

**CITY OF HOBART PLAN COMMISSION
MINUTES OF APRIL 7, 2022**

Maria Galka called the meeting to order at 7:00 p.m. with the recitation of the Pledge of Allegiance. Members in attendance: Stuart Allen, Lloyd Emig, Michael Chhutani, Rich Lain, Jason Spain, Maria Galka, Dave Vinzant, Phil Gralik, City Engineer. Member absent: Craig Brooks. Also in attendance: Attorney Heather McCarthy, Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Lain motioned to approve the minutes of March 3, 2022 as presented, seconded by Mr. Emig. All ayes, motion carried. (8-0)

Communications/Acceptance of Agenda: Mr. Spain requested to Table Petition 22-08 and to move Petition 22-02 to the end of the agenda. Mr. Chhutani motioned to approve the agenda as amended, seconded by Mr. Vinzant. All ayes, motion carried. (8-0)

Business of the Day

- 1. **21-29B** D.R. Horton/Derrick Hoffman (Petitioner/Agent) located east of Wisconsin St., west of Lake Park Ave. & south of 37th Ave., zoned PUD, 40 acres +/-
 - Request:** *Final Phase Plats:* Cressmoor Estates
 - Purpose:** Proposed Phases 3, 4, 7, 10, 11 & 12 (*Preliminary Plat Approval PC 21-29A*)
 - Granted Denied Deferred Vote 7-0

Mr. Allen recused himself. Derrick Hoffman/D.R. Horton was present requesting final plat approval for Phases 3, 4, 7, 10, 11 & 12 which are consistent with the preliminary plat that was previously approved on November 4, 2021. He stated they are proposing to begin their development in 30 to 45 days. He noted the phases include 2 detention basins, 68 finished lots and 112 townhomes. Mr. Pietrzak mentioned a full set of engineering plans have been provided. Mr. Gralik requested, if approved, to include in the motion the requirement for a 3rd party inspection. Mr. Vinzant motioned to Grant Final Plat Approval for Petition 21-29B with the stipulation 3rd party inspections be required including all discussion and Findings & Decision, seconded by Mr. Lain. All ayes, motion carried. (7-0)

- 2. **21-39A** Clyde Imboden (Petitioner/Agent) 661 Main Street located NE from the Main & 7th Street intersection, zoned B-1, 2.50 acres
 - Request:** *Site Plan Review*
 - Purpose:** A proposed 20'x24' covered storage shed addition to existing 20'x48' covered storage shed
 - Granted Denied Deferred Vote 8-0

Petitioner was not present. Mr. Vinzant motioned to move to the end of the meeting, seconded by Mr. Lain. Mr. Pietrzak requested to table the petition and if the petitioner shows up, the Commission motion to remove from the agenda. Mr. Vinzant motioned to withdraw his motion. Mr. Vinzant motioned to Table Petition 21-39A including all discussion, seconded by Mr. Lain. All ayes, motion carried. (8-0)

3. 22-08 Haresh Patel (Petitioner/Owner) 4716 W. 61st Ave. located NW of the 61st Ave. & Marcella Blvd. intersection, zoned B-3, 6.4 acres

Request: Tabled: Site Plan

Purpose: Proposed 2,323 sq. ft. Dunkin' quick service restaurant

Granted ___ Denied ___ Deferred X Vote ___

Tabled at acceptance of agenda.

4. 22-11 D&M Collision Repair Center/David Lackey (Petitioner/Owner) 455 S. Shelby St. located on the NE corner of Shelby St. & State Rd. 130, zoned M-1, 0.70 acre

Request: Site Plan Review:

Purpose: Proposed 119' of 6' white PVC fence on the south & 89' of 7' black vinyl chain link fence on the north to secure property

Granted X Denied ___ Deferred ___ Vote 8-0

Present were David Lackey and Mario Hurtado and proposed to tie into the existing chain link fence to the rear of their property with 6' white pvc fencing on the south side along State Road 130 and 7' black vinyl chain link fence on the north. Mr. Vinzant inquired if they intend to pave the unimproved area where vehicles are currently parked. Mr. Pietrzak explained they are resurfacing the existing pavement on the north side of the building. He stated he worked with them last year when they were the tenants prior to them owning the property, and spoke about the issues of parking vehicles on unimproved surfaces. They are requesting to fence the area in order to secure the property and were instructed once again, no vehicles are allowed on the unimproved surfaces. They will return for site plan approval for the additional paving. Mr. Allen motioned to Grant Site Plan Approval for Petition 22-11 including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (8-0)

