

**MINUTES OF A REGULAR MEETING OF THE**  
**VILLAGE OF NEW LENOX PLAN COMMISSION**

**Held in the New Lenox Village Hall, 1 Veterans Parkway**

**Tuesday, February 15, 2011 7:00 p.m.**

**#11-02-B**

**CALL TO ORDER**

A regular meeting of the Village of New Lenox Plan Commission was called to order at 7:03 p.m. by Chairman Mark Muehlnickel, with a quorum present.

Chairman Mark Muehlnickel led the Pledge of Allegiance.

**ROLL CALL**

Upon roll call, the following were present: Chairman Mark Muehlnickel, Commissioners John Kuchler, Tony Orsini, Joan Byerley, Rob Moss and Annette Boyd.

The following was absent: Commissioner Gary Berner.

Also present were: Planning and Development Administrator Robin Ellis, Senior Planner Jeff Smith, Economic Development Director Randall Lowman, and Secretary Lorrie Sowko.

**REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF JANUARY 18, 2011**

Chairman Muehlnickel entertained a motion to approve the minutes of the January 18, 2011, Plan Commission meeting. Commissioner Boyd made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Commissioner Byerley abstained. Motion carried.

**REQUEST FOR APPROVAL OF MINUTES OF JOINT MEETING OF THE VILLAGE BOARD AND PLAN COMMISSION OF DECEMBER 4, 2010**

Chairman Muehlnickel entertained a motion to approve the minutes of the joint meeting of the Village Board and Plan Commission held on December 4, 2010. Commissioner Kuchler made a motion, seconded by Commissioner Boyd. Voice vote was taken. Commissioner Moss abstained. Motion carried.

**REQUEST FOR COUNTY SPECIAL USE**

**109 Ford Drive**

**Douglas Schlak – Petitioner/Attorney**

Attorney Doug Schlak was present on behalf of the petitioner who holds the beneficial interest in the trust that owns the property located at 109 Ford Drive.

The County request is for a Special Use permit for a residence of a proprietor/caretaker and a variance for lot coverage from 50% to 81%. The building covers 40% of the property, and the asphalt parking lot is included in the lot coverage, which increases the lot coverage to 81%. One of the second-floor units in the building is a 17-foot by 50-foot residence and is occupied by the caretaker/watchman for the entire facility. The lower level is used for storage for the caretaker's business.

The owner purchased the property in 1992, and the property has been in existence thus far with the caretaker residence and the storage in the lower level. The County notified the owner that the Special Use and variance are required.

Planning and Development Administrator Robin Ellis clarified that the Village's jurisdictional review does not include County variances.

Chairman Muehlnickel entertained a motion that the Village not file an objection against the County Special Use request, for the existing 850-square foot residence above Unit A, a private car storage facility located at 109 Ford Drive, within the County Cedar Industrial Park, subject to the conditions noted in Staff's Report. Motion was made by Commissioner Boyd, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried unanimously.

Senior Planner Jeff Smith added that the Fire District notified Staff that they did not inspect the unit as of yet.

### **REQUEST FOR PRELIMINARY PLAT APPROVAL**

#### **Bristol Meadows Unit 1**

**30.89-acre site generally located along the north side of Laraway Road, approximately 660 feet west of Schoolhouse Road**

**Mark Kaup/MJR Construction, LLC – Petitioner**

**Andrew C. Dystrup – Attorney**

Attorney Andrew Dystrup presented the proposed site plan and preliminary plat for Bristol Meadows Unit 1.

The overall site is 100 acres, and the preliminary plat consists of 30.89 acres. Lot 1 is the subject matter for the following public hearing which is an R-1 P.U.D. for senior housing. Lot 2 is located south of Lot 1, and is proposed for C-2 zoning. Lot 3 is proposed for R-4 zoning for a church. Lot 4 is a proposed detention pond. Lot 5 and the remaining lots are targeted for single-family residences.

Jeff Smith explained that Bristol Meadows is still under review by the Village Board, subject to annexation and an annexation agreement, with multiple rezoning requests.

