City of Mequon

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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, September 27, 2021
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:
Chair John Wirth
Alderman Robert Strzelczyk
Alternate Greg Bach
Commissioner Dan Gentges
Commissioner Joe Goldberger
Alternate Stephanie Hawley
Commissioner Rick Lemke
Commissioner Rebecca Schaefer
Commissioner John Stoker
Commissioner Martin Choren - **Absent**
Commissioner James Schaefer - **Absent**

Mayor Wirth called the meeting to order at 6:00 p.m.

a) Approval of Meeting Minutes from July 27, 2021

Action
Ald. Strzelczyk made a motion to approve the meeting minutes from July 26, 2021.
Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Schaefer, Stoker
ABSENT:	Choren, J. Schaefer

2) Consent

a) Emily and Mike Hallam. The applicant is seeking minor request for an accessory structure greater than 1,000 sq. ft. approval to allow for a 2,016 sq. ft. agricultural building for the property located at 13800 N. Wasaukee Road.

Action
Ald. Strzelczyk made a motion to approve the five items from the Consent Agenda.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
SECONDER:	Robert Strzelczyk, John Stoker
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Schaefer, Stoker
ABSENT:	Choren, J. Schaefer

b) Patricia and George Kashou. The applicant is seeking certified survey map approval to allow for a 3-lot land division for the property located a 10425 N. Granville Road.

Action
Ald. Strzelczyk made a motion to approve the five items from the Consent Agenda.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Schaefer, Stoker
ABSENT:	Choren, J. Schaefer

c) Ewald Toldt. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 9900 N. Granville Road and 9733 W. Hunt Club Drive.

Action
Ald. Strzelczyk made a motion to approve the five items from the Consent Agenda.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Schaefer, Stoker
ABSENT:	Choren, J. Schaefer

d) Walter Buildings for Dean Schoessow. The applicant is seeking minor request approval for an accessory structure greater than 1,000 sq. ft. to allow for a 3,888 sq. ft. agricultural building for the property located at 11805 N. Farmdale Road and rezoning recommendation approval to R-1/OA for 11805 N. Farmdale and R-3 for 11915 N. Farmdale Road to keep consistent zoning for a proposed boundary line adjustment.

Action
Ald. Strzelczyk made a motion to approve the five items from the Consent Agenda.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Schaefer, Stoker
ABSENT:	Choren, J. Schaefer

e) Karen and Fred Bersch. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 600 W. Bonniwell Road.

Action
Ald. Strzelczyk made a motion to approve the five items from the Consent Agenda.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Schaefer, Stoker
ABSENT:	Choren, J. Schaefer

3) Public Hearing

a) Dream Acres Agility, LLC. The applicant is seeking conditional use grant approval to allow for dog agility training business for the property located at 8349 W. Pioneer Road (Public Hearing).

Action
Commissioner Stoker made a motion to open a public hearing.
Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

No public comment.

Action
Commissioner Stoker made a motion to close the public hearing.
Commissioner Bach seconded the motion.
A voice vote was taken; vote passed (8-0)

Asst. Dir. Zader stated that this is request is for conditional use grant approval for a dog agility training facility which falls under a kennel use. He explained there will be two distinct uses on site. One is for the applicant's own personal use; up to six dogs are allowed, which requires a kennel conditional use grant and the second is for dog agility training. All the activities for the commercial portion of the use will take place indoors an existing large horse barn on the site. The pasture areas will only be used for personal use and will remain as it. Some conditions are included including:

- The daily operations will be between 7:00 a,m, - 8:00 p.m.
- Covered and concealed dumpster to be picked up weekly.

Staff finds the use to be harmonious with the surrounding area and is supportive of the request for approval.

Action
Ald. Strzelczyk made a motion to approval the conditional use grant with the added condition of no overnight outdoor kenneling allowed.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Stephanie Hawley, Alternate
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Schaefer, Stoker
ABSENT:	Choren, J. Schaefer

4) Regular Business

a) City of Mequon - Ulao Creek Neighborhood Zoning Districts. The City of Mequon is requesting approval of the Ulao Creek Neighborhood Zoning Districts (Neighborhood Commercial, Mixed-Use Commercial, Senior Housing and Residential Cluster Zoning), Land Use Plan Map amendment for Ulao Creek and Zoning Map amendment for Ulao **Creek** (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane / Ulao Creek to west and Pioneer Road to north). The City of Mequon is requesting approval of the Ulao Creek Outdoor Storage Permit requirements.