5. 22-02 J. Mark Shapland/Becknell Services, LLC (Petitioner/Agent) located on the SE corner of 61st Ave. & Colorado St. zoned R-3, 155.99 acres

Request: Public Hearing: Rezone R-3 to M-1

Purpose: Proposed light manufacturing

Favorable Rec. X Unfavorable Rec. ___ Deferred ___ Vote 7-0

Mr. Allen recused himself. Paul Thurston/Becknell Services presented a power point pertaining to their most recent revised conceptual site plan. Stormwater is proposed closer to 61st Ave. and Colorado St. to increase the bufferyards. They are now proposing a 325' no build zone to the north along 61st Ave., an 8' heavily landscaped berm, a 4' berm to the west along Colorado St. and the building façade will incorporate glass to give the appearance of an office building rather than an industrial building. He corrected the public's comments made during the February meeting regarding vacancies in their development and stated their buildings are 100% occupied. The buildings are oriented to locate the truck ports away from sight of 61st Avenue and Colorado St. Mr. Thurston mentioned the proposed development could produce 200 to 300 trucks over a 24 hour period once complete. He also stated that if the potential 69th Avenue exit/entrance to the I-65 interchange does not occur, 99% of the traffic will exit off I-65 travel east on 61st Ave. and south on Colorado St. to the development. Mr. Pietrzak explained the property was zoned R-3 through Lake County at the time Ross Township was annexed into Hobart. However, the Future Land Use Map identifies this area for industrial and office service uses. Under Indiana Code 36-7-4-603, the Plan Commission and legislative body shall pay reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth. Also in consideration of a rezone, are Findings of Fact questions that the City is required to follow regarding map changes. The Indiana Code allows the Plan Commission to make 1 of 3 recommendations to the council of either a favorable recommendation, unfavorable recommendation or no recommendation based on the Findings of Fact. The Planning Staff has 10 days to certify the recommendation to the City Council at which time the council shall vote on the proposal within 90 days of either adoption, rejection or to take no action on the petition. He reiterated by explaining the same process that was followed for the first public hearing. Residents attending in person will complete the sign-in sheet with their name and address and will be heard in that order they signed in. Individuals on the Zoom call will state their name and address and be allowed to speak. Everyone will be allowed 3 minutes to speak their concerns. An individual representing a group can request additional time. In any case, names and addresses are to be provided for the record. Signs may be brought up to the podium when a resident is speaking, but it was requested not to display them in the audience to avoid a distraction. Correspondence submitted prior to the meeting was made available for review by the Commission. Also noted after the public hearing is closed, the petitioner will address questions/concerns mentioned by the public. Ms. Galka opened the public hearing for Petition 22-02. ***In support of the project:*** Randy Palmateer, representing the NWI Building Construction Trades Council stated he is not a resident of Hobart but will provide a list of people he is speaking for. He stated Becknell has been a good neighbor to the City and the building trades. They have provided thousands of construction jobs over the years in past jobs. They put money back into the local economy. He feels that the Plan Commission, BZA, City Council and Becknell will satisfy all the concerns of the residents and tax payers of the City. Garry Mikolics, 7202 Colorado St. He stated that he and his father have farmed land that was sold to prosperous companies. He stated this development will provide 500 permanent jobs. Becknell's developments are clean and does not promote pollution. Lou Mikolics, 6716 Colorado St. He stated he has a great neighbor in Becknell and that utilities were installed with the anticipation for industrial development. He has seen a big investment with what they have brought into the City in jobs and infrastructure. His property value is increasing, not going down.

