

CHATHAM COUNTY PLANNING BOARD
MINUTES - Draft
February 7, 2006

The Chatham County Planning Board met in regular session on the above date in the auditorium of the Cooperative Extension Building in Pittsboro, North Carolina. A quorum was present to begin the meeting. The members present were as follows:

Present:

Charles Eliason, Chair
Jeff Austin, Vice-Chair
Jennifer Andrews
Clyde Harris
Martin Mason
Winifred Smith
Cecil Wilson

Absent:

Angela Brown
Mark McBee
Chris Walker

- I. CALL TO ORDER – Chair: Chairman Eliason called the meeting to order at 7:07 p.m. He stated that recently there has been some media attention directed towards three of the Planning Board members; that he has all the faith and confidence in Mr. Harris, Mr. Mason and Jennifer Andrews; and that if the result of this is that we have better child care in Siler City and a chance to educate more children, then he is all for it.

- II. APPROVAL OF AGENDA: Ms. Smith made a motion; seconded by Ms. Andrews to approve tonight’s agenda as submitted. Discussion followed. Mr. Megginson noted that late this afternoon Mr. Phillips provided a written request to postpone sketch design approval of the “Dixon Property” (Item VII. A.) until next month’s Planning Board meeting. Mr. Phillips also requested that tonight’s meeting not count as one of the review meetings. Mr. Megginson stated that staff tried to get this information out as quickly as possible; that Jason Sullivan posted the postponement request on the County’s website; and that staff contacted various individuals to inform them of the postponement. Mr. Austin stated that there appears to be a discrepancy in the applicant’s soils report; and that the soils report to the application is well over a year old and only includes approximately 53 acres (i.e. 83 acres on application). Mr. Megginson stated that he would point this out to Mr. Phillips so that this could be addressed at next month’s Planning Board meeting; and that road issue is the reason for this postponement request. Ms. Smith restated her motion to approve tonight’s agenda as submitted with the one change as discussed above to postpone review of the “Dixon Property” and that tonight’s meeting not count as one of the review meetings. Ms. Andrews seconded the motion and the motion passed unanimously. (6 Board members)

- III. CONSENT AGENDA: Mr. Austin made a motion; seconded by Ms. Andrews to approve the consent agenda as submitted, (i.e. items A. and B. listed below). The motion passed unanimously. (6 Board members)
 - A. Minutes:
Consideration of approval of minutes for January 3, 2006 Planning Board meeting.

B. Final Plat Approval:

1. Request by Van R. Finch on behalf of Fitch Creations, Inc. for subdivision final plat approval of "Millcroft Cluster Homes, Close One", consisting of 9 lots on two acres, located off S. R. 1718, Villageway and Millcroft, Williams Township.
2. Request by Ricky Spoon Builders for subdivision final plat approval of "Henry's Ridge, Phase 1", consisting of 17 lots on 84 acres, located off S. R. 1822, Henry Webster Road, New Hope Township.
3. Request by H & A Properties, Inc. for subdivision final plat approval of "Shambley Meadows, Phase III, consisting of 7 lots on 13 acres, located off S. R. 2167, Jay Shambley, Hickory Mountain Township.

End Consent Agenda

- IV. PUBLIC INPUT SESSION: Fifteen-minute time of public input for issues not on agenda. Speakers limited to three minutes each.

There were no requests to speak at this time.

V. SKETCH DESIGN APPROVAL:

- A. Request by Richard Fox for subdivision sketch design review of "Hickory Downs", consisting of 41 lots on 167 acres, located off S. R. 1506, Bowers Store Road, Hickory Mountain Township.

Ms. Richardson reviewed the agenda notes for this subdivision request.

No adjacent landowners spoke.

Richard Fox, applicant, was present.

Mark Ashness, civil engineer with the C.E. Group, Inc., was present representing the applicant. Mr. Ashness stated that three (3) existing subdivided lots on Bowers Store Road were utilized to create an entry road to the project and to add two lots to the proposed subdivision.

There was no discussion among the Board. Mr. Austin made a motion; seconded by Ms. Smith to grant sketch design approval of the plat as submitted and as recommended by staff with the following two (2) conditions:

1. The preliminary and final plats shall show a 60-foot wide future dedication of right-of-way from the subject property to the Chatham Farms, LLC property.
2. Setback requirements shall be removed from the preliminary and final plats.

