



AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
November 8, 2022
6:00 P.M.

1. Call Meeting To Order
2. Roll Call
3. Opening Remarks By The Chair and Commissioners
4. Citizens Comments
5. Swearing of Witnesses
6. Pending Business
7. New Business
 - A. TEXT AMENDMENTS - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of various text amendments to the Zoning ordinance of the City of Huber Heights pertaining to Special Uses within the Agricultural District, permitted uses within the Planned Commercial and Planned Industrial District and changes to the home occupation regulations (TA22-42).
8. Additional Business

9. Approval of Minutes
 - A. Without objection, the October 11, 2022, Planning Commission meeting minutes are approved.
10. Reports and Calendar Review
 - A. Rezoning - Wildcat Road
Rezoning and Basic Development Plan -Technology and Artz Road
11. Upcoming Meetings
 - A. December 13, 2022
12. Adjournment

AI-8755

7. A.

Planning Commission

Meeting Date: 11/08/2022

Text Amendments

Information

Agenda Title

TEXT AMENDMENTS - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of various text amendments to the Zoning ordinance of the City of Huber Heights pertaining to Special Uses within the Agricultural District, permitted uses within the Planned Commercial and Planned Industrial District and changes to the home occupation regulations (TA22-42).

Purpose and Background

Attachments

Staff Report

Decision Record

Decision Record

Decision Record

Decision Record

Memorandum

Staff Report for Meeting of November 8, 2022

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: November 3, 2022
Subject: TA 22-42 Proposed Zoning Text Amendments

Application dated October 19, 2022

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: City of Huber Heights
DEVELOPMENT NAME: N/A
ADDRESS/LOCATION: Text Amendments
ZONING/ACREAGE: N/A
EXISTING LAND USE: N/A
**ZONING
ADJACENT LAND:** N/A
REQUEST: The City is proposing a number of zoning text amendments meant to enhance the future development of the city.
ORIGINAL APPROVAL: N/A
APPLICABLE HHCC: Chapter 1123, 1142
CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

From time to time the zoning text should be reviewed for necessary amendments due to changing development and design values, updated laws, and policies, and/or to ease administration or lessen regulatory burden. The amendments suggested below are due in part from discussions with the City Council, Planning Commission and staff review of the code. The planning commission is making a recommendation to the City Council on whether these proposed amendments should be adopted. Since it requires a supermajority to overturn the recommendation of the planning commission, the commission should consider grouping recommendations into two or more decision orders: the amendments favored by the planning commission and those they are against.

Suggested Text Amendment #1: Expand the definition of Home Occupations (Section 1123.53).

The home occupation definition is very limiting, especially considering the number of professions that have broadened work-at-home opportunities and advances in technology that make working from a home office easier. Additionally, traditional concerns about impacts from a home occupation such as delivery vehicles have primarily vanished with the increased popularity of Etsy, Amazon and other retailers who ship directly to consumers. Fed Ex, UPS and Amazon delivery vehicles are a ubiquitous sight in all residential areas.

I recommend the following expanded definition for home occupations. I have bolded areas that are substantial expansions from the current definition.

1123.53 Home Occupations

Home occupations may be permitted with standards when compliant with the following regulations and any other applicable sections of this resolution:

- 1) Such use shall be conducted entirely within the dwelling unit **or an accessory building**. In all cases, all activities related to home occupation must take place within the enclosed building.
- 2) Home occupations shall not change the character of the residential use and shall not adversely affect the uses permitted in the residential district of which they are a part.
- 3) The nature of home occupation as an accessory use relative to its location and conduct of activity is such that the average neighbor, under normal circumstances, would not be aware of its existence.
- 4) Any home occupation activities on the property shall be conducted only by persons residing in the dwelling unit **and one additional person who does not reside at the home where the occupation takes place**.

- 5) No building or structure shall be used to operate a business, store equipment, or supplies used for a business, or serve as a location where more than four employees meet or park prior to going to work off-site, where such employees do not work anywhere on the property.
- 6) The maximum floor area the use may cover shall not exceed 25 percent of the total floor area of the dwelling unit.
- 7) **One, non-illuminated sign with a maximum square footage of four-square feet is permitted, without a permit, if it is mounted flat against the wall of the principal building.**
- 8) **Home occupations which provide a service shall not have more than two customers (including those arriving and waiting for service) at any one time.**
- 9) The storage of all equipment, machinery, supplies, materials, files, and the like, shall be stored completely within the residence or accessory buildings.
- 10) Any need for parking generated by the conduct of such home occupation shall be accommodated on off-street parking spaces or areas that are paved for the purpose of parking.
- 11) No traffic shall be generated by such home occupation in greater volume than is normally expected for the residential neighborhood.
- 12) The following are examples of permitted types of home occupations:
 - (i) Clerical and other similar business services;
 - (ii) Instruction in music, dance, or other types of teaching with a maximum number of two students at a time;
 - (iii) The office of a professional accountant, attorney, broker, consultant, insurance agent, realtor, architect, engineer, sales representative, and similar office-oriented occupations;
 - (iv) Artists, sculptors, photographers, and other providers of home crafts;
 - (v) **Barber shop/beauty salon with a maximum of one chair;**
 - (vi) **A licensed massage therapist who provides massage therapy for a maximum of one client at any given time; or**
 - (vii) **Any similar use as determined by the Zoning Inspector.**

Suggested Text Amendment #2 & #3: Expand Special Uses within the Agricultural District (Chapter 1142)

There is a limited list of allowable special uses in the agricultural district, and expanding this list and with appropriate standards will provide the BZA with additionally options and widen the potential use of lands without impacting adjacent property owners. Unlike a rezoning or variance, the special use permit expires if the use is discontinued for more than one year.