In opposition of the project: Lori Caldwell, 811 E. 6th St. stated she has lived in Hobart since 1977 and is a retired newspaper reporter and former editor of the Hobart Gazette and covered BZA, Plan Commission & City Council issues. She stated the elected city officials were careful of spot zoning. She understood looking to the future but as it stands, manufacturing is proposed in the middle of residential and considers the proposal currently to be spot zoning and is setting precedence for future industrial developments. Scott Cummings, 1120 S. Colorado St. stated he worked for the Public Works Dept. for 43 years as the Street Forman and is now retired. He stated that Colorado St. was an old farming road from the 1850s and cannot

be widened but will need to be completely replaced. He stated he was present when 61st Avenue was opened under the administration of Director of Public Works Wayne Snyder and that 61st Ave. will need to be repaved. There were issues that should have been replaced at that time that never were addressed. He also noted the pavement by North Wind Crossing has been repaved 4 times and will have to be repaved again since it wasn't done correctly. There will be a major expense to the City just for the maintenance and as it stands right now, the fire stations are understaffed. Scott Seeley, 6126 Colorado St. agreed that Colorado Street was a farm road. He stated he owns industrial property in another state and it was his responsibility to pay for infrastructure for the project, not the taxpayers. He also inquired who will be responsible for maintenance of the pipeline. Helen Engstrom, 5308 E. 61st Ave. stated she has lived in Hobart for over 50 years and loves the wide open spaces. Upon retirement from teaching she was a member of the Hobart Redevelopment Commission and was involved with the 61st Avenue Development Project and city officials had a vision for a beautiful entranceway to the City. She felt Northwind Crossings is a nice industrial development area; just not in a residential area and felt Becknell needed to look elsewhere for their development. She feels the proposed development will affect the quality of life for the residents of Amber Creek and Eagle Creek. Ms. Engstrom also spoke for Jack Serletic, 6292 Waxwing Circle. She noted that based on the 200 to 300 trucks in a 24 hour period, it breaks down to 13 trucks an hour or approx. 1 truck for every 5 minutes. Research shows that people who live around open green spaces are healthier and live longer. Joseph Conn, 910 Lake St. has lived here since 1964 and was a reporter for 20 years and editor for the Hobart Gazette and covered municipal meetings. The Master Plan prior to the current one slated 60 acres by Mississippi Street with the property on 61st Ave. & Colorado St. recognized as R-3. He agreed with Ms. Engstrom regarding the entranceway to the city. He stated that the Master Plan is being revised and asked to wait for a decision until the public can participate in the new Master Plan. Bill Stalling, 39 Deep River Dr. questioned how the roundabout will affect the houses on the northeast, northwest and the southwest corner of 61st Ave. & Colorado St. Also asked if an environmental impact study was done to determine if the stream will be affected? Margaret Stalling, 39 Deep River Dr. appreciates the sidewalk and uses them all the time along 61st Ave. She noticed a lot of activity for the pipeline and asked if the rezone was already decided on and approved. In response to Mr. Palmateer's comments of support of the project, she asked how many union members live within a ½ to 1 mile of the proposed development. She questioned the Findings of Fact questions that did not include community input. She considered the revised façade as putting lipstick on a pig. Myra Cseke, 1205 Lincoln St. moved to Hobart 3 years ago due to the feel of a Midwest town, the downtown area and the lake. She also agreed with previous comments that 61st Ave. is a gateway to the City. She didn't feel that the buildings are a sense of community pride and out of place being around by the existing and new residential developments especially with people building homes unaware of what is being proposed. She is opposed to an industrial development and the setbacks. Emily Gillette, 1670 Colorado St. stated that she takes her daughter to Michigan City for gymnastics. She stated that the road the gym is on is impassable ever since a carbon copy industrial development was built there last summer. She stated the City can't keep up with the maintenance of patching pot holes now so how will the future holes be maintained on the gateway to our community and who will be paying for it? She said that if they knew 20 years ago when they built their house this was proposed, they would not have built in Hobart nor do they know if they will continue to reside in Hobart. They do not want to live in an industrial area. Andrew Martinez, 1670 Colorado St. stated he was 15 years old and feels this is a horrible idea given other industrial areas have failed and with no guarantee for jobs. Would like to see a park, similar to one in Valparaiso, which will bring a sense of community. He asked how an industrial park is going to encourage wellness and promote family engagement to future generations of Hobart. Victor Martinez, 1670 Colorado St. has lived in Hobart for 20 years. Questioned whether the younger generation will want to live in an industrial city or something that will enrich their lives. Terry McCaleb, 208 S. Wisconsin St. A Hobart resident for 20 years and a full-time real estate broker for 8 years. She discussed how the proposed development will adversely impact the desirability and market value of the surrounding homes. She asked does the rezoning fit the current conditions and character of the surrounding area and answered it does not.