Discussion on the motion followed. Mr. Fox acknowledged that all required permitting would be obtained before any additional building activity takes place on the site. Mr. Ashness stated that an erosion control plan was submitted to the State last fall that allows the developer to clear and grub; and that additional permitting is forthcoming.

At this time a vote on the above motion was unanimous. (6 Board members)

Cecil Wilson arrived at this time. [7:15 P.M.]

VI. ZONING AND ORDINANCE AMENDMENTS:

Item from July 18, 2005 Public Hearing:

- A. Request by Robert Blitchington for a revision to the existing conditional use permit for Michael Cates / Ferrellgas, L.P. / propane gas business to a conditional use permit for a Contractor's Office and Shop, on one (1) acre, located off US Hwy. 15-501 N., Baldwin Township.

Chairman Eliason recused himself from this issue. Jeff Austin, Vice-Chair, took the chair.

Ms. Richardson reviewed the agenda notes for this request.

Nicolas P. Robinson, attorney, was present representing the applicant. Mr. Robinson stated that the applicant supports the recommendation and conditions of the Planning Department staff; that he apologizes for having to table the request; that two permits were issued to use the same septic system (one for this business first and then for the residence); that current standards required State approval of an alternative wastewater treatment system; and that this process proved to be lengthy.

No adjacent landowners spoke.

There was no discussion generated among the Board. Ms. Andrews made a motion; seconded by Mr. Mason to grant approval of the request, as submitted and as recommended by staff, for a revision to the existing Conditional Use Permit for Michael Cates / Ferrellgas, L. P. / propane gas business, to a Conditional Use Permit for a Contractor's Office and Shop, with the following five (5) conditions.

1. No retail traffic is allowed without revision to the conditional use permit.
2. No new lighting is allowed except for ground lighting in the parking area and signage lighting. Any additional lighting shall conform to the Draft Lighting Ordinance.
3. The existing signage may be replaced with signage no larger than 32 square feet in area. No additional signage is allowed.
4. Landscaping/buffering shall be as recommended by the Chatham County Appearance Commission as follows and shall be completed during the first optimal planting season:
 - (a) A "Type B" screen (semi-opaque – 3 feet high opaque and intermittent visual obstruction to 20 feet high) is to be established in front of the building on either side of the sign area. Suggested plantings are

Cotoneaster (Scarlet Leader), Juniper (and 3 foot tall to 5 foot tall variety), and Dwarf Yaupon.

(b) A "Type A" screen (8 feet high opaque and intermittent visual obstruction to 20 feet high) is to be established in the rear of the property on the north side of the shared driveway on the western boundary. This screen shall be a minimum of 15 feet wide. Suggested plantings are Wax Myrtle, Eastern Red Cedar, and Illicium Parviflorum (Anise Shrub).

(c) If a dumpster is added to the property at a later date, it shall be screened on all sides.

5. No outside storage of materials shall be allowed on the property.

There was no discussion on the motion and the motion passed 6-0-1 with Andrews, Mason, Austin, Harris, Smith and Wilson voting in favor of the motion; and Eliason abstaining.

Item from November 21, 2005 Public Hearing

B. Request to consider proposed text amendments to the Chatham County Zoning Ordinance to replace conditional use zoning with conditional zoning.

This issue was not addressed at this meeting.

Items from January 17, 2006 Public Hearing:

C. Request to consider proposed amendments to the Chatham County Subdivision Regulations, Section 6.5 A.2.a. and b. concerning recreation fees.

D. Request to consider proposed amendments to the Chatham County Mobile Home Ordinance, Section 6.4 a. and b. concerning recreation fees.

Mr. Megginson stated that items C. and D. (listed above) address recreation fees; that the proposed language is to clarify that those fees are based on post – development values (value of land after developed instead of pre-development value); that this process is currently being used; that language in the Subdivision Regulations and Mobile Home Ordinance does not address this; that the proposed amendments state that the fees can be used for the facilities and land; that no one spoke in opposition to the requests at the January 17, 2006 public hearing; and that staff recommends that the proposed amendments be approved.

There were no comments from the public.

