

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING APPROVED MINUTES
August 10, 2021**

PRESENT: Kurt Schulze, Jon Ward, Dan Stickel, and Rich Erickson

ABSENT: Perry Green, Steve Krause, and Bill Wood

OTHERS PRESENT: Ross Nicholson

CALL TO ORDER: The meeting was called to order by Chairman Stickel at 7:00 pm.

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

Kim Fracalossi asked the Planning Commission if there had been any new developments or updates to several open rezoning applications. Chairman Stickel indicated that there were no new updates.

Scott Dietrich stated that Ross Nicholson had indicated during a previous meeting that the developer was no longer pursuing the rezonings. Ross Nicholson indicated that as long as the applications are open, it is possible that the property owner may continue to pursue the rezonings. He stated that the Board would need to move to close the application during a regular meeting.

[Name not stated] inquired as to whether or not the Township would be making improvements to roads in the near future. Chairman Stickel indicated that the Township Board is responsible for making those decisions, not the Planning Commission.

APPROVAL OF THE AGENDA:

Kurt Schulze moved to approve the agenda as presented. Rich Erickson supported the motion. Motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES:

1) 04/13/2021 Regular Meeting Minutes:

Kurt Schulze moved to approve the 04/13/2021 Regular Meeting Minutes as presented. Rich Erickson supported the motion. Motion carried by unanimous voice vote.

2) 05/11/2021 Regular Meeting Minutes:

Kurt Schulze moved to approve the 05/11/2021 Regular Meeting Minutes as presented. Jon Ward supported the motion. Motion carried by unanimous voice vote.

OLD BUSINESS:

1) Lake Urban Crossing Preliminary PUD:

Chairman Stickel asked Ross Nicholson where the best place to start the discussion would be. Ross Nicholson indicated that a revised site plan had been received since the previous discussion. He stated that the Planner had not yet had the opportunity to complete an updated review of the application. He suggested that the applicant and/or their authorized agent(s) begin with a summary of the revised site plan noting the changes that had been made since it was last reviewed. Ross Nicholson apologized that the Planner was not in attendance and for the new review not being completed. He suggested that the Planning Commission refrain from taking action on the application until at least after the new Planner review is available and after the public hearing is held.

Chairman Stickel asked the applicant to provide a summary of the project and explain the revisions that had been made to the site plan. Rade Beslac (agent) provided a summary of the proposed residential Planned Unit Development (PUD). He stated that the site contains approximately 160 acres with approximately 75 acres of buildable area. He stated that they had created a parallel plan based on the PUD standards in the Zoning Ordinance to come up with the approximate number of lots that may be permitted based on the Future Land Use Map zoning designations for the subject property. He stated that the Planning Commission may approve a density bonus of up to fifteen (15) percent if concessions are provided as described in Article 11 of the Zoning Ordinance. He stated that, based on the latest parallel plan, they are proposing a total of eighty-nine (89) lots. He stated that the proposed PUD would be developed in two (2) phases- Phase 1 taking access off of Runyan Lake Road containing fifty-two (52) lots and Phase 2 taking access from White Lake Road containing the remaining thirty-seven (37) lots. He stated that the Livingston County Road Commission (LCRC) has already granted preliminary approval for the proposed private road approach from Runyan Lake Road and is in the process of working with the LCRC for preliminary approval of a boulevard private road approach from White Lake Road. He stated that the proposed PUD would have access to the public sanitary sewer. He stated that, when acquired, the property already had seventy-four (74) Residential Equivalency Units (REU's) allocated on special assessment and additional REU's as necessary depending on the total number of lots that are approved. He stated that all of the proposed roads within the development would be built to LCRC public road standards. He stated that the proposed PUD would be a walkable community with several walking trails proposed.

Rade Beslac indicated that the site plan is still in the preliminary phase and a number of approvals from outside agencies would be required before a final site plan can be generated, inclusive of the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Chairman Stickel asked if they had had any preliminary communication with EGLE regarding the wetlands on the site. Rade Beslac indicated that they have had preliminary discussion and asked that they verify the status of the wetlands on site.

