

WAUKESHA COUNTY
MINUTES OF THE PARK AND PLANNING COMMISSION
THURSDAY, FEBRUARY 25, 2021 1:00 P.M.

Due to COVID-19, the meeting was conducted virtually via the Microsoft Teams application and phone access was also available. The meeting was open to the public and individuals were invited to participate via telephone or Microsoft Teams.

CALL TO ORDER

Mr. Mitchell, Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present: William Mitchell (via Microsoft Teams)
Robert Peregrine (via Microsoft Teams)
Richard Morris (via Microsoft Teams)
Thomas Michalski (via Microsoft Teams)
Bonnie Morris (via Microsoft Teams)

Members Absent: James Siepmann

Staff

Members Present: Jason Fruth, Planning and Zoning Manager (via Microsoft Teams)
Ben Greenberg, Senior Land Use Specialist (via Microsoft Teams)
Kathy Brady, Support Staff Supervisor (via Microsoft Teams)

CORRESPONDENCE None

MEETING APPROVAL None.

MINUTES

- **Approval of the January 21, 2021, Minutes**

After discussion, Mr. Peregrine moved, seconded by Mr. Morris and carried unanimously for approval, of the January 21, 2021, Minutes, as presented.

PUBLIC COMMENT

SCHEDULED MATTER

- 1:00 p.m. **Public Hearing for the 2021 Amendments to the Comprehensive Development Plan for Waukesha County**

Mr. Fruth described the annual amendment process. He indicated that after the Public Hearing, the Waukesha County Department of Parks and Land Use Staff will prepare a recommendation for the requests and on March 18, 2021, the Park and Planning Commission will meet and vote on the requests that have been acted upon by the towns. The Land Use, Parks and Environment Committee will consider the amendments on April 20, 2021. The Waukesha County Board of Supervisors will consider the same at their meeting of April 27, 2021. After the Waukesha County Board's action, the appropriate changes are made a part of the permanent record and the Comprehensive Development Plan for Waukesha County is amended as approved by the Waukesha County Board.

At 1:05 p.m., Mr. Fruth read the Notice of Public Hearing into the record.

1. In the Town of Lisbon, the following request is being made:

- A. **Mike Kaerek, MK/S-EP, LLC**, 11600 W. Lincoln Avenue, West Allis, WI 53227, representing property owned by KKNL Lyndale, LLC, 924 E. Juneau Avenue, Milwaukee, WI, requests property located in part of the SE ¼ of Section 31, T8N, R19E, Town of Lisbon (Tax Key No. LSBT 0268.999), more specifically, the property is located at N48 W27368 Lynndale Road, be amended from the Rural Density and Other Agricultural Land category (5.0 to 34.9 acres of area per dwelling unit or equivalent density) to the Suburban 1 Density Residential category (1.5 to 2.9 acres of area per dwelling unit), in order to allow for a residential subdivision.

Mr. Fruth shared the aerial photograph of the property for those joining via Microsoft Teams. He indicated the property is approximately 90 acres in size and located north of CTH JK (Lynndale Road) and north of the Hwy 16 corridor. He pointed out on the aerial photograph, areas on the west side of the property which are in the Other Lands to be Preserved category. This indicates high groundwater soils in that area and does not mean the lands are undevelopable. Development is allowed, however, measures would need to be taken to ensure 1 ft. separation between basement elevations and groundwater. The request would allow a proposed 31 lot residential subdivision. Access to the development would be via CTH JK, with an additional connection to the adjacent subdivision to the west. There are approximately 49 acres of land located outside of the environmental corridor and wetland areas. Density calculations allow for 33 units and the proposal is for 31 units. A Master Grading Plan would be required to ensure the separation from groundwater.

Mr. Zanon, from Pinnacle Engineering, introduced himself and said he was available to answer any questions. Mr. Voight, neighbor south of the property expressed concerns regarding additional traffic from the proposed subdivision along Lynndale Road. Currently the speed limit on Lynndale Road is 55 mph and 45 mph in some areas. He suggested the speed limit be lowered to 45 mph.

Chairperson Mitchell asked if there were any other comments from the audience, Committee or Commission, there being none, he moved on to the next item on the agenda.