No discussion was generated by the Board. Ms. Andrews made a motion; seconded by Mr. Harris to approve both agenda items C. and D. as submitted (as stated above) and as recommended by staff. Note: The Proposed language reads as follows:

Subdivision Regulations proposed amendments:

1. That the second and third sentence sentences in Section 6.5 A.2.a. of the Chatham County Subdivision Regulations be deleted and the following inserted in lieu thereof:

“Each public community recreation area shall satisfy the standards set forth in the Master Plan as to size, shape, location, slope, access and usefulness to the community and shall be not less than the product of 1/35 of an acre multiplied by the maximum number of lots to be developed or maximum number of dwelling units proposed, whichever is greater. The County shall be authorized to sell any land dedicated pursuant to this section, but the proceeds shall be used only for the acquisition, or development of other public recreation facilities.”

2. That the second and third sentences in Section 6.5 A.2.b. of the Chatham County Subdivision Regulations be deleted and the following inserted in lieu thereof.

“The fee shall be equivalent to the post-development tax value of the area of land required to be dedicated pursuant to a. above. In order to serve the public recreation needs of more than one development or subdivision, the County shall establish recreation service districts and fees paid in lieu of dedication hereunder shall be expended for acquisition or development of recreation or park facilities or areas.”

Mobile Home Ordinance proposed amendments:

1. That the second sentence in Section 6.4 a. of the Chatham County Mobile Home ordinance be deleted and the following inserted in lieu thereof:

“Each public community recreation area shall satisfy the standards set forth in the Master Plan as to size, shape, location, slope, access and usefulness to the community and shall be not less than the product of 1/35 of an acre multiplied by the maximum number of lots to be developed or maximum number of dwelling units proposed, whichever is greater. The County shall be authorized to sell any land dedicated pursuant to this section, but the proceeds shall be used only for the acquisition, or development of other public recreation facilities.”

2. That the second and third sentences in Section 6.4 b. of the Chatham Mobile Home Ordinance be deleted and the following inserted in lieu thereof.

“The fee shall be equivalent to the post-development tax value of the area of land required to be dedicated pursuant to a. above. In order to serve the public recreation needs of more than one development or subdivision, the County shall establish recreation service districts and fees paid in lieu of dedication hereunder shall be expended for acquisition or development of recreation or park facilities or areas.”

There was no discussion on the motion and the motion passed unanimously. (7 Board members)

- E. Request by George Farrell, Jr. on behalf of Kunal Enterprises, LLC for a revision to the existing Conditional Use B-1 Business District with Conditional Use Permit for various uses to add Mobile home sales and service specifically for Modular home sales and display, on 15 acres, located off U. S. Hwy 64 E, and New Hope Township.

Ms. Richardson reviewed the agenda notes for this request. She stated that the proposal is to add mobile home sales and service as a category but specifically and only for modular home sales and display; that one (1) modular home and garage would be used as a display and sales office; and that a brief history of the property is provided in tonight's agenda notes.

No adjacent property owners spoke.

George Farrell, Jr., applicant was present. Mr. Farrell provided Board members pictures of a modular unit similar to the one to be built for their display unit. (See picture in applicant's file in Planning Department.) Mr. Farrell stated that Randy Staley, Staco Construction, Inc. would be building the display unit and that Mr. Staley was present tonight to answer any questions that the Board might have.

Discussion followed. By using the large plat map, Ms. Richardson showed the locations of the 1.) mini-warehouse storage buildings, 2.) boat and RV storage, and 3.) proposed modular display area. Modular and mobile units were discussed. It was understood that only one (1) modular display unit would be permitted on the site. Ms. Richardson explained that Chatham County considers a site built house as one that is built to the North Carolina building code and a mobile home as one that is built to the HUD code.

Randy Staley stated that the homes he builds are all off-frame homes; that the components used are like those used for site built homes; that the only difference is that the modular is built in a controlled environment; that the units are brought to the site on tractor trailers; that a crane is used to place the units on the lot; and that completion of the home is then done on site.

Mr. Austin stated that he would like to see language added to staff's recommendation to define that the modular display home shall be constructed to the North Carolina Building Code Standards only (as in off-frame dwelling). Ms. Richardson explained that the ordinance currently does not have a category specifically for modular homes and that staff recognizes that this is an issue that needs addressing at some point.