Chairman Stickel asked Ross Nicholson to provide a summary of the PUD process and explain where the application is at in the review process. Ross Nicholson provided a summary of the

PUD process. He stated that the PUD process is two phases- preliminary review and final review. He stated that the application is currently in the preliminary review phase. He stated that the preliminary phase is more of a “big picture” review of the PUD development to determine whether or not the proposed development may be feasible and determine the maximum density that may be permitted. The final review phase follows agency reviews that cannot be obtained until after the preliminary phase including but not limited to EGLE, Fire Department, Livingston County agencies, and all other agencies having jurisdiction. He stated that the final review phase would take a much deeper dive into technical details that are necessary before final approval could be considered. He stated that, in the final review phase, the Planning Commission would review the agency reviews and request reviews of the complete application from the Township Planner and Engineer. An additional public hearing would be required at the Planning Commission level during the final review phase, He stated that if the Planning Commission finds that all requirements have been met, they may recommend approval to the Township Board. The Township Board may then hold an additional public hearing if deemed necessary and review the application prior to approving or denying the application. He stated that the complete PUD process is described in Article 11 of the Zoning ordinance which may be viewed on the Township’s website. Ross Nicholson indicated that this is the first PUD he has been involved with. He stated that the Township has not received an application for a PUD since the late 1990’s/early 2000’s, which is the only PUD that currently exists in the Township. He stated that, because no one currently sitting on the Planning Commission has any first-hand experience with PUD applications, they are practicing caution in reviewing the application to ensure all requirements are fulfilled prior to considering a favorable recommendation. Chairman Stickel stated that the Planning Commission will be holding the public hearing for the preliminary phase of the review process during tonight’s meeting. Ross Nicholson added that there will be a minimum of two (2) public hearings at the Planning Commission level (1 for preliminary and 1 for final). Chairman Stickel indicated that the Planning Commission does not feel like they are sufficiently equipped to make a decision on the application during tonight’s meeting.

Wilson Lahoud (applicant) stated that the subject property was purchased with 74 REU’s designated and that the proposed development would utilize an extension of the existing public sanitary sewer system. He stated that there are approximately eighty (80) acres of unusable land on the property which is nearly half of the total site area. He indicated that utilizing the public sanitary sewer for all lots would be better for the environment than utilizing on-site sewage treatment systems (septic). He stated that he believes the development would be complementary to existing development in the area and would be a benefit to the Township.

Chairman Stickel stated that the public hearing to be held shortly is for the preliminary PUD site plan. Kurt Schulze asked the applicants to describe the proposed stormwater treatment system. Rade Beslac indicated that the plan is to utilize as much of the existing wetlands as possible for treatment of stormwater as recommended by EGLE. He elaborated further on specific aspects of the proposed system. Chairman Stickel asked if they are proposing any type of pretreatment of stormwater prior to allowing flow into wetlands. Rade Beslac elaborated on the proposed pretreatment system. Chairman Stickel indicated that stormwater treatment will be very

important to prevent excess sediment from flowing into Runyan Lake. Rade Beslac acknowledged the importance of ensuring the stormwater treatment system is built to the standards required by the Livingston County Drain Commissioner (LCDC) and EGLE.

Jon Ward asked what the status of the proposed roadway locations were. Rade Beslac indicated that they have been working with the Livingston County Road Commission (LCRC). He stated that they have received preliminary approval for the proposed private road approach off of Runyan Lake Road and are currently seeking preliminary approval for the approach from White Lake Road. Jon Ward questioned whether or not the proposed approach off of Runyan Lake Road could be permitted based on the Zoning Ordinance requirement that “The PUD shall be located so that it can be accessed from a paved, County primary road able to safely serve the proposed development without adverse impact on the community” (Section 11.02.E). The Planning Commission briefly discussed. Chairman Stickel indicated that the standard in question was specific to the Tyrone Township Zoning ordinance and is not a standard required by the LCRC. Rich Erickson asked if the latest parallel plan should reflect the road layout shown in the latest site plan documents. Chairman Stickel indicated that the parallel plan has different requirements than the site plan and is only intended to determine the maximum allowable density for the development.

Kurt Schulze made a motion to temporarily recess the regular meeting and open the scheduled public hearing.

Chairman Stickel recessed the regular meeting to hold the scheduled public hearing for the Lake Urban Crossings Preliminary PUD application.