2. In the Town of Oconomowoc, the following requests are being made:

- A. **Scott Peterson**, W343 N7205 North Pole Lane, Oconomowoc, WI 53066, representing property owned by Cyrus Peterson, W343 N7303 North Pole Lane, Oconomowoc, WI 53066-1369, requests property located in part of the SW ¼ and SE ¼ of Section 13, T8N, R17E, Town of Oconomowoc (Tax Key No. OCOT 0484.990.003), be amended from the Farmland Preservation category to the Suburban 1 Density Residential category (1.5 to 2.9 acres of area per dwelling unit), to allow for two new lots and the existing residence to be divided from the balance of the property.

Mr. Fruth shared the aerial photograph of the property for those joining via Microsoft Teams. He indicated the property is approximately 36 acres in size. The areas to be removed from the Farmland Preservation category include the existing residence on the property, and acreage located on either side of the residence. This would allow for the potential future development of 2 lots for family members. These areas are located outside of the cultivated part of the farm property. There are a number of parcels north of Hwy K in the Town of Oconomowoc, which are 35 acres or less in the Farmland Preservation category.

The Planning and Zoning Division staff advised the petitioners to have a concept discussion with the Town and the Town indicated support for the amendment request.

Mr. Peterson, petitioner, stated the property is landlocked and it is very difficult for farmers to get to the land to be cultivated as they need to go through an existing subdivision with their equipment/machinery. He added they are only looking to split off a few lots for future use by family members. Supervisor Johnson asked if the Town supported the request, to which Mr. Fruth replied the Planning staff has not received anything in writing as of yet. Mr. Peregrine stated that the Town has met with the Peterson's and are in favor of the request. Mr. Morris commented that he previously farmed this land and concurred that it is very difficult to get large machinery through the subdivision to the farmland.

Chairperson Mitchell asked if there were any other comments from the audience, Committee or Commission, there being none, he moved on to the next item on the agenda.

- B. **Joe and Sherry Garvens**, W394N5298 Reddelein Road, Oconomowoc, WI 53066, request property located in part of the W ½ and the NE ¼ of Section 31, T8N, R17E, Town of Oconomowoc (Tax Key No. OCOT 0553.987), be amended from the Low Density Residential category (20,000 sq. ft. to 1.4 acres of area per dwelling unit) to the Mixed Use category to allow a commercial heating and cooling business.

Mr. Fruth shared the aerial photograph of the property for those joining via Microsoft Teams. He indicated the property is located on Reddelein Road and abuts the railroad corridor and contains a large pole type building on the property. In 1981, the Waukesha County Board of Adjustment granted a variance for the accessory building to be constructed on the parcel without a principal residence. At the time, the property had been rezoned from the M-1 District to the A-1 District and later to the A-2 District. There were reports of a business being operated from the building and the Board of Adjustment's action did not allow for a business use of the building. A Deed Restriction was recorded disclosing that no business use of the property could occur, and the building was to be used for personal storage only.

Mr. Fruth stated there is a current violation on the property that a heating/cooling business is being operated from the building. He noted, the petitioners would like to retain the business use of the building. The petitioners first applied for variances from the A-2 Rural Home District regulations of the Waukesha County Zoning Code in June 2020, to retain an existing heating and cooling business on a residentially zoned lot. The request was denied by the Board of Adjustment. The petitioners are now seeking a Town and County Development Plan amendment and a rezone to make the use legal without the benefit of a principal residence. He mentioned it would be difficult to build a principal residence on the property because of road setbacks and the size and location of the existing building. He suggested that the County committees reviewing this request give consideration as to whether this could be considered a spot plan amendment.

Mr. Fruth said surrounding properties include a subdivision in the City of Oconomowoc to the northeast, other lands are in the Low Density Residential category to the west and environmental corridor/isolated natural resource area to the southeast. The surrounding areas are mostly rural/rural residential uses. By removing the property from the Low Density Residential category, it would be breaking with the general categories of the surrounding properties/neighborhood.