Mr. Wilson made a motion; seconded by Ms. Smith to grant approval of the request to add Mobile Home Sales and Service, specifically, to allow one (1) Off-Frame Modular Home Sales and that the Display Unit be constructed to the North Carolina Building Code Standards only, with the following three (3) conditions:

1. This permit shall automatically expire on the first anniversary of its issuance unless (a) construction has commenced after issuance of a certificate of zoning compliance and building permit; or (b) a timely filed application for an

extension of time has been approved by the Board of County Commissioners.

2. Parking lot spaces fronting on U. S. Hwy 64 shall incorporate landscaped islands with no more than 10 spaces on either side of the islands. Construction of islands and arrangement of parking spaces shall be completed prior to issuance of the certificate of occupancy for the Modular home sales unit.
3. All conditions on previous requests, as required by the Board of County Commissioners, shall remain.

The motion passed unanimously. (7 Board members)

- F. Request by William R. Copeland for a Conditional Use B-1 Business District with a Conditional Use Permit for restricted B-1 Business uses specifically all B-1 Business permitted uses except for the following: Amusement enterprises – Bus, passenger stations – Funeral homes, embalming, crematoria – Fur storage – Laundries or Laundromats and dry cleaning – Pawnshops – Radio and television stations and their towers – on 5.6 acres, located at the northwest quadrant of the intersection of U. S. Highway 64 and Big Woods Road, and New Hope Township.

Mr. Megginson reviewed the agenda notes for this request. He stated that this is a two part request; that one part of the request is for a change in the zoning district from the RA-5 zoning to a conditional use business district; that the second part of the request is for a conditional use permit specifically for a restaurant; that there are five (5) findings that the Board has to make in order to approve a conditional use permit; that staff does not think the application conforms with the Land Conservation and Development Plan and does not meet required finding #4; that the only use the applicant is now requesting is “eating and drinking establishment”; that staff thinks that finding #2 (i.e. “the requested conditional use permit is either essential or desirable for the public convenience or welfare”) may not be met; and that if the Board thinks the district should be changed and the five (5) findings could be made and the request permitted, staff has recommended twelve (12) conditions in tonight’s agenda notes.

Nick Robinson, attorney, was present representing the applicant. Mr. Robinson stated that a family type restaurant/steakhouse is planned; that an “eating and drinking establishment” permit is requested, as reflected on the submitted site plan; that it is doubtful that the restaurant would include a bar; that an outdoor dining area is shown on the site plan; that he feels the Board should approve the requested rezoning; that there are over 1,000 home sites approved on Big Woods Road; that the proposed site is near the intersection of U.S. 64; and that there is both a need and desire for this type facility in the area. Mr. Robinson distributed copies of his written response to staff’s comments and recommendations stated in tonight’s agenda notes. (See copy attached dated February 7, 2006.)

Mr. Austin inquired if staff compared the development (Windfall Creek) being built behind this proposal, i.e. how many lots would border this parcel. Mr. Megginson used the overview map to show the proximity.

Mr. Robinson stated that this is an appropriate place for commercial use; that if the lot is left residential there is no impervious surface limitation; that with this use there would be a maximum 24% impervious surface with storm water control in place; that sewer arrangements have been made with a private utility company; that a novelty to the site is that it is surrounded on two sides by a residential subdivision; that only four (4) people spoke at the recent public hearing; that Jonna Birtcher spoke on behalf of Windfall Creek; that Ms. Birtcher stated that as long as the use was restricted for a restaurant it was fine; that Ms. Birtcher complimented Mr. Copeland about the extent to which he had involved them with having input in the design prior to filing the application; that Bob Eby spoke in opposition regarding the number of initial uses proposed; that Randy Voller, Town of Pittsboro Mayor, voiced some negative comments; and that Mayor Voller might want more commercial uses in Pittsboro. Mr. Robinson asked the Board to approve the project despite the recommendation by staff with acknowledgement that when you have a land use plan that is subject to interpretation these things could happen. Some specifics noted by Mr. Robinson that he felt would warrant approval of the proposal were:

- the proposed site is located near an intersection at a major east/west corridor
- water and sewer are available
- the proposed site is on a side road and not on a main thoroughfare
- the area has more than 1,000 approved residential lots on Big Woods Road, i.e. customer base
- the intersection is protected from over development by the Corps of Engineer property on the other side of Big Woods Road
- the public does not oppose the application
- the applicant is a Chatham County resident.