PUBLIC HEARING:

1) Lake Urban Crossing Preliminary PUD:

Chairman Stickel read the public hearing notice that was published in the Tri-County Times newspaper on 07/25/2021:

“Notice is hereby given the Tyrone Township Planning Commission will hold a Public Hearing on Tuesday, August 10, 2021, beginning at 7:30 pm at the Tyrone Township Hall located at 8420 Runyan Lake Road, Fenton, MI. The purpose for

the Public Hearing is:

1. To receive comments regarding the proposed Lake Urban Crossing preliminary residential Planned Unit Development (PUD) application. The subject property is vacant land located east of Runyan Lake Road and north of White Lake Road, Parcel ID numbers: 4704-03-300-020, 4704-10-100-024, 4704-10-100-025, 4704-10-200-025, and 4704-03-400-001. The property is zoned RE, Rural Estates.

Additional information is available at the Tyrone Township Planning & Zoning Department, 8420 Runyan Lake Road, Monday through Thursday, 9 a.m. to 5 p.m. Individuals with disabilities requiring auxiliary aids or services should contact the Tyrone Township Clerk, at (810) 629-8631, at least seven days prior to the meeting.”

Chairman Stickel explained the protocol for receiving public comments during the public hearing. He asked if the applicants, the Planning Commission, or Ross Nicholson had anything to add before opening the floor to accept public comments. Ross Nicholson reiterated the PUD procedure and emphasized that this would be the first public hearing for the preliminary PUD application.

Chairman Stickel opened the floor to receive public comments.

Michael Hayek (resident) stated that he was a US history teacher for forty (40) years. He stated that approval of the proposed development would result in the property values of existing nearby development would be negatively impacted. He stated that the sewer system would go into Runyan Lake. He stated that it sounds like the British had input into the project as if this were the times of the American Revolution. He stated that he says no to the proposed development.

Jim Sporer (resident) indicated that he had previously submitted a letter to the Planning Commission which he would like to read for the public record. He read from the letter which outlined specific concerns regarding wetland protection. He asked if a qualified wetland consultant has identified and staked the locations of wetland areas on the subject property. He asked who the consultant was and asked if the information was reported to and verified by EGLE. He indicated that twenty-four (24) of the lots shown on the parallel plan would not meet the required fifty (50) foot wetland setback as required by the Zoning Ordinance. He stated that Section 11.01 describes the intent of PUD's and Section 11.02 describes the open space requirements for PUD's. He indicated that he does not believe that the proposed development would meet the intent of PUD's or the open space requirements. He thanked the Planning Commission for taking the time to hear his comments.

Scott Dietrich (resident) stated that a lot of the information being discussed was not available on the Township website until recently. He stated that he contacted the Township regarding the information being unavailable and was told by someone that no one cares. He stated that he has concerns regarding a potential increase of traffic on White Lake Road if the proposed PUD is approved. He expressed concerns regarding stormwater treatment, specifically pertaining to fertilizers that may be present in runoff. He stated that if the stormwater treatment system were to fail, Runyan Lake would become polluted. He reiterated that he was very concerned about the potential increase in taxes. He stated that the proposed development contains too many lots which is inconsistent with the Township's intent of preserving the rural character of the community. He stated that the proposed development would contain too many homes.

Jeff Cooper (resident) stated that he lives adjacent to the area where the proposed road entrance from Runyan Lake Road is located. He stated that traffic is a major concern. He stated that approximately seventeen hundred (1,700) cars travel down that particular stretch of Runyan Lake Road daily. He stated that approval of the development would result in an increase in that number, adding to congestion. He stated that there is increased traffic due to construction on US-23. He stated that the applicant indicated that they received preliminary approval for the proposed road entrance from Runyan Lake Road two (2) years ago. He stated that the developer did not own adequate land to meet the LCRC requirements for a private road approach at that

time and had only acquired the space required more recently. Wilson Lahoud indicated that the LCRC review was pertaining only to the sight distance requirements at that time. He reiterated that it was a preliminary review based on the plans that were available during that time for line-of-sight review. Jeff Cooper continued. He stated that he is wondering if the widening of Runyan Lake Road would be necessary to add a turn lane to accommodate the proposed development. He stated that he had moved to the area for the rural character and feels that approval of the proposed PUD would be detrimental to said character.