Commissioner Goldberger recused himself from this item.

Mayor Wirth stated that the recommendation of this item from the Planning Commission will go to the Common Council for first reading on October 12th and the final vote will be at the Council meeting in November.

Dir. Tollefson stated that many of the Commissioners have been on the Policy Subcommittee that worked on constructing the four new zoning districts along with outdoor storage standards. She explained that there was significant public outreach throughout the process including:

- Individual meetings with property owners affected by the changes.
- Many property owners attended the monthly Subcommittee meetings.
- Open House was held.
- 2 most recent City surveys were considered.
- Market analysis and desired land uses vetted for 2013 were considered.

She added that the neighborhood will not be served by public sewer, but it is in the designated water service area which is available for expansion.

Mayor Wirth stated that two residents registered as opposing this item but did not wish to speak:
1. Stuart Shih - 2010 W. Bonniwell Road
2. Elizabeth Tsug – 2322 W. Bonniwell Road

Mayor Wirth stated that he does not agree with all of the aspects of these new zoning districts but he will support them.

Action
Commissioner Stoker made a motion to recommend approval of the four items to the Common Council.
Commissioner Bach seconded the motion.
A roll call vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Greg Bach, Alternate
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Schaefer, Stoker
ABSTAIN:	Goldberger
ABSENT:	Choren, J. Schaefer

b) Jones Sign Company, Inc. for QAB Enterprises, LLC. The applicant is seeking waiver approval to allow for a 38 sq. ft. wall sign for the property located at 11065 N. Cedarburg Road (Crash Champions).

Planner Vang stated that the request is for a sign waiver and reminded the Commission that the sign code allows for 1 wall sign not to exceed 2.5% of the building wall area or 60 square feet; whichever is smaller. The previous tenant was in front of the Commission in 2019 to request approval for a 27 sq. ft. wall sign, which was approved along with the smokestack sign. Due to a tenant change, the applicant is requesting a 38 sq. ft. wall sign as well as proposing to paint over the smokestack sign and not to replace signage there.

Staff did use the entire north elevation when calculating the allowable wall sign which is 27 sq. ft. and matches what the Commission previously approved. Staff believes this size is in scale with the building and recommends denial of the proposed 38.8 square foot wall sign.

The applicant was represented by the contractor, Alex Kaligaric with KDN Signs, who stated that they will be eliminating the smokestack sign. They are not going to install a monument sign due to the small layout of the site. They are requesting allowance for the 38 sq. ft. sign as it will be their only signage on site.

Staff stated that this site is allowed a monument sign, although a sign waiver would be required as it would not meet the 10-foot setback requirement.

Mayor Wirth stated that the existing sign stands out very well as it is close to the road. He is not favorable to sign waivers as it sets precedent for all businesses to request one and thus dilutes the effectiveness of the standards of the sign code. He does believe a monument sign waiver at this location is appropriate at the site because the size and shape propose a hardship.

There was discussion about the size of the proposed sign and possible solutions for smaller signage to be closer to the previously approved 27 sq. ft. sign.

Action
Commissioner Bach made a motion to deny the request for a sign waiver.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**DENIAL [8 TO 0]**
MOVER:	Greg Bach, Alternate
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Schaefer, Stoker
ABSENT:	Choren, J. Schaefer

c) Graphic House, Inc. for Alliance Bible Church. The applicant is seeking approval for a master sign plan amendment to allow for 3 wall signs, 2 directional signs exceeding 4-feet in height and a monument sign and lighting plan amendment for the property located at 13939 N. Cedarburg Road.

Planner Vang stated that this applicant was before the Commission earlier this year for a master sign plan amendment and was approved for three wall signs. Per code they are also permitted one monument sign and four directional signs. The requested amendment is for two directional signs at 16 square feet in size and 6 feet in height. The code permits 4 feet in height and 3 square feet in size. Staff does not believe there is a site-specific hardship to warrant the requested amendments. The site configuration consists of one main building and one main drive entrance with one parking area. Allowances have been made at other sites when there are various parking lots and additional directional signs for vehicular traffic were needed. Staff does not recommend approval of the master sign plan amendment but does support the lighting plan amendment for the site subject to meeting the lighting code requirements as well as the conditions in the staff report.