Mr. Austin asked Mr. Megginson to address noise. Mr. Megginson stated that the County has a Noise Ordinance that is enforced by the Sheriff's Office; that meters are used to take measurements at the property line; and that if maximum levels are exceeded then enforcement is taken to lessen the noise level. Mr. Robinson stated that the natural wooded buffer has been left in place; that additional landscaping has been shown; and that the dining area is located away from any residential areas (on the opposite side of the building).

Discussion among the Board followed regarding the proposed restaurant. Mr. Wilson stated that a facility of this type would be welcomed in the community especially from residents living on the other side of Jordan Lake. Ms. Andrews stated that staff's recommendation was very well thought out; that it was hard to go against staff's thinking but at the same time she had heard numerous positive comments regarding the proposal; that the figures are astonishing relative to the number of people who go out to eat; that the desire for people to come into Pittsboro and eat is a good one; that facilities are not available in Pittsboro and people are going out of the County to spend their money; and that some things have changed in this County since the Land Use Plan was drafted.

Mr. Wilson made a motion that the request to change the zoning from RA-5 to Conditional Use Business District be approved and that said request is consistent with the County land use plans. It is also the Planning Board

recommendation that the five findings be made and that the request for a conditional use permit for an eating and drinking establishment based on the site plans submitted be approved with the following twelve (12) conditions:

1. Construction Deadlines. This permit shall automatically expire on the second anniversary of its issuance unless (a) construction has commenced after issuance of Zoning Determination and Building Permits; or (b) a timely filed application for an extension of time has been approved by the County. This permit shall automatically expire on the fourth anniversary of its issuance unless the construction of all required improvements has been completed.
2. Site Plan. The site shall be developed substantially in accordance with the plans dated December 19, 2005 by Crawford Planning and Design.
3. Watershed Management. A detailed watershed protection plan for the entire project area which shall include impervious surface calculations and a monitoring plan to assure compliance with the maximum impervious surface area allowed herein shall be approved by the Planning Department prior to issuance of a Zoning Determination Permit. Prior to issuance of a Certificate of Occupancy, the developer shall submit evidence satisfactory to the Planning Department of compliance with the approved plan.
4. Storm Water Management. A storm water management plan sufficient to collect and detain the first inch of rainfall runoff from the entire project area shall be approved by the Planning Department prior to issuance of a Zoning Determination permit, and the developer is required to provide the Planning Department with final plans and an impervious surface calculation sheet. The developer shall construct storm water management control measures sufficient to serve the entire project area prior to issuance of a Certificate of Occupancy.
5. Lighting Plan Approval. All area lighting shall meet County standards and not adversely affect adjoining residential areas.
6. Permits. Any required State or Federal permits or encroachment agreements, including a commercial driveway permit(s) from N.C. DOT shall be obtained and copies submitted to the County prior to the issuance of a Zoning Determination Permit.
7. Improvements. Off-site improvements required by N.C. DOT or any other agency shall be constructed at no cost to the County.
8. Parking and off-street loading areas. Parking and off-street loading areas shall be installed in accordance with the ordinances and policies of the County.
9. Utilities. All plans for underground utilities including water distribution, wastewater collection, gas, electric distribution, communications and cable television shall be approved by the respective utilities involved prior to issuance of a Zoning Determination Permit. Upon completion the County

shall be provided as-built plans for all utilities to be accepted for maintenance, if any.

10. Landscaping/Screening. All required screening and buffers shall be in place prior to issuance of a certificate of occupancy. Existing vegetation may be used to fully or partially fulfill the landscaping and buffering requirements of the County. The extent to which the same can be used shall be determined by the Planning Department prior to issuance of the Zoning Determination certificate.
11. Erosion Control. If applicable, an erosion and sedimentation control plan shall be approved by the North Carolina Department of Environmental Health and Natural Resources and submitted to the Planning Department prior to the issuance of a Zoning Determination Permit.
12. Silt Control. The applicant shall take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.

Discussion on the motion followed. Mr. Austin asked that Mr. Wilson consider amending his motion to add language (possibly to #10 condition) regarding moving the outdoor seating area to the southeast corner of the building or extend the building further south to minimize noise. The Board discussed other ways to minimize voice noise, i.e. canopy, plantings & etc.