Mark Glazewski (resident) asked for clarification on the sanitary sewer system that would be utilized for the proposed development. Ross Nicholson indicated that the sewer system is the Livingston Regional Sewer System (LRSS) which is a shared system between Hartland and Tyrone Townships. He stated that the outflow from the system is processed in Genessee County. Mark Glazewski asked if it would be the same system utilized by the development around Runyan Lake. Ross Nicholson indicated that it would be on the same system that serves the rest of the Township. Mark Glazewski stated that he heard that there were a number of beaver dams on the property. He stated that disturbing the natural habitat could significantly impact the subject property as well as Runyan Lake by altering the natural flow rates and patterns.

A gentleman in attendance (name not stated) asked if the Planning Commission had received a letter from the Runyan Lake Board of Trustees. Chairman Stickel indicated that the correspondence was received shortly before the meeting. The gentleman asked if Chairman Stickel could read the letter aloud for the public in attendance. Chairman Stickel indicated that he would read the letter prior to closing the public hearing.

Greg Johnson (resident) indicated that the proposed road entrance off of White Lake Road would be located directly across from his property. He stated that he has concerns regarding headlights facing towards his home at night. He stated that he also has safety concerns. He stated that many motorists speed in excess of the speed limit along that stretch of White Lake Road. He indicated that a combination of increased speed and low visibility lead to hazardous driving conditions in the area. He stated that the conditions of the roads themselves are also a safety concern. He stated that he has concerns that approval of the proposed PUD would lead to further/increased rates of deterioration of the road surface.

Kim LaClear (resident) stated that she lives on White Lake Road and frequently witnesses vehicles speeding in excess of eighty (80) miles per hour in the area. She stated that conditions are already unsafe and that the roadway would not accommodate additional traffic.

Dan Podeszwick (resident) indicated that a previous version of the site plan depicted a road layout which would be dangerous. He stated that he sees the plans have since been revised and the latest version alleviates those specific concerns. He stated that he agrees with many of the previous comments regarding safety concerns along White Lake Road.

Richard Sirna (resident) cited a statement from the Zoning Ordinance, Article 4, regarding the intent of the Farming Residential and Rural Estate zoning districts. He asked if the Michigan Department of Natural Resources (DNR) has any comments regarding the proposed development within and near wetland areas. He stated that he has concerns regarding stormwater runoff

flowing into Runyan Lake as well as concerns regarding disruption of the beaver dams on the subject property. He stated that the water levels on Runyan Lake fluctuate because of beaver dams. He stated that he has concerns regarding the potential traffic increase. He stated that Lake Urban is not so much a lake as it is wetlands. He stated that two additional cars per new dwelling would result in a significant traffic increase.

Mike Kohler (resident) stated that he lived near the subject parcel for fifty-nine (59) years. He stated that he is very familiar with the wetland areas. He asked if the developer was aware that pilons would be required in order to build on the subject parcel. He stated that the western portion of the subject property was assessed REU's when the public sanitary sewer system was installed. He noted that the cost for each REU as well as sewer billing rates are very expensive. He stated that many residents in the area were required to connect to the public sanitary sewer due to lake contamination from private septic systems. He provided some history of the wetland and lakes in the area. He stated that some of the new homes being built along Hartland Road will not be able to get favorable percolation test results and will likely want to have the sewer system expanded which would force all of the dwellings in between to connect as well.

Nick Branoff (resident) indicated that he lives in the Hills of Tyrone site condominium, just north of the subject property. He stated that he is Vice President of the Hills of Tyrone Association. He asked what the distances would be from the rear property boundaries of the units within the Hills of Tyrone to the proposed road which would take access from Runyan Lake Road. He stated that there is a retention pond located on the southwest corner of the Hills of Tyrone property which is currently overflowing due to sediment clogging the drains. He stated that the water travels southwest from the retention pond. He stated that he has lived adjacent to the wetlands on the subject property for twenty-five (25) years and is very familiar with the natural course of surface water flow. He stated that all of the water from the subject property ultimately flows into Runyan Lake. He indicated that there are significant wetland drainage issues on the subject property, noting that the beaver dams frequently cause major fluctuations in the water levels. He stated that much of the area shown on the site plan as open water contains invasive species of plants resulting in little to no visibility beneath the surface of the water.