Staff forwarded comments to the developer on the preliminary plat for Unit 1. There are a number of technical comments pertaining to setbacks on properties and easements. A water main will need to be extended from Schoolhouse Road to the site, which will require off-site easements. This water main will need to be extended past the entrance to the western periphery of the property. Eventually, there will be a need for extension of an additional water main located approximately 1 mile to the west at the Rachel Ridge subdivision, which would provide a loop for this development. Unit 1 will only require the water main extension from Schoolhouse Road. Submittal of a water study to the Village's engineering department is necessary.

This preliminary plat will need to substantially comply with the concept plat to be approved by the Village Board.

Subject to resolution of Staff's comments, as well as preliminary engineering approval, Staff would recommend approval of the preliminary plat for Unit 1 of Bristol Meadows, which will not move forward until the property is annexed with an annexation agreement.

Chairman Muehlnickel entertained a motion recommending approval of the preliminary subdivision plat for Bristol Meadows Unit 1, subject to preliminary engineering approval and resolution of the items in Staff's report. Additionally, the preliminary plat must substantially conform to the concept plat to be included in the pending annexation agreement for the overall Bristol Meadows property. The preliminary plat will not be forwarded to the Village Board for approval until prior approval of the ordinances authorizing the execution of an annexation agreement, annexing the subject property, and rezoning the property to the multiple requested zoning districts. Motion was made by Commissioner Boyd, seconded by Commissioner Moss. Voice vote was taken. Motion carried unanimously.

Chairman Muehlnickel explained the rules and procedures for the upcoming public hearings. Chairman Muehlnickel then invited public speakers to be sworn in. The speakers stood, raised their right hands, and were sworn in by Secretary Lorrie Sowko.

**REQUEST FOR SPECIAL USE FOR PRELIMINARY P.U.D. PLAT (Public Hearing)**

**Bristol Meadows Lot 1**

**8.5471-acre property generally located 300 feet north of the northeast corner of Laraway Road and Country Lane, extended**

**Andrew C. Dystrup – Attorney**

Chairman Muehlnickel entertained a motion to open the public hearing at 7:15 p.m. Motion was made by Commissioner Orsini, seconded by Commissioner Byerley. Voice vote was taken. Motion carried.

Chuck Smith of Arete-Knight was available to present details for the request for special use for a preliminary P.U.D. plat for Bristol Meadows Lot 1. This project is part of Bristol Meadows Unit 1. A PowerPoint presentation was made available, and a market study had been performed to justify the need for the proposed development.

In December 2010, the developer originally presented a three-story senior housing facility consisting of 88 units. The plan now depicts a two-story building consisting of 64 senior housing units. The Village Board suggested providing additional parking. The Zoning Ordinance requires one parking stall per dwelling unit. The original plan depicted 1.5 parking stalls per unit, and there were concerns expressed by the Village Board regarding additional parking necessary for visitors.

The site plan has since been modified with additional parking on the north and west ends of the site. A drive-thru within the site is one way, and the fire lane wraps around the building. The detention pond on the site has been made larger than it was on the original plan. The landscaping will need to be modified according to Staff's comments, and the petitioner has no objection to meeting Staff's requirements.

The primary parking lots are separated on the north and west ends, and give access to entry points to the building.

Garbage will be kept inside the building in a compactor and picked-up daily.

The overall site is 100 acres, and there are over 30 acres of open space, including a 10-acre pond, a park site and additional walking paths.

There will be duplexes near the senior housing building that will be age-restricted to residents 55 and older, and the senior apartment development to be known as The Lodge will house residents that are 62 years old and older.

Chuck Smith showed depictions of amenities such as a gazebo, front canopy, screening, Juliet balconies, and elevations of the senior housing development, duplexes and single-family homes. The lower units will have a small walk-out patio, and the upper units will have a Juliet balcony with a railing but no walk-out area.

The materials being used include hardie board, stone and brick.

The commercial portion of the site has some interest from a developer to construct a medical office building.

Jeff Smith began the Staff Report.

Since this is a Planned Unit Development request, the Zoning Ordinance requires that certain Findings of Fact be met to approve the request.

1. The preliminary P.U.D. plat would creatively and efficiently utilize the property and accommodate the 64-unit age-restricted and independent-living senior development. The submitted market study indicates that there is a demand for senior independent-living. The existing Township senior building on South Cedar Road is fully occupied and

has a lengthy waiting list. With the existing seniors living in the Village and the anticipated growth in seniors over the age of 65 within the next five years, there is a demand in New Lenox for this type of facility.