The applicant was represented by Troy Schounard from the Graphic House Sign Company and the architect Don Stauss. They stated that the church is concerned with visitors to the site navigating the correct area to park, especially in the winter months when it is dark early. They believe the current directional signs are small and not well lit.

Action
Commissioner Stoker made a motion to deny the master sign plan amendment and to approve the lighting plan.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**DENIAL [8 TO 0]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Schaefer, Stoker
ABSENT:	Choren, J. Schaefer

d) Expedite The Diehl, LLC for Mequon Medical, LLC. The applicant is seeking master sign plan approval to allow for 5 wall signs and 2 monument signs for the property located at 12831 N. Port Washington Road.

Planner Vang stated that the property is considered a multi-tenant building consisting of three tenants (per the floor plan). Per the code they are allowed one wall sign per tenant up to 30 square feet. The approval request is for five wall signs and two monument signs. She explained the proposed signs per elevation:

- 2 wall signs facing the northwest parking lot. The one in the center is associated with the main entrance, the other one is not associated with an entrance.
- 2 wall signs facing the northeast parking lot & Port Washington Road. One is associated with an entrance, and one is not.
- The fifth wall sign facing the intersection and it is associated with an entrance.

The two proposed monument signs are supported by staff due to the two separate and distinct drive entrances to the site which both face public streets. The signs meet the 50 square foot and 10-foot in height requirement.

Staff recommends three wall signs up to 30 sq. ft. at any of the following locations:

- The two proposed location on northeast elevation facing Port Washington Road.
- The location on southeast elevation facing the intersection.
- Additional option from staff is facing Highland Road on the southwest elevation gable.

In summary, staff recommends approval of the two monument signs at each drive entrance and recommends approval subject to the conditions in the staff report.

The applicant was represented by Tara Pentaseca from Expedite the Deal sign company and Corey Patten from AGI sign manufacturer and representing Ascension. They stated due to this being a medical facility and visitors to the site being in distress, it is very important that the signage is clearly visible. The monument signs are clear for entrance identification but do not take place of the wall signs, as the monument signs may be blocked by traffic.

Their justification for the five wall signs:

- E01 and E05 have the same artwork "Ascension Medical Group" at 52 sq. ft. for legibility. These two signs face opposite sides of the building.
  The applicant showed the Commission superimposed images of the signs at 30 sq. ft. and 52 sq. ft. for comparison. They feel the larger size is necessary for legibility and proportionate aesthetics.
- E03 and E04 have the same artwork "Premier Radiology". These signs are each on a different façade and face a different parking lot. They feel these signs are important to direct visitors to the correct entrance.
- E02 is the just the logo and they feel it is an aesthetic touch as well as branding.

The applicant stated their hierarchy of signs:

- E01 & E05 to identify the main entrances. They request these signs be 50 sq. ft. so that they are legible from a distance. They believe E05 at the intersection is very difficult to see at the smaller size.
- They would consider removing E04 and E02 if allowed to keep the other three signs at the larger size.

The feedback from the Commission is that there are many medical facilities in that area that all have signs that meet the sign code. In consideration of future residential properties that will surround this area, it is important to maintain the appropriate size and number of signs at this site. It was noted that both this facility and the hospital are Ascension and extra-large signage may confuse visitors of which building is the actual hospital with the emergency room.

Mayor Wirth stated that he will not support E01 as it faces a future residential neighborhood. He does not believe E05 is illegible at the 30 sq. ft. and it does not need to be seen at a great distance. He does not believe there are any hardships at this site that warrant amendments to the sign code.

Action
Commissioner Schaefer made a motion to approve per recommendations by staff and subject to conditions in the staff report.
Commissioner Lemke seconded the motion.
A roll call vote was taken; vote passed (7-1)(No: Stoker)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Hawley, Lemke, Schaefer, Gentges
NO:	Stoker
ABSENT:	Choren, J. Schaefer

e) Creative Sign Company, Inc. for Froedtert Health. The applicant is seeking master sign plan approval to allow for 2 wall signs, 4 illuminated awning signs, 3 directional signs, and a monument sign for the property located at 11421 N. Port Washington Road (Froedtert Community Hospital).