Kim Fracalossi (resident) thanked the Planning Commission for all the work they do. She stated that she lives on White Lake Road. She stated that she feels the Planning Commission has already informally granted the project approval and are now working backwards to figure out a way to formally approve. She stated that she has issues with the proposed density of the development. She stated that the proposed density would conflict with the Master Plan and Future Land Use Map designation for natural resource preservation. She stated that the proposal conflicts with the spirit of the Master Plan. She stated that waiving a percentage of the open space requirement would conflict with the intent of the open space design requirements in the Zoning Ordinance. She stated that Section 11.01 from the Zoning Ordinance (PUD Intent) indicates that PUD's should be developed with consideration of the intent of development of the area in the Master Plan. She stated that the Master Plan does not indicate that the area would be suitable for the proposed PUD. She stated that the development would result in economic and

noneconomic costs that would impact existing development and residents in the area. She stated that the proposed development would result in loss of scenic landscape, loss of rural character, increased traffic congestion, increased noise pollution, increased light pollution, etc....

John Leece (resident) stated that he owns property to the north of the proposed PUD. He stated that his property drains into the wetland area on the subject property. He stated that the proposed development would likely result in his property becoming flooded.

Paul Lewis (resident) stated that he lives off of Carmer Rd. He asked where the proposed White Lake Road entrance would be located in relation to Carmer Rd. The Planning Commission pointed out the location. He stated that he moved from West Bloomfield which he feels is overdeveloped and congested. He stated that he moved to the area with his family to get away from the congestion and because he loves Runyan Lake. He stated that one of his biggest concerns is the potential impacts to Runyan Lake. He stated that he is worried that the proposed development may result in reduction of his property value due to negative impacts to Runyan Lake.

John Fialka (resident) stated that he has lived on Runyan Lake since 1968. He stated that everyone has already expressed their concerns but wanted to make note that he was also concerned about potential impacts to Runyan Lake and the surrounding areas including sediment runoff, pollution, and increased traffic.

Herman Ferguson (resident and Township Trustee) stated that he has lived in the Township for forty-five (45) years and he sincerely cares about the community. He stated that he wishes that he would see public turnout at the Township Board meetings as he sees tonight. He stated that he is glad that he came and is happy to see the passion and public participation. He stated that he represents all residents of the Township and wants to hear from them so he can make informed decisions.

Nick Branoff (resident) asked if the developer plans to reroute the drainage flow from Denton Creek to Runyan Lake and whether or not the beaver dams would be removed from the subject property. Chairman Stickel stated that the plans do not depict any change to the water system he described. Nick Branoff asked how the stormwater drainage system would work. Chairman Stickel elaborated. Rade Beslac indicated that they have no intent of moving the beaver dams.

James May (resident) stated that he has concerns about the volume of water and sediment that could potentially flow into Runyan Lake. He stated that he would like to see additional calculations to confirm that the drainage system would work.

Resident (name not stated) indicated that the developer could easily obtain a permit to remove the beaver dams from the property through the Michigan DNR.

Scott Dietrich (resident) stated that the residents have expressed a consensus regarding road safety on White Lake Road.

Sara Dollman-Jersey (resident) thanked Ross Nicholson for his explanation of how the PUD process works. She stated that she is inspired by the number of people in attendance engaging in

the discussion. She asked if the application would be included on future Planning Commission meeting agendas between the preliminary and final application. Ross Nicholson provided clarification. He indicated that, following preliminary review, the applicants would seek agency reviews and put together an application meeting the requirements for final PUD review before returning to the Planning Commission. Sara Dollman-Jersey asked how she can obtain the application documents. Ross Nicholson indicated that the application documents are available in the meeting packet documents on the Township website.

Jannette Ropeta (resident) thanked the Planning Commission and Ross Nicholson for the work they do. She stated that she has frequently been attending Township meetings and is very interested in what is going on in Township government. She stated that she was happy to see so many residents in attendance and hopes to see consistent turnout moving forward. She stated that she is recording the meeting because she was told by someone at the Township that nobody cares. She stated that she has started a Facebook group called Tyrone Township Watch to ensure that all meetings are recorded and livestreamed for those who are unable to attend meetings in-person.