2. There are requested deviations for the development. The density is slightly more than 7.5 units per acre and exceeds the Comprehensive Plan recommendations. The Comprehensive Plan recommends residential uses and housing to provide for senior living, especially near major commercial corridors, intersections, etc. This development would meet the recommendation of the Comprehensive Plan to provide senior housing. In return for allowing the deviations and higher density, Staff is recommending that the developer provide additional recommended amenities, including best management practices (BMPs) such as rain gardens, permeable pavers for the patios, naturalized storm water detention area with a trail, benches and look-out area, to ensure a high quality and sustainable senior housing development that will be in the public interest.

From Laraway Road, Country Lane will be dedicated as part of the preliminary plat and will extend northerly and make a connection to Briarcliff Lane.

There are two parking lot areas, providing 112 parking stalls for a ratio of 1.75 parking stalls per unit. It is Staff's opinion that this ratio will provide adequate parking for the residents. There will be one parking space reserved for each unit, leaving approximately 48 parking spaces for guest and visitor parking.

The petitioner must still provide more information on other services to be offered in the community room that may be open to other New Lenox seniors. Details for the size, capacity and types of events for the community room are required to determine whether the proposed parking will be adequate.

The development would provide amenities for the residents such as a walking path, gazebo and garden area at the rear of the building. With the addition of the Staff-recommended trail and lookout area for portions along the detention area, the site would provide very attractive amenities for the senior residents.

Both sanitary sewer and water mains are located near the subject property. An existing water main from Schoolhouse Road will service the proposed senior apartment building and other future uses in Bristol Meadows Unit 1. Consequently, public utilities would be able to service the proposed senior apartment development.

3. The two-story senior apartment building will have a mixture of building materials such as the lower level stone veneer and upper level hardie board. There are a number of architectural features including architectural shingles on a mansard roof, chimneys, patios, windows, accent bands and color schemes.

A Building Code waiver through the P.U.D. process would have to be approved by the Village Board if the building, or a significant majority of the building, would be constructed on a slab on grade. The Village has not had a project of this nature constructed on a slab on grade.

4. The proposed development abuts existing industrial uses to the east as well as the future commercial use to the south. Staff is requiring that a 3-foot berm be placed along the south and east perimeters.

There are future senior duplex units to the north which will be required to be screened with a fence and landscaping.

5. The proposed residential development would provide a different type of housing stock for current and future Village residents. As the independent-living facility would be an age- and income-restricted facility that will generate less people and traffic, it would not pose a burden on the local schools.

The petitioner has already noted that the senior apartment development would be operated and managed by a private entity. The development will generate property tax to the Village and other local taxing districts. It will be a condition of the P.U.D. that a private entity will operate this facility

6. Although the resulting gross density is 7.5 units per acre (8.66 units per acre net density), which exceeds both the Comprehensive Plan Medium Density Residential land use recommendation (3.5 units per acre base density) and P.U.D. Regulations (20% maximum density bonus), the Plan Commission and Village Board at this time have endorsed the proposed unit count and resulting density for a project to provide senior housing, which satisfies a residential housing objective noted in the Village's Comprehensive Plan. The overall Concept Plat, which includes the subject 64-unit senior apartment development, will be attached to the pending Annexation Agreement for Bristol Meadows.

Staff recommends that the Plan Commission adopt the Findings of Fact for The Lodge at Bristol Meadows P.U.D. The developer submitted a construction schedule, and upon approval, the earth work will be started this year with the building being complete in the fall of 2012.

Staff recommends approval of the Special Use for the preliminary P.U.D. plat for the 64-unit independent living senior housing facility, to be known as The Lodge at Bristol Meadows, subject to preliminary engineering approval, preliminary landscaping approval, and the other issues noted in the Staff Report. This request cannot move forward until the property is annexed and rezoned to the multiple zoning districts.

Commissioner Orsini asked what would happen to the property if it is sold in the future.