She stated several tall massive manufacturing facilities in the middle of a residential area does not fit. She knows that as a realtor, buyers do not like the noise, traffic or looking at these types of structures from their homes. If buyers have a choice between purchasing a home within an industrial site or not, will almost always purchase the home not located by an industrial area. She stated any area in any town in any state, the homes close to industrial areas will have lower property values. She feels the rezoning of the land is not responsible development in growth for this area. Responsible development and growth would be what supports the current character and condition of the location being residential and agricultural. She also felt residential could go in that area despite being in the Merrillville school system. The average sale of a home in 2011 was \$108,000 and thus far in 2022 the average sale is \$207,000. Viola Love, 2921 Topaz Dr. Stated her husband has a breathing ailment and is on oxygen. Since they moved to the area 5 years ago, his breathing has improved. She asked to consider other health issues people may have in this area when making a decision. Joseph Arias, 1691 Ruby Ct. Stated the Future Land Use Map does not support the strip along 61st Avenue as manufacturing. It is zoned OS-1 and is not compliant. According to a University of Georgia study property values goes down to 19% in an OS-1 while manufacturing drops to 34%. He feels they could develop south since the improvements have already been made for manufacturing and gradually move north to allow additional input to the upcoming Future Land Use Map. Robert Vann, 1571 Arizona St., spoke on behalf of Pete & Olivia Garcia, 2921 Diamond Dr.; George & Betty Villareal, 233 Heather Ln.; Carol Presdorf, 1200 Lincoln St.; Doug & Petra Julian, 5545 S. Liverpool Rd.; Christine, Katie & Michael Ramirez; Raquel Ruiz, 151 N. Michigan Ave.; Aimee Tallian, 1571 Arizona St. & Nicholas Schiralli, 6184 Colorado St. Mr. Chhutani motioned to suspend the 3 minute time limit and extend to 30 minutes seconded by Mr. Lain. All ayes, motion carried. (7-0) Mr. Vann stated a case where zoning was held constitutional by the US Supreme Court. Mr. Vann shared and submitted for the record email correspondence between a resident and Mr. Vinzant, her councilman and expressed concerns regarding his response which was not congruent with State Statute. Mr. Vinzant's response in the email correspondence was that the rule states if the rezone is consistent with the Land Use Map we have to let them rezone the property, it is their right. That they are bound by the laws of Indiana which states that if a rezone is consistent with the Master Plan, they must approve it. Mr. Vann stated it is not the law that the Master Plan is the only thing to consider but that they are aspirational, they are not set in stone, they can be changed and if no longer beneficial to the public, they should be changed. He reviewed the Indiana Code for preparing proposals. He requested an opportunity to readdress the Master Plan and change it back to residential, back to its historical roots and back to what the County envisioned. He also mentioned that Becknell's projects are nice, just not in an area surrounded by residential properties. He felt by approving the rezone will allow future M-1 use developments to occur for the entire corridor. It does not make sense for responsible growth in this area. To summarize he was not in favor of the rezone, it does not promote family values, it does not enhance community, it does not protect the biggest assets of the citizens, it does not build upon the investments of thousands of Hobart residents and it does not leave the proper legacy to the next generation. Matt Kaiser, 2951 Emerald Dr. agreed with Mr. Vann's comments. He does not want manufacturing and likes the farm field and residential homes. Jake Cseke, 1205 Lincoln St. requested to also speak on behalf of his brother Tom Cseke, 837 W. Cleveland Ave. Mr. Vinzant motioned to suspend the 3 minute time limit and extend to 6 minutes seconded by Mr. Lain. All ayes, motion carried. (7-0) He thanked the Commission for allowing another public hearing. He stated that the City has a friendly and successful relationship with Becknell. There are 19 current parcels built with their buildings and most are occupied. He feels if the rezone would be approved, it will be a domino effect for the entire area south of 61st Avenue and east of Colorado Street to become industrial. He expressed his concern with, not only the traffic for this proposed development of 200 to 300 trucks a day, but with future manufacturing developments. He expressed his concern for the nearby national park that will be greatly impacted by the air quality and the light pollution. He also cited under the M-1 District Sec. 154.211 which states care is taken to insure minimal land use and traffic conflicts and to provide adequate separation from residences. He feels this will impact the residential property values. He asked if the vision for the City was more