Michael Ewles (resident) stated that he and his wife own two properties in the area and have lived in the Township for twenty-five (25) years. He stated that he has concerns with the potential for increased light pollution as a result of the proposed development. He stated that he very much enjoys the natural beauty of the Township and is concerned that increased traffic and additional dwellings would lead to increased light pollution. He stated that he loves and cares about Runyan Lake. He stated that the wetlands on the subject property are significant, and development of the area would negatively impact Runyan Lake.

Resident (name not stated) asked the Planning Commission to point out where the proposed development would be located in relation to her property. The Planning Commission pointed it out on the map.

Resident (name not stated) asked if residents in the area could launch kayaks into the water on the subject property. Rade Beslac responded.

Chairman Stickel read a letter addressed to the Planning Commission from Runyan Lake Incorporated (association). The letter summarized the intent and purpose of the association and outlined concerns regarding drainage/stormwater management, exploitation of natural features, overdevelopment, sediment runoff control, etc... The letter recommended that the Planning Commission require specific review/approvals from other agencies having jurisdiction prior to granting preliminary PUD approval. The letter also stated concerns regarding potential incompatibility of the development with the Zoning Ordinance requirements for the zoning district as well as concerns regarding potential contamination of Runyan Lake. The letter also indicated that it would be illegal for the development to create runoff that would impact nearby properties. The letter concluded with a request to the Planning Commission that they recommend denial of the application until the aforementioned concerns are sufficiently addressed.

Chairman Stickel asked if there were any additional public comments. None were received. He asked the Planning Commission if they had any questions or comments. Rich Erickson stated that the new road layout should be shown on the parallel plan and indicated that he would like to know if it would be possible to reduce the number of lots in the PUD. Jon Ward asked if a traffic impact study would be required for preliminary PUD review. Chairman Stickel indicated that a study would be required as part of a complete final PUD application. The Planning Commission asked the applicants if they have received feedback from any other agencies having jurisdiction aside from the LCRC and EGLE. Rade Beslac indicated that they have not received reviews or approvals from other agencies because preliminary PUD approval is required prior to seeking them. Chairman Stickel asked for clarification of the status of the wetlands on the subject property. Rade Beslac indicated that they have hired a wetland consultant to flag and delineate the wetlands on the property and confirmed the status of the wetland areas with EGLE. The Planning Commission briefly discussed. Chairman Stickel reiterated the requirements for preliminary PUD review versus final PUD review. He stated that the Planning Commission would not be making a recommendation tonight. There was a brief discussion between the Planning Commission and members of the public. The Planning Commission and Ross Nicholson discussed the timeline and requirements for the review process.

Chairman Stickel stated that they have received many comments regarding concerns primarily regarding increased traffic and stormwater management. He asked the applicants for clarification on how the proposed roads would be built within the PUD. Rade Beslac stated that the roads would be built to LCRC specs but managed by the condominium association. Chairman Stickel recommended that they should draft road maintenance agreements prior to submitting the application for final PUD review. Rade Beslac indicated that they would include maintenance agreements as well as drafts of the condominium documents including the master deed and bylaws.

Chairman Stickel asked if there were any additional comments from the Planning Commission. Jon Ward stated that the PUD standards require that the development be located on a primary road. It was determined that Runyan Lake is not considered to be a primary road. The Planning Commission briefly discussed. Chairman Stickel indicated that that would need to be evaluated and further discussed prior to making a recommendation.

Chairman Stickel closed the public hearing at 8:54 pm.

NEW BUSINESS:

2) Vale Royal Barn Special Land Use Amendment

The applicant requested that the item be deferred until a future meeting when the Planner is in attendance.

The item was tabled.

CALL TO THE PUBLIC:

Scott Dietrich (resident) stated that White Lake Road is a mess. He stated that all residents in attendance agree. He stated that the proposed Lake Urban PUD includes too many wetland areas and is too dense of a development. He reiterated concerns regarding safety along White Lake Road.

Jeff Cooper (resident) expressed safety concerns with White Lake Road.

Kim Fracalossi (resident) asked for a status update on the Master Plan. Chairman Stickel indicated that they have not formally begun the master planning process.

Jannette Ropeta (resident) stated that it is hard for residents to participate in the master planning process if they are unaware of when the discussions will take place. She stated that she feels the Township is attempting to hold off on discussion until the public loses interest.

ADJOURNMENT: The meeting was adjourned by Chairman Stickel at 9:04 pm.

APPROVED