Loyse Hurley, 16 Matchwood, Pittsboro, NC, stated that late this afternoon she was notified that The Preserve wastewater treatment plant permit expired last August; and that since part of this facilities wastewater should be discharged into this system the Board may want to make this part of an approval (that said permit be renewed). It was the consensus of the Board that the applicant would have to address this issue before ever opening the restaurant.

Further discussion among the Board followed. Mr. Wilson cited that his initial motion stated above stands with no added language regarding configuration of the outdoor seating area relative to noise. Ms. Andrews seconded the motion and there was no further discussion on the motion. The motion passed 5-1-1 with Wilson, Andrews, Harris, Mason and Smith voting in favor of the motion; and Eliason voting against; and Austin abstaining. The Board did not wish to further review the site plan at this time.

VII. SKETCH DESIGN APPROVAL:

- A. Request by Glenn M. Phillips, P. E., Ballentine Associates, P. A. on behalf of James E. Dixon for subdivision sketch design approval of "Dixon Property", consisting of 28 lots on approximately 83 acres, located off S. R. 1532, Mann's Chapel Road, Baldwin Township.

Mr. Megginson reiterated that the applicant requested that this issue be postponed until next month's Planning Board meeting.

VIII. OLD BUSINESS:

No reports were submitted.

IX. NEW BUSINESS:

A. Planning Director's Report

1. *Planning Board Appointments*

Mr. Megginson gave a brief report on the discussion the Commissioners had during their work session yesterday. He stated that the main issue was regarding newly elected Commissioners being able to appoint their own Board members, i.e. Appearance Commission, Agriculture Advisory Board, Planning Board, and etc.; that the Commissioners discussed attendance; that staff provided the Commissioners attendance records for each Planning Board member, i.e. regular, special and public hearing meetings; that a concern of the Commissions was that Planning Board members should attend all public hearings to hear public comments; that he informed the Commissioners that it is not in the Planning Board Bylaws; that the Bylaws state that Planning Board members could be excused if four regular meetings are missed during a year without good cause; that the Bylaws do not address public hearing attendance, only regular meetings; that another issue discussed was the role of a Planning Board member; and that unless the Commissioners change their policies the Planning Board should be making recommendations on adopted policies by the Commissioners, i.e. Land Development Plan.

Discussion followed. Mr. Harris stated that occasionally a Board member's job requires them to be out of town; that he himself has struggled at times to get back in town in order to attend a Board meeting; and that if this is going to be an issue he might not be able to continue serving on the Board. Mr. Megginson stated that he discussed this issue with the Commissioners; that it seemed that the Commissioner's main issue was that if they have a different philosophy how they get the Planning Board to express this either by their membership or changing policies, & etc.; and that the Commissioners will continue the discussion of this issue during their regular meeting February 20, 2006.

Board discussion continued. Ms. Andrews voiced concern regarding the issue of Commissioners replacing Planning Board members when a new Commissioner is elected. She inquired if Commissioners are being reminded that Planning Board members are suppose to evaluate projects on their technical aspects; and that Planning Board members are not elected officials who worry about constituency or votes. It was noted that a Planning Board member is not a "yes person" for his or her appointed Commissioner. Mr. Harris stated concern regarding appointments to satisfy diversity and not the person's individual qualifications. Mr. Mason stated that everyone on the Planning Board seems to be very productive citizens with morals, values, character and integrity.

2. *Area along the Cape Fear River*

Mr. Megginson used the overview map to show an area along U.S. Highway #1 (between old #1 and new #1). He stated that this area is zoned industrial; that much of the area is floodable from the river; that the County's industrial district does not allow residential use although there were existing residences there; that there is other land along this area that people want to put residences on; that there are currently only four (4) properties being used for industrial use; that staff is considering requesting that this entire area be zoned to residential agriculture

(except for existing industries that are already there); and that staff is asking the Board's thoughts on this before pursuing the issue any further.

Ms. Andrews inquired if staff could talk with Tony Tucker, Director, Chatham County Economic Development, regarding any pending expansion projects or proposed industry for this area before making any changes. Mr. Megginson stated that he would talk with Mr. Tucker and proceed as necessary.

B. Planning Board Member's Report
No reports were submitted.

X. ADJOURNMENT: There being no further business, the meeting was adjourned at 8:40 P.M.

Charles Eliason, Chair

Date

Attest:

Kay Everage, Secretary to the Board

Date