industrial knowing that a petition was provided with 967 signatures and 150 residents in attendance that were largely opposed to the proposed rezone. He ended by asking how many of the Commissioners lived within a ½ mile to a mile of this area. Karl & Matt Langbehn, 7105 Colorado St.: noted that at the time of the annexation 27 years ago, the mayor informed the residents that they would be provided city sewers, water and sidewalks. They are still waiting for water and sidewalks. Malcolm Halstead, 2209 E. 69th Ave. has issues with stormwater, speeding traffic on 69th Avenue and the deep manholes on the roundabout. Dan Leslie, 1349 S. Wabash St. stated as a state trooper the increased truck traffic on 61st Ave., Marcella Blvd. and Colorado St. will impact response time for emergency vehicles to the mall and hospital. He has reviewed over 6,000 accidents with most of them involving semis. He also noted that during the winter time, emissions will be increased since diesel trucks are left running. Noise is also a concern. Sandy O'Brien, 5500 S. Liverpool Rd. felt this to be a bad situation for the City to feel land south of 61st Ave. was not appropriate for residential due to the Merrillville School system and that it is not a good area next to residential and Deep River. She also felt that once the rezone is approved, it will continue with additional industrial developments. She stated that although berms and landscaping will be installed it is still not the right location next to residential and should be denied. Pete Voris, 983 W. 13th Pl. is opposed stating it is ugly, not wanting Hobart to be known as industrial and also on a main thoroughfare into the City. He stated he owns a business on 37th Ave. and was told by the mayor that 37th Ave. is a main thoroughfare into the City and needs to look nice. Unfortunately with the potholes, it does not look nice. He asked if the Commission wanted 61st Ave. to eventually resemble 37th Ave. He feels Hobart should use developable land for residential. Jennifer Williams, 1690 Sapphire Ct. stated based on prior comments will probably lose \$20,000 to \$30,000 in their property value if the rezone is approved. She worries about the safety of her small children. She stated her son is asthmatic and it currently takes 3 minutes to get him to the hospital if he has an asthma attack. She worries with the additional traffic it will take longer. She feels people will not travel 61st Ave. to come downtown and the businesses will suffer. Attorney Sandra Garcia, 2921 Diamond Dr. stated that when she looked at the Comprehensive Plan on the City's website, she noticed the data was from the 1990 & 2000 Census and when it was updated in 2016 no data was inputted into the Comprehensive Plan to support that change. She stated that even if the change occurred in 2016, Eagle Creek, Hawks Crossing and most of the new residential developments were not in place at the time of the Future Land Use Map. She inquired how much weight the Comprehensive Plan is going to be given by the Commission. Because the Comprehensive Plan is one of the factors, a decision is based on the current circumstances, which is currently under review. At this time, the property surrounding these parcels is zoned residential, as is a park. She feels it would be detrimental to approve this rezone that is not based on current data and under review. She stated she read a Georgia study which states most light manufacturing locations are zoned in areas where it is anticipated that the property values will not increase, aka low income areas that they do not intend to develop for residential purposes. She asked the Commission to review the traffic study which anticipated that these developments would double the current traffic and according to Mr. Thurston's statement on the proposed truck traffic, it would be 9 times the traffic levels that the City anticipated under the study. She felt the request is not well thought out, not based on current data and should be denied at this time. Warren Enstrom, 5308 61st Ave. mentioned the berms will be built with the dirt removed from the retention ponds.

Participating via Zoom: Emma Ramirez, 1641 Amber Dr. had concerns regarding the wildlife. Just graduated from high school and will be attending college. Considered returning to Hobart to live and raise a family but will reconsider if this moves forward. She asked to consider putting the residents first and doing what is in their best interest. Bill Eich, 1777 Gurney St. moved into Eagle Creek six months ago. He stated he feels the Master Plan needs to be re-evaluated with the public's opinion, 61st Ave. is already deteriorating, locating closer to the US 30 corridor was more suited for M-1 zoning and this was not conducive. Pilar Garcia, 1719 Gurney St. stated she will be relocating from Chicago to the Eagle Creek subdivision and stated her son is immuno-compromised and was very concerned about the amount of truck traffic. She stated that the pollution from one semi equals 12 cars and up to 150 cars. Also concerned about