Planner Vang stated the proposed wall sign is slightly larger than allowed per the code at 58.2 square feet as well as exceeding the height requirement. The proposed sign is 25 feet in height and the code requires the sign not to exceed 20 feet in height. Staff does not support the proposed design of the wall sign as it appears to staff that it has two different signs; the cabinet sign design is different than the channel letters as well as the alignment of both signs. Staff recommends redesigning the wall sign to better incorporate them as one sign while meeting the size and height requirement of the code.

The applicant is proposing a 4-S.F. wall sign over the main entrance that faces Port Washington Road. Staff does not believe there is a hardship that warrants the approval of a secondary wall sign in that area. This is the only entrance on this elevation and the main wall sign is already proposed on this elevation.

The proposal includes four illuminated awning signs. The code permits awning signs under 4-square feet if they are not illuminated. Planner Vang explained the applicant can request illuminated awning signs through a master sign plan. The applicant is proposing one awning sign at 8 square feet while the other signs are 4 square feet. Staff supports one awning sign per canopy for a total of two signs (on the north elevation). Staff does support one larger awning at 8 square feet due to the nature of the use and the public service aspect at the more prominent location of entry and the 4 square foot awning on the smaller, west canopy.

She added that the applicant is requesting directional signs at 5 feet in height and 8 square feet in size, both exceed the size and height requirements of the code. Staff does not believe there is a hardship on this 1.7-acre site and does not recommend these directional signs for approval.

Staff recommends approval for two illuminated awning signs, one wall sign and one monument sign and directional signs as allowed per the code based on the conditions in the staff report.

The applicant, represented by Tracy Burkel, stated that they will resubmit their proposal based on staff recommendations. The only item of concern is regarding the ambulance & emergency entrances and the main entrance in which they request awning signs at all locations (east and north sides). The applicant explained that there are new DHS requirements that all hospital entrances must be identified. Due to the recent Covid-19 pandemic there is an effort not to co-mingle emergency patients with regular patients and visitors. She stated they will provide support of this from the DHS to staff.

Action

Ald. Strzelczyk made a motion to approve the sign waiver per recommendations by staff and the applicant should work with staff based on verification of DHS signage requirement.
Commissioner Stoker seconded the motion.
A roll call vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Schaefer, Stoker
ABSENT:	Choren, J. Schaefer

f) P2 Development Company, LLC. The applicant is seeking rezoning recommendation approval from Town Center zoning to Town Center/PUD (Planned Unit Development) zoning for the properties located at 11040 & 11110 N. Buntrock Avenue.

Asst. Dir. Zader stated the request is for a rezoning and concept plan approval for 46 apartment units located within the Town Center zoning district. He reminded the Commission that in 2017 the Common Council made a change to the Town Center zoning code not to allow multi-story stacked apartment buildings, so this plan is the only residential option for multiple units as the code requires individual entrances. The concept plan shows 11- and 12-unit buildings with individual entrances off Buntrock Avenue. Staff worked with the applicant to meet some of the Town Center standards. Staff requested the on-street parking also be added to the backside of the development which the applicant incorporated. Staff has a concern regarding the location of the dumpster and recommends that it be relocated so that it is not visible from Buntrock Avenue.

He stated that staff is supportive of the proposal as there is a large green section in the middle of the development, a gazebo and public area; this area will also be used for storm water management. One issue staff is working with the applicant on is the driveway entrance which is parallel to the Artesa apartments entrance. The applicant is working on some solutions to possibly make it a shared access point. There is not an easement there so staff is unable to make it a requirement, but it would be beneficial to both parties if there could be a shared in and out access there.

Staff is asking for a floating easement on the south end of the development so that if the parcel to the south gets developed there will not be a similar issue there and can required a connection off of that site to the existing ingress/egress.

The concept plan shows that the buildings will be 1 and 2 story units with individual entrances. The only item that will require a waiver is the width of the units as the Town Center requires a 20-foot minimum and the proposed units are 16-feet wide. The 20-foot width requirement was based off of the difficulty in sectioning portions for 1-story units. Staff supports the 16-foot width waiver as the proposed units will have an open-floor concept on the first floor and the bedrooms will be located upstairs. The units do exceed the 1,000 sq. f.t minimum size requirement.

In summary, staff recommends approval of the concept plan subject to some recommendations and also recommendations approval of the rezoning to the Common Council.