Mr. Michalski asked, if this amendment were to be approved would there be a limit on the types of business uses allowed, so in the future an undesirable use could not occur? Mr. Fruth said it could be an option to condition the specific types of businesses allowed and added that the Mixed Use category could allow a residence to be constructed. Attorney Abruzzo, representing the petitioner, noted the property is 0.6 acres in size and it would be impossible to place a residence on the property along with the pole barn. He added that the property is not conducive for residential use due to the railroad located to the north and the current use is the best use for the property. The building for the current heating and cooling business is only utilized for storage for the business operation, and no customers/clients come to the property. He did not object to limiting the type of business uses on the property and the petitioners are looking to continue what has been in place for the past 15 years. The only abutting residential property is located directly across the street and that homeowner has no objection to this proposed request.

Ms. Garven, petitioner, stated the property is not conducive for residential uses due to its proximity to the railroad tracks. In addition, there would be no room on the property for a residence with the pole building. She added that there is a small business operated from the residential property directly across the street.

Mr. Herro indicated he is the president of the nearby owner's association and is very familiar with the property in question. They own the 100 acres north of the site and have been developing it slowly. He stated they spent hundreds of thousands of dollars to bring in fill to the property north of the railroad tracks due to soil conditions. The Garvin's property is lower and wetter than their property. He added that the site is not conducive for a residential use and they are not opposed to the Garven's continuing the heating and cooling business on the property. In addition, this area has been used for business in the past (Marks Country Market) and is not exempt from any business use. The City of Oconomowoc Parks and Recreation Department has brought in fill, bark and heavy equipment for the property to the north and the area is seeing more industrial type traffic.

Mr. Fruth mentioned that he thought it was a bad decision by the Board of Adjustment in 1981 to approve the variance on the property. Chairperson Mitchell asked if the Town has taken action on this matter, to which Mr. Fruth replied, "not yet" but he would wait for that action before a recommendation is made for this amendment. Ms. Garvens indicated she had spoken with the Town of Oconomowoc Administrator who indicated that as long as the County is in favor, the next step process for the Town should be easy. Chairperson Mitchell advised that the County would wait for the Town's decision before making any recommendation.

Chairperson Mitchell asked if there were any other comments from the audience, Committee or Commission, there being none, he moved on to the next item on the agenda.

3. In the Town of Ottawa, the following request is being made:
 - A. **School Section Lake Management District**, P.O. Box 310, Dousman, WI 53118, represented by John Manthe, Treasurer, requests property described as Parcel 8, CSM No. 710, part of the SE ¼ of Section 17, T6N, R17E, Town of Ottawa (Tax Key No. OTWT 1652.994.002), be amended from the Suburban II Density Residential and Other Open Lands to be Preserved category (3.0 to 4.9 acres of area per dwelling unit) to the Governmental and Institutional category to allow for lake district use of the property.

Mr. Fruth shared the aerial photograph of the property for those joining via Microsoft Teams. The parcel is located at the west end of Dolmar Park Road, close to School Section Lake. The 6 acre property is used for the disposal of lake weeds. The property contains wetland and the east half of the property is open and available for lake management district activities. Additional future improvements include an accessory

building and a pavilion. Present weed disposal consists of the weeds being placed on the site and allowed to dewater and break down, this allows the volume of the weeds to reduce by 95%.

Mr. Manthe, Treasurer for the School Section Lake Management Board, indicated they have been using the property for weed storage for approximately 40 years. They would like the opportunity to construct a small building for the storage of tools and supplies to support the weed harvesting operation, currently everything is stored outside. A future pavilion is also being proposed, accessible for the residents included in the management district.

Chairperson Mitchell asked if the Town of Ottawa has given any input on this proposed amendment, to which Mr. Fruth replied that he has not received anything in writing. Mr. Manthe added that the proposal had gone to the Town in 2019 and has been delayed for a year but the Town did approve the change in use now that the property is owned by the Lake Management District. Mr. Fruth added the amendment application deadline was apparently missed last year.

Supervisor Johnson asked where this property is located with respect to the School Section Lake Dam? Mr. Fruth replied, the dam is located immediately north of the property, approximately 100' on the same side of the lake. Supervisor Cummings asked what the property was zoned before and could a house be built on the property? Mr. Fruth clarified that this request is for the land use designation only. Currently, the property is in the Suburban II Density Residential and Other Open Lands to be Preserved category and would allow for a residence at a density of 1 unit per 3 acres. Supervisor Cummings asked about the acreage being proposed to be changed to the Governmental and Institutional category and stability of the soils with the weed harvesting operation? Chairperson Mitchell responded, 2.7 acres, and the petitioner is proposing an accessory building and the private use would be for the lake district only. Mr. Fruth replied as the weeds decompose over the years this would add a layer to the topsoil on the property. The topsoil would be scraped off to support a building and he did not think soils would be an issue. Mr. Manthe clarified that previously when the land was owned privately, they were renting the land and WDNR indicated which locations on the property the weeds could be deposited.

