend approval of the Certificate of Appropriateness to City Council with the one deviation and five stipulations as noted in the Staff Report:

1. A deviation shall be granted from Section 1136.06(b) to permit a side parking lot setback of four feet from the south property line.
2. The plans shall be updated to show the correct proposed parking space sizes.
3. The parallel spaces shall not encroach into the shared access drive.
4. One additional parking space shall be provided on the property to bring the total parking on the site to eight (8) spaces.
5. A shared access agreement shall be recorded by the property owners of 4086 and 4094 Broadway to utilize the driveway between both properties.
6. The applicant shall work with the Urban Forester to locate and find the most appropriate trees, shrubs and other plantings for the parking lot.

Mr. Titus seconded the motion, and it was approved 4-0.

ITEM #7 – Meadow Grove Estates North (Sections 4 & 6A) – Plat

PID #202004010014

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a plat for Meadow Grove Estates North Sections 4 and 6A located east of Buckeye Parkway and North of Borror Road. The plat is to formalize and create lots that have already been approved as part of the Meadow Grove Estates North Development Plan from 2006.

Section 4 is proposed in the southern portion with the next portion of Scotch Woods Drive, the remainder of Piper Court, 16 single-family home lots, and two reserves, Reserve I to be used for open space and Reserve H to be used for stormwater management. Section 6A is proposed in the northern portion and continues Scotch Woods Drive, includes the extensions of Blue Star and Silverlawn Drives, the beginning of Carlisle Drive, 15 single-family home lots, and one reserve area, Reserve J, to be used for open space.

The Development Plan for Meadow Grove Estates North was approved in 2006. The site's approved layout is reflected on the proposed Plat for locations of roadways, lots, and reserve areas. The Scotch Woods Drive Plat was approved in 2019 and created the first portion of Scotch Woods Drive as well as the intersection with Borror Road. The Sections 4 and 6A Plat is the final step before construction of the two sections and will officially create the lots, roadways and other details as previously approved on the Development Plan.

Per the approved Zoning and Development Texts for Meadow Grove Estates North, each lot is required to match lots in the R-1 zoning district being at least 10,000 square feet in area and 80 feet in width (105 feet wide for corner lots). The proposed lots meet the requirements set in the texts and for the most part match the layout on the approved Development Plan with some small differences, including the layout of the lots at the end of Piper Court.

Some concerns have been raised regarding the extension of Blue Star Drive to Scotch Woods Drive. Please note that the proposed roadway extension shown on the plat matches what was approved as part of the Meadow Grove Estates North development plan. A second concern has been raised regarding the out-letting of the existing pond located within Reserve H. Currently, the City's Service Department, consulting engineers and the Franklin County Engineers Office are aware of this problem and are working towards a solution.

Therefore after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Mr. Corey Theuerkauf, Rockford Homes, was present to speak to the item and answer any questions.

Mr. Rauck asked about the lots on the south side of Piper Court. Since they appear to have a significant fall in the back, he thinks it would be appropriate to have a drainage easement running from the west to the east. Specifically, the backs of lots 199, 200, 201, 202 and 203. Mr. Theuerkauf responded that those lots were engineered, if going from east to west starting at lot 199, for walk-out conditions, so the rear yards are going to be fairly flat and will meet the existing grades to the Township residents to the south. As they work from the east to the west, to lot 203, those become look-out conditions, so there will be a little bit more of a slope in the yards. The furthest east lots will be fairly flat. Mr. Theuerkauf continued to state that his design engineer mentioned that the City had requested the addition of a drainage easement in that back area. He said he does not have an issue with this easement, although, he would like to work out the particulars with the City as far as the width goes. In concept, though, he does agree that this would be perfectly fine.

Mr. Rauck asked Mr. Rauch how Planning Commission can formalize this request. Mr. Rauch responded that this will be recorded in the minutes, and in between now and the City Council meeting, staff can work with Rockford Homes to set the dimensions of the easement and have a Plat recorded. This way, when Council reviews it, there will be a Plat for their review and consideration.

Mr. Rauck stated that he would prefer to see it be a 25-foot wide easement, which would match the north/south easement that is on the extreme east end of the property. Mr. Theuerkauf stated that Rockford

Homes will not have an issue with it. These are substantially large lots for the area, so it won't impede the building area. There might be a potential conflict with AEP back in this area, but it should not be an issue.

There being no further questions or discussion, Mr. Titus moved to recommend approval of the Plat to City Council as submitted. Mr. Linder seconded the motion, and it was approved 4-0.

Having no additional items, Chair Oyster adjourned the meeting at 2:30 p.m.



Mary Havener, Secretary



Julie Oyster, Chair