Planning and Development Administrator Robin Ellis explained that through the tax-credit program there is a 30- to 40-year guarantee on the age and income restrictions. The Village has the opportunity through the P.U.D. to apply or extend the time frame. In consideration for any reductions in school or park impact fees that may be requested, and to make sure that the population density of the development is not greater than it would be if it had been developed with more traditional single-family detached or attached homes. The Village will be looking for the age restriction to extend through the life of the development.

Commissioner Boyd asked if there will be underground parking.

Chuck Smith stated that there will be no underground parking.

Chuck also added that BMPs will be utilized, and the building is also proposed to be LEED certified. There will be discussion with Warren Rendleman regarding the slab on grade proposal and other Building Code requirements.

Chairman Muehlnickel asked if the hardie board is a smooth or textured surface, and wanted to know if the fire lane will be paved.

Chuck Smith replied that the hardie board will be textured, and the fire lane will not be paved but will be grass-crete, a product that has been successfully used in the past in surrounding suburbs, able to withstand the weight of emergency vehicles. It allows emergency vehicles to have access to the site, but does not have the appearance of a 24-foot wide asphalt drive extending around the development. Grass is allowed to grow between the material to be more aesthetically pleasing.

Chairman Muehlnickel entertained a motion to close the public hearing at 7:39 p.m. Motion was made by Commissioner Boyd, seconded by Commissioner Moss. Voice vote was taken. Motion carried.

Chairman Muehlnickel asked if similar facilities had been developed with slab on grade.

Chuck Smith responded that most of the facilities he has designed have been constructed with slab on grade. If the Building Department and the developer do not come to terms on the foundation plan, it will be the first development of this kind constructed on a crawl space.

Chairman Muehlnickel entertained a motion to recommend that the Plan Commission adopt the Findings of Fact for the proposed preliminary P.U.D. plat for The Lodge at Bristol Meadows senior housing development on Lot 1 within the Bristol Meadows Unit 1. Motion was made by Commissioner Kuchler, seconded by Commissioner Orsini. Roll call vote was taken. Motion carried unanimously.

Chairman Muehlnickel entertained a motion recommending approval of the Special Use for a preliminary P.U.D. plat for the 64-unit independent living senior housing development, The Lodge at Bristol Meadows, to be located on Lot 1, within Bristol Meadows Unit 1, subject to

preliminary engineering approval, preliminary landscaping approval, and other issues noted and discussed this evening in Staff's Report and comments. Motion was made by Commissioner Boyd, seconded by Commissioner Byerley. Roll call vote was taken. Motion carried unanimously.

**REQUEST FOR SPECIAL USE FOR PRELIMINARY P.U.D. PLAT (Public Hearing)**

**Lenox Place**

**2.786-acre property generally located east of Calistoga Drive approximately 750 feet south of Laraway Road**

**Robert H. Stoehr/Silverstone Partners – Petitioner**

**Richard Kavanagh – Attorney**

Chairman Muehlnickel announced that the public hearing for the request for a Special Use for a preliminary P.U.D. plat for Lenox Place will be postponed until March 15, 2011.

**TEXT AMENDMENTS (Public Hearing)**

**Truck and Commercial Vehicle Parking**

Chairman Muehlnickel entertained a motion to open the public hearing at 7:42 p.m. Commissioner Boyd made a motion, seconded by Commissioner Kuchler. Motion carried.

Robin Ellis stated that this ordinance is a result of discussion with the Village Board over a period of approximately 12 months. This ordinance refers to regulations for off-street parking.

Currently, the Zoning Ordinance restriction limits vehicles up to a ¾-ton truck to be able to park in a residential driveway. The Village Code did not address the parking of larger vehicles on the street. There are concerns of visibility and safety, and the Village Board decided to restrict the parking of on-street vehicles to a B category license plate, which is the same license plate for a ¾-ton truck. If a resident uses a larger truck for his or her primary means of transportation, the Village Board did not want to prohibit the parking of a work vehicle at a residence. The Village Board's preference is that these types of vehicles be parked on the driveway and not on the street. The stipulations include that the vehicle is used as a primary means of transportation, a limitation of no more than two commercial vehicles on the property at any given time, the vehicles cannot exceed 90 inches in height, and that there not be any visible loads, in the case of a dump truck or trailer that is used for a business. The Village Board adopted the ordinance pertaining to the on-street parking on February 14, 2011, and street parking of larger vehicles is now prohibited.