Chairperson Mitchell asked if there were any other comments from the audience, Committee or Commission, there being none, he closed the Public Hearing at 1:52 pm.

• **RZ75 (Joel Gerke and Kellie Brock) Town of Delafield, Section 30**

Mr. Fruth pointed out the location of the property, on the east side of Cushing Park Road, approximately 800 feet south of Lapham Lane in the Town of Delafield. He indicated the request is to rezone the property from the A-1 Agricultural District to the A-2 Rural Home District to allow the construction of a single-family residence.

Mr. Fruth shared the aerial photograph of the property for those joining via Microsoft Teams. He indicated the parcel is approximately 4 acres in size. Surrounding properties include the Lapham Peak property to the north. The current zoning on the property (A-1 Agricultural District) is a 40 acre minimum district. Rezoning to the A-2 Rural Home District would allow a more reasonable open space allowance of 85% rather than 95%. The rezoning would allow the property to be consistent with the neighborhood to the west and other properties to the east.

After discussion, Mr. Morris moved, seconded by Mr. Michalski and carried unanimously, for approval, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

- **SCU-0366D (Belman Construction, LLC) Town of Merton, Sections 13 and 14**

Mr. Fruth pointed out the location of the property at W290 N7915 Park Drive, in the Town of Merton. He indicated the request is to amend the existing Conditional Use Permit by terminating the restaurant, tavern and boat livery uses.

Mr. Fruth shared the aerial photograph of the property for those joining via Microsoft Teams. He indicated there was a restaurant and tavern located on the property dating back to the 1970’s. In addition, there are 2 smaller homes located on the property along with an overflow parking lot located to the east of Park Drive. There is also an undeveloped parcel located south of the overflow parking lot. The petitioner is proposing to subdivide the southerly parcel into 3 lots and since the commercial use will no longer be utilized, the tavern, restaurant, boat livery uses would need to be terminated from the existing Conditional Use, so the land division can move forward. Conditions of note include that the Town of Merton must give approval, the property must be brought into compliance with the Ordinance within 60 days and if the petitioner would like to retain the existing overflow parking lot they must request this in writing to the Town and County by April 1, 2021. Mr. Morris clarified the item was reviewed by the Merton Town Plan Commission and there was no issue with the land division.

After discussion, Mr. Michalski moved, seconded by Mr. Morris and carried unanimously, as conditioned, for approval, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

- **CU50 (James Bell/Bell Family Trust) Town of Oconomowoc, Section 30**

Mr. Fruth pointed out the location of the property at N56 W39300 Hwy 16, in the Town of Oconomowoc. He indicated the request is for land altering activities associated with the construction of a single-family residence.

Mr. Fruth shared the aerial photograph of the property for those joining via Microsoft Teams. Mr. Greenberg, Senior Planner indicated the property is approximately 1.2 acres in size and located on Wisconsin Avenue, west of the City of Oconomowoc. Surrounding properties include residential uses, and across the street there are commercial properties. Drainage patterns on the property are from Wisconsin Avenue to the lake. The previous residence was razed along with trees near the lake. The proposal is for a single-family residence with 2 attached garages, a lakeside patio and pool and a 9 ft. basement with full exposure in the northeast corner. The Conditional Use is needed due to the amount of fill being proposed. There would be 4 ft. of fill placed near the front entrance and 4 to 5 ft. of fill placed lakeside, supporting the patio. High groundwater is a concern on the property as it is within 2 ft. of the surface and limits the depth and location of the basement. The petitioner is currently working with the Land Resources Division for permits for a foundation drainage system. A rain garden is being proposed near the shore.

Mr. Greenberg noted that at the public hearings (2 were held) a number of concerns were brought up by citizens such as:

- Water quality impacts to the lake from additional runoff.
- Adverse drainage from the development.
- Neighbor to the east expressed concerns regarding the mature lot line trees on his property.
- The size of the proposed residence was not appropriate compared to other nearby residences. Mr. Greenberg stated that the home complies with all size, height and locational requirements.