her property value decreasing. She is reconsidering moving forward in Eagle Creek. Bernice Wright, 3025 Topaz Dr. was concerned about the truck traffic and her future safety. Nadiyah Dickson, 3143 E. 62nd Pl. was concerned about their peaceful lifestyle being changed. Cyndia Kramer, 1777 Amber Dr. felt crime will be increased due to drug, gun, human trafficking and prostitution. Can't understand why the city leaders want the worst for the community instead of being creative and innovative, making it stand out as a blue ribbon community. Moving forward with the rezone will drive homeowners out at an alarming rate; which has already started to happen. It's been perfectly clear the citizens do not want this development. Make the community a success, not a failure. Hearing no further public comments Ms. Galka closed the public hearing for Petition 22-02. Mr. Thurston stated he doesn't envy the Commission's decision. This is bigger than Becknell and something they have to evaluate as a community but this will provide a huge tax base. Mr. Spain felt regarding the Findings of Fact, this is not spot zoning, follows the Comprehensive Plan and the topography is suitable for the proposed land change. He does struggle with the property values of the adjacent properties and was curious if Mr. Thurston had data on their other developments. Mr. Thurston stated they have not done a study of property values but looking on Zillow for property values on Liverpool Rd. which is adjacent to their existing development, and they have gone up. He felt property values go up due to people wanting to be close to their place of employment. Ms. Galka mentioned she agreed with Mr. Spain but is concerned about the traffic. Mr. Gralik mentioned that prior to his employment with the City this has been the plan. The City has spent millions of dollars doing studies, rebuilding 69th Ave., adding the roundabout and investing in the overpass over the railroad tracks to allow the traffic flow to the south. Beth Jacobson, Director of Development, mentioned should this development occur it will unfold over a number of years allowing time for the improvements to take place and to accommodate additional traffic. Ms. Galka stated that Becknell has come before the Plan Commission several times with high quality developments and are valuable partners in the City and helped increase the City's tax base. She is fully aware of the benefits that this will bring to the City but also aware of the good residential developments along 61st Ave. and the potential of others. She hears individuals say their children are not staying here and feels because there are not high quality residential developments to move in to because they are all full. She was shocked with the potential number of semi-trucks and should this pass, more industrial developments will come in doubling or tripling the number of semis and is struggling with her decision. Mr. Gralik mentioned a developer could approach the City requesting an apartment complex which would be a disaster as they are difficult, a drain on City services. He stated they have proposed this area to developers and they were not interested after hearing that it was not in the Hobart school system. He feels industrial is the best use for this property. There was discussion pertaining to striking out certain uses permitted in the M-1 zone. Mr. Thurston mentioned they target clean light industrial uses and felt truck terminals were a use to be stricken out from the permitted uses. Also discussed was the most recent revised concept plan showing a 325' setback from 61st Ave. which will continue to encroach approximately 50' to 70' into the northern strip along 61st Ave. Mr. Pietrzak asked if the Commission felt comfortable with the 250' setback revision. Mr. Gralik suggested to approve a partial rezone and leave that area an R-3 but the Zoning Ordinance requires buffering and screening to be on site and starting at the setback requirements. If that area is not rezoned, variances will be required to allow the berms and ponds be placed on the R-3 property. The easements shown on the revision would basically allow the rezone to the property line. He suggested to put the setbacks in place now with the easements to be recorded and when they submit for site plan and subdivision approval, the subdivision could update them to what the actual engineered plan show for the setbacks. Mr. Chhutani motioned for a Favorable Recommendation to the Common Council for Petition 22-02 with the stipulations of a 250' no build/no pavement easement south of 61st Ave., a 75' no build easement south of the no build/no pavement easement and a use restriction to be the same as the Northwind Crossings South PUD including all discussion and Findings of Fact, seconded by Mr. Emig. Motion carried. (6-1) Ms. Galka-nay

Consultation/Discussion: None

There being no further comments or discussion Mr. Vinzant motioned to adjourn, seconded by Mr. Gralik. All ayes, motion carried. (8-0) Meeting adjourned at 10:45 p.m.



Maria Galka, President



Jason Spain, Secretary