Commissioner Berner submitted written comment regarding the 90-inch height requirement. The Village Board discussed this issue extensively.

Chairman Muehlnickel referred to boats, trailers, and snow mobiles as being a second vehicle.

Robin Ellis reiterated that this ordinance does not pertain to recreational vehicles, which have a separate set of regulations. This ordinance is solely for commercial vehicles.

Chairman Muehlnickel questioned the parking of school buses.

Robin Ellis was not sure of the plate classification of a school bus, and added that a school bus would extend beyond the length of a driveway. No vehicle can encroach over the public sidewalk.

Chairman Muehlnickel read a letter that was submitted by David and Elizabeth DuBois of 820 Laurel Bay, New Lenox, Illinois, dated February 15, 2011. This letter was addressed to Warren Rendleman and referred to amendments in Chapter 106 of the New Lenox Village Code.

The letter was read as follows:

Mr. Rendleman:

Since we are unable to be present at tonight's public hearing regarding the amendments to Chapter 106 of the New Lenox Village Code, please transmit the following to the Planning and Zoning Commission for the public record:

Within certain parameters, the proposed language authorizes in most residential zoning districts commercial vehicles with an Illinois State license plate of an F classification or less. This authorizes much larger vehicles than the current text, which is essentially the equivalent of a B classification. Most B classification vehicles are of a size and character that are consistent with a residential use. Classifications greater than B, including D (up to 12,000 lbs.) and F (up to 16,000 lbs) include vehicles that are of a size and character that are not consistent with a residential use. The 90" height restriction will not mitigate the adverse impact of a higher classification.

Therefore, we recommend that the Village restrict the size of commercial vehicles in residential districts to a B classification, and to one (1) per zoning lot.

After Chairman Muehlnickel read the letter, he opened the public hearing for comments.

Bill Block of 430 Krystal Court is on the Crystal Cove Homeowners' Association Board of Directors, and is strongly opposed to the code change to allow two commercial vehicles to be parked in a residential driveway. He asked that the Village maintain the current code. He feels that commercial vehicles in residential driveways negatively impact the appearance of a subdivision.

Mr. Block spoke on behalf of the Homeowners' Association and himself, and continued by adding that they are aware that we are in a very difficult recessionary timeframe, and there is tremendous pressure on home values, and is asking that the Village not to put additional stress or pressure on home values by allowing commercial vehicles on residential driveways.

Mr. Block stated that he asked a real estate agent if their beliefs are in sync with what he and the Association are objecting to, and claims that the real estate agent basically agrees that commercial vehicles do nothing to maintain or enhance property values. The same agent gave comp values on homes in Crystal Cove. Mr. Block noted that there is a home in the subdivision adjacent to a home with two commercial vehicles parked in the driveway, and that home has been under stress pertaining to the value of the home, for many reasons, other than the commercial vehicles being parked. Mr. Block claims that the home had been for sale for years, did not sell, and went into foreclosure and sold on October 1, 2010, for \$253,000.

He asked the agent to give comps on other homes in the subdivision. Two other homes were sold in 2010. One home was sold in February for \$333,000 and the other was sold in April for \$345,000.

Mr. Block asked if the Plan Commissioners, as perspective homeowners/buyers, would buy a home with a visual sight of a property that has two commercial vehicles in the residential driveway. He added that he would certainly not, and that there is ample commercial and industrial space for commercial vehicles to be parked.

Mr. Block asked that this part of the Village Code not be changed, and to please keep commercial vehicles out of residential driveways.

Chairman Muehlnickel entertained a motion to close the public hearing at 7:52 p.m. Motion was made by Commissioner Orsini, seconded by Commissioner Moss. Voice vote was taken. Motion carried.

Chairman Muehlnickel asked Staff if two commercial vehicles being allowed in a residential driveway is consistent with other communities and ordinances.

Robin Ellis informed that the Public Safety and Public Improvement Committees reviewed the potential text amendment issues, and she was not directly involved with the process. The F plate and the 90-inch height requirement were included in much of the discussion.

Robin Ellis also added that the text amendment would not override subdivision covenants. The prohibition on commercial vehicles would still remain in effect for subdivisions that have covenants pertaining to this issue. The text amendment would affect subdivisions that do not have associations or covenants.