The Town of Oconomowoc approved the request with conditions. The County is recommending approval of the request. Conditions of note include:

- An As-Built Grading Plan is required once construction and grading is complete.
- Shore mitigation, 35 ft. deep vegetative shore buffer across the entire shoreline with exception of an access/viewing corridor up to 35% of the shore area.
- A Screening Plan to mitigate the views from the lake and adjacent lands for the retaining walls supporting the patio.
- Stormwater Permit for erosion control.
- Town Engineer approval for any final Grading Plan.

Mr. Augustine from Landmark Engineering, said that Condition No. 10 states a date of June 1, 2023 for all land altering activities to be completed. He suggested that in Condition No. 11, the shore mitigation plan and site stabilization could be changed from 18 months to the June 1, 2023 date as well. Mr. Greenberg and Mr. Fruth did not have any objection to the dates being consistent with one another. The Commission agreed and the condition will be updated with the above revision.

After discussion, Mr. Morris moved, seconded by Mr. Michalski and carried unanimously, for approval, as conditioned, in accordance with the “Staff Report and Recommendation” with a revision to Condition No. 11 which will now read:

11. In order to offset the impacts of the additional fill and proposed grading, the owner must implement a shore mitigation plan to be reviewed and approved by the Waukesha County Planning and Zoning Division. The plan shall include a vegetative shore buffer. The vegetative shore buffer (“Mitigation Area”) shall extend across the entire shore with the exception of an Access and Viewing Corridor which may be a maximum width equal to 35% of the total shore frontage. The Mitigation Area shall incorporate the proposed rain garden. The Mitigation Area shall extend a minimum depth of 35’ from the Ordinary High Water Mark of Lac LaBelle in the area parallel to the shore. The Mitigation Area shall include, at a minimum, a mix of perennial vegetation that is native to Wisconsin. The species mix and planting densities shall be in accordance with the WDNR Biotechnical Note 1. If there are any existing trees or native vegetation located within the required Mitigation Area, the location, size and species of all such trees shall be identified on the mitigation plan and said trees/vegetation must remain as part of the mitigation plan. The mitigation plan shall not propose any fill within the 100-year floodplain. The mitigation plan must include a timetable for completion. The shore mitigation plan must be implemented and the site stabilized no later than June 1, 2023, unless an extension is granted by the Town Plan Commission and Waukesha County Staff.

The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• **Thomas Farm Neighborhood Visioning Update**

Mr. Fruth presented a Powerpoint of the Thomas Farm property update. He explained the Thomas Farm 2020 Comprehensive Development Plan Amendment was first introduced in 2020. The request was to change the land use category from the Suburban I Density Residential to the Low Density Residential category and on the south parcel change from the Commercial and Office Park category to the Mixed Use category. At the public hearing in 2020, there was much opposition to the amendment. The County offered to assist the Town of Delafield in a special planning project. A workgroup was created consisting of neighborhood residents, development professionals, ownership group members and County and Town Staff. The workgroup met 6 times between June and November 2020. The objective of the project was to solicit input regarding the future use of the Thomas Farm and surrounding neighborhood taking into consideration the neighborhood, owner, and municipal developer interests and to balance neighborhood compatibility, economic development and natural resource considerations. The workgroup studied land use, density, open space, building height, infrastructure/transportation, market trends and tax base/land values.

Mr. Fruth presented a slide showing the natural resources on the property including a large portion of Primary Environmental Corridor (PEC) and wetlands within the PEC areas on the northern part of the site. The east side of the site contains high bedrock conditions and blasting would be required in these areas. Surrounding properties include single-family residential subdivisions to the west and east, 2 different condominium developments located to the west and east, an apartment complex to the north, the Western Lakes Golf Course to the east, Orthopedic Associates building to the east, Prairie Waldorf School and a church to the south.

Mr. Fruth indicated the property has been long planned for commercial/office park use and Suburban I Density Residential with Environmental Corridor. If the property were to be developed today with the current land use categories, retail, office and commercial would be allowed on the southern portion. At the 2020 public hearing, the neighborhood residents expressed concerns because light industrial and business park uses were proposed in the Town of Delafield's Mixed Use ordinance being advanced. He presented a slide of the assessed values of the nearby neighborhoods, business parks, condominiums, etc. Senior uses were also explored as part of the project which are high value. The workgroup looked at traffic, average trips per day. Single family residential uses generate more traffic than any other residential use type. The workgroup did not spend time reviewing shopping center uses as they did not view this corridor as being appropriate for retail use.