The applicant, Robert Bach, owner of P2 Development Company, stated this development will compliment the other existing high-end residential developments in Foxtown (Artesa and West House). He explained that there is co-mingling of activities for the residents of these buildings which he believes contributes to creating a community. He does not believe these apartments will negatively impact the condo development across the street on Buntrock. He explained that the 24 2-bedroom units will require the variance, but the 22 3-bedroom units will meet the 20-foot width requirement.

There was discussion regarding the required variance and the reasoning the 20-foot width requirement was incorporated and that it was based on a 1-story unit and the amount of space needed to partition off living space and separate bedroom space. That standard does not apply to the proposed development as the units are multi-floor and do not have the spacing issue.

Mayor Wirth made a suggestion regarding the architecture and that he prefers that the units all look like more consistent and not look like duplexes.

Action
Mayor Wirth made a motion to approve subject to conditions by staff.
Commissioner Lemke seconded the motion.
A roll call vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	John Wirth, Chair
SECONDER:	Stephanie Hawley, Alternate
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Schaefer, Stoker
ABSENT:	Choren, J. Schaefer

g) RINKA+ for Midland Commercial Development Group. The applicant is seeking a consultation to allow for a +/- 5,000 sq. ft. single-story retail branch bank for the property located at 10365 N. Port Washington Road (Sobelman's).

Asst. Dir. Zader stated that this is a consultation for a financial institution for the current Sobelman's location. Financial institutions are a permitted use in the B-2 zoning district. Staff recommended a consultation as there have been past conversations about the redevelopment of this site. The proposal would be to tear down the existing structure and build a new 3,500 sq. ft. branch bank on the site. The setback from Donges Bay overlaps the south side offset. He explained that technically there is no buildable area on this site and any new project will require some level of waiver approvals from the Commission. The proposed development would require numerous waivers. The applicant did move the building back out of the right-of-way (the current building is in the ultimate road right-of-way) in case there are any future. road improvements. The development would require waivers for the north and south offsets as well as the parking lot offset.

Asst. Dir. Zader outlined the options for this site:

1. Keep the existing building and reuse it with a similar use. It is an older building and probably difficult to retrofit for a different commercial type of use (it is not a historic Landmark building).
2. Combine this parcel with the parcel to the south (hotel) if there is opportunity which could receive a TIF Fast Track incentive; but this is market driven.
3. Tear the building down and redevelop the site, which staff does support.

The code does allow the applicant the ability to obtain waivers on substandard parcels through the conditional use process. Staff does support the location of the proposed building and the driveway located across from Ferrante's. The concern is the second access point required from Donges Bay Road for the financial institution ATM and the bank drive-thru which add to the reduction in the setback and offset. This may be too intense of a use at this site. The engineering department has concerns about the crown from the Donges Bay Road bridge and the location of the second access. A traffic analysis would most likely be required if the project moves forward.

Overall staff is supportive of a new use at this site, the waivers and the financial institution, but have concerns about the number of waivers necessary and the narrowness of the lot and the small size of the parcel to adequately accommodate the needs of this project.

The applicant, Audrey Grill, architect from RINKA, stated that the proposed plan is the best use of the site for a financial institution. They considered all the existing conditions on the site, and they believe that the proposed layout would allow for a successful operation.

There was mixed feedback from the Commission:

- It was stated that the parking stalls could be reduced by about 5 stalls.
- Some Commissioners stated that this is a very busy corner, and the site is challenging, especially for this type of use.
- Some concern about the drive-thru at this location and the impact of the traffic.
- Some believe this is not the right fit/wrong site and that the area has a more neighborhood feel.
- Some Commissioners agree the site is a challenging one but believe that this is a great use and that waivers are going to be required for any use at this location.

Mayor Wirth is conflicted about this proposal. He stated that if this project proceeds forward, he would like to see examples of similar sized lots with the same use and a drive-thru to see if there have been any concerns from communities where they are located. He added that it is already a challenging site to park at and he is not certain if the proposed development makes the situation there better or worse. He stressed that he feels strongly that the architecture be appealing and fit well into the neighborhood.

There was added discussion from staff about the traffic concerns, the setbacks and the two access points.

5) Announcements

The next meeting is Monday, October 25, 2021, at 6:00 p.m.

6) Adjourn

Action
Commissioner Stoker made a motion to adjourn the meeting.
Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (8-0)

Respectfully Submitted,

Jac Zader