Commissioner Boyd has a neighbor with a commercial vehicle parked in their driveway and expressed that she is not impacted because the vehicle is parked in the rear yard. Commissioner Boyd would rather see a commercial vehicle parked in the driveway versus the street.

Commissioner Kuchler prefers that larger commercial vehicles not be allowed to park in driveways.

Commissioner Orsini commented that he is not in favor of looking outside of his residence window and seeing two dump trucks in the neighbor's driveway. It would be preferred if there was a size limit to allow for only commercial vehicles such as utility or work vans.

Commissioner Moss echoed Commissioner Orsini's comments. He lives in a subdivision with covenants and favors covenants that pertain to issues such as commercial vehicle parking.

Chairman Muehlnickel entertained a motion to recommend that the Village adopt the text amendment as currently drafted. Commissioner Boyd made a motion, seconded by Commissioner Byerley. Roll call vote was taken. Ayes: Commissioner Boyd, Commissioner Byerley and Chairman Muehlnickel. Nays: Commissioner Kuchler, Commissioner Orsini and Commissioner Moss.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

Robin Ellis announced that the next regular scheduled Plan Commission meeting will be March 1, 2011, and includes public hearings.

### **ADJOURNMENT**

Chairman Muehlnickel entertained a motion to adjourn the meeting at 8:00 p.m. Motion was made by Commissioner Boyd, seconded by Commissioner Moss. Voice vote was taken. Motion carried unanimously.

---

Lorrie Sowko - Secretary

**MINUTES OF A REGULAR MEETING OF THE**  
**VILLAGE OF NEW LENOX ZONING BOARD OF APPEALS**

**Held in the New Lenox Village Hall, 1 Veterans Parkway**

**Tuesday, February 15, 2011 7:00 p.m.**

**#11-02-B ZBA**

**CALL TO ORDER**

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 8:01 p.m. by Chairman Mark Muehlnickel, with a quorum present.

**ROLL CALL**

Upon roll call, the following were present: Chairman Mark Muehlnickel, Commissioners John Kuchler, Tony Orsini, Joan Byerley, Rob Moss and Annette Boyd.

The following was absent: Commissioner Gary Berner.

Also present were: Planning and Development Administrator Robin Ellis, Senior Planner Jeff Smith, and Secretary Lorrie Sowko.

**REQUEST FOR APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING OF JANUARY 18, 2011**

Chairman Muehlnickel entertained a motion to approve the minutes of the January 18, 2011, Zoning Board of Appeals meeting. Commissioner Kuchler made a motion, seconded by Commissioner Boyd. Voice vote was taken. Motion carried.

**REQUEST FOR TEMPORARY USE FOR SIGN**

**Heather Glen**

**Generally located on the north side of Laraway Road, approximately 250 feet east of Heather Glen Drive**

**Doug Blocker/Hartz Construction - Petitioner**

Doug Blocker of Hartz Construction was present to request approval of a temporary marketing sign for Heather Glen subdivision, to be placed on the existing sign posts. The temporary use for the sign expires at the end of February 2011, and Mr. Blocker is requesting an extension.

The size of the sign will remain the same with new inserts attached, and will be in the existing location.

Planning and Development Administrator Robin Ellis stated that there is an appendage in the upper left corner of the sign that appears to exceed the 10-foot height limitation. When the permit is applied for, the sign must comply with the 10-foot maximum height limitation.

This request will be granted through the new procedures that allow the sign to be located on the property for five years or until that last lot is built on. The petitioner provided the \$500.00 security deposit to ensure that the sign is maintained during the five-year period. Staff recommends approval of the temporary use.

Chairman Muehlnickel entertained a motion recommending approval of the request for the temporary use for the Heather Glen single-family real estate subdivision advertising sign, until the earlier occur of 1.) the issuance of a building permit for the last lot in the subdivision, or 2.) five years from the date the temporary use is granted by the Village Board.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

None.

### **ADJOURNMENT**

Chairman Muehlnickel entertained a motion to adjourn the meeting at 8:03 p.m. Motion was made by Commissioner Kuchler, seconded by Commissioner Boyd. Voice vote was taken. Motion carried.

---

Lorrie M. Sowko – Secretary