Mr. Fruth said the workgroup looked at several other mixed use examples, one in the City of Oconomowoc west of Hwy P, which contains a grocery store on the east part of the property, multi family rentals, condominiums and senior uses and single family residential to the west. Another project in the City of Brookfield, south of Capital Drive, contains a Sendiks grocery store, offices to the west, high end apartments to the west and single residential to the west. In addition, the workgroup reviewed other area residential density and building height examples such as the Bay Pointe condominiums in the Town of Oconomowoc and the Scuppernong Springs, High Ridge and Golf Ridge condominiums in the Town of Delafield and the Glen of Seven Stones in the Village of Sussex to review what might be appropriate for the Thomas Farm site. The workgroup favored condominium style development and preferred 2 to 4 unit buildings. The workgroup considered higher density uses and the only area deemed appropriate for this was in the south central portion of the site.

Mr. Fruth indicated the workgroup reviewed higher density residential examples such as the Tamarak Springs in the Village of Menomonee Falls and Falcon Glen in Hales Corners and noted that multi family

development caused some concerns regarding traffic, etc. with the workgroup. The workgroup also reviewed senior development examples, such as the New Castle Place in Mequon and Lake Country Village in the Village of Summit. He noted that senior density tends to be higher because unit sizes are smaller. The workgroup also reviewed average building size, impervious and open space examples for office and light industrial uses in the area. In addition, building height examples in the area were reviewed.

Mr. Fruth presented a slide showing the workgroup's final use and density recommendations for the different sub areas on the Thomas Farm site:

- Area 1, northwest portion of site. Single family lots or condominiums (maximum density of 1 unit/acre).
- Area 2, north and west portion of site. Single family residential (maximum density of 3 units/acre) or 2 to 4 unit condominiums.
- Area 3, west portion of site. Adjacent to 2 single family residential neighborhoods. Higher density single family residential (maximum of 3 units/acre).
- Area 4, center portion of site with surrounding treelines. Senior uses, 2 to 4 unit condominiums, office, higher density single family residential and high quality multi family residential (maximum of 6 units/acre).
- Areas 5 and 6, southeast portion of site with frontage on I-94. Senior uses, 2 to 4 unit condominiums, office (only allowed in 5), higher density single family residential (maximum density 4 units/acre).

Mr. Fruth presented a slide with the workgroup's final height recommendations. It was recommended, 2 stories of height for areas of the site abutting or near residential neighborhoods, and the area on the south portion of the site could have 3 stories. In addition, the workgroup discussed open space and recommended a conservation type project and all PEC and wetland would be conserved. Areas surrounding the site would have landscape buffers with the widest buffer (75 ft.) abutting Glen Cove Road. Connections to bike and pedestrian trails could occur for the Lake Country Trail and also the opportunity to connect the development and provide surrounding neighborhood residents to be able to access the trail without travelling on busy roadways.

Mr. Fruth presented a slide showing proposed road access to the development. The County Public Works discussed granting 2 access points to CTH DR (Golf Road) with a possible third depending on the results of a traffic impact study. Secondary road access from Glen Cove, Elmhurst and Crooked Creek Roads was discussed.

Mr. Fruth explained the County was tasked with creating a unique Thomas Farm Planned Development District which would be placed within the text of the County's shoreland ordinance. The text would contain use rules, open space, etc. He noted a rezoning and general development plan would be required planning for sewer, water and traffic, etc. Prior to any individual phase being constructed, a specific development plan would be required for each phase including detailed site and building plans which would need to be approved by the Town Plan Commission and Board and the County.

Chairperson Mitchell and the Commission commended Mr. Fruth, the staff and the workgroup on the presentation of the Thomas Farm project.

ADJOURNMENT

With no further business to come before the Commission, Mrs. Morris moved, seconded by Mr. Michalski to adjourn at 2:46 p.m.

Respectfully submitted,

Thomas Michalski

Thomas Michalski
Secretary