Bed and Breakfast Establishments

I recommend adding "Bed and Breakfast Establishments" and "Automotive / Vehicle Repair" to the list of Special Uses within the Agricultural District. Currently, Bed and

Breakfast (B&B) uses are not defined nor allowed in Huber Heights. While there are currently no B&B's, there are a few unique buildings that may lend themselves to operating as a B&B, and they have very limited impact on neighboring properties. Most surrounding jurisdictions permit B&B's in many residential areas.

Zoning Text Amendment #2: I recommend the following development standards for Bed and Breakfast Establishments within the Agricultural District:

Bed and Breakfast Establishments

Any place of lodging that provides four or fewer rooms for rent on a temporary basis, is the owner's personal residence, is occupied by the owner at the time of rental, and where meals may be served to guests.

The following standards shall apply to any bed and breakfast establishment:

- 1) Bed and breakfast establishments shall only be permitted within a single-family, detached dwelling or accessory structure, unless otherwise approved by the BZA.
- 2) The owner of the premises shall reside full-time in the dwelling, or in a dwelling on an adjoining lot.
- 3) No more than four bedrooms in any dwelling may be used for bed and breakfast lodging and at least one bathroom shall be dedicated to guest use.
- 4) One off-street parking space shall be provided for each bedroom used for guest lodging in addition to those normally required for the single-family dwelling.
- 5) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the bed and breakfast establishment that will indicate from the exterior that the building is being utilized in part for any purpose other than a dwelling unit.
- 6) Meals provided for cost in a bed and breakfast establishment shall only be served to the guests who are lodging at the bed and breakfast establishment.
- 7) Guests shall be permitted to reside at the facility for not longer than three continuous weeks.

Indoor Automotive / Vehicle Repair

Allowing the BZA to consider automotive/vehicle repair as a Special Use within the Agricultural District may have provided the BZA with additional options when they were reviewing the Skilwies variance request. This approach is preferable to a rezoning or variance, because the use is no longer allowed if voluntarily discontinued after one year.

Zoning Text Amendment #3: I recommend the following development standards for indoor automotive / vehicle repair:

Automotive / Vehicle Repair (Indoor)

The following standards shall apply to any automotive or vehicle repair use:

- 1) Activities shall be limited to the servicing of motor vehicles with minor repair work, including engine and transmission repair. All activities shall be performed in an enclosed building.
- 2) Bodywork and painting shall be prohibited.
- 3) The storage of non-operational vehicles for longer than one week shall be prohibited. Vehicles must be able to move at least 100 feet under their own power within 24 hours' notice by the City. All vehicles shall be required to have a valid license plate.
- 4) Parking, storage, or salvaging of junk vehicles, as defined by the ORC, shall be prohibited
- 5) The building shall be set back a minimum of 25 feet from any adjacent residential lot and 200 feet from any adjacent residential structure. The parking for the storage of vehicles, whether operational or non-operational, shall be set back a minimum of 35 feet from any adjacent residential lot.
- 6) Parking areas within 100 feet of an adjacent residential lot shall be screened along said lot line by a 6-foot solid fence, or dense evergreen vegetation with a height of at least 8' feet within two years of planting.

Self-Storage Facilities

Self-Storage Facilities have been a topic of discussion both in Huber Heights and surrounding jurisdictions due to the recent acceleration in their development. While these facilities provide a service to the renters, they generate little employment opportunities, income tax, or vibrancy along a commercial corridor or areas designed to be active and vibrant.

Currently, there is no consistent definition for self-storage facilities within the zoning code. The terms "warehouse", "mini-warehouse" and "mini-storage warehouse" are used in the code but none of the terms are defined.

Text Amendment #4: I suggest we use the State of Ohio's definition for "Self-Service Storage Facilities" to define self-storage facilities, mini-warehouse, and mini-storage warehouse. Operators of these facilities use the state's definition because the state regulates how foreclosures and forfeitures of stored goods are handled.

Ohio Revised Code 5322.01 states:

"Self-service storage facility" means any real property that is designed and used only for the purpose of renting or leasing individual storage space in the facility under the following conditions:

(1) The occupants have access to the storage space only for the purpose of storing and removing personal property.

(2) The owner does not issue a warehouse receipt, bill of lading, or other document of title, as defined in section 1301.201 of the Revised Code, for the personal property stored in the storage space.

I suggest the following definition:

Section 1123.9301 "Self-Storage Facilities, "mini-warehouse" and "mini-storage warehouse" are defined as Self-Service Storage Facilities as defined in ORC 5322.01.

Additionally, I suggest stand-alone self-storage facilities be principally permitted in the I-1, I-2, and PI Districts. The Planning Commission may wish to allow indoor self-storage facilities as a Special Use when existing buildings are being repurposed such as a vacant Wal-Mart, K-Mart, etc.

Planning Commission Action

The planning commission may make any changes to the recommended text amendments.



Planning Commission Decision Record

WHEREAS, on October 19, 2022, the City of Huber Heights requested amendments to Section 1123.53 of the Huber Heights City Code (Case TA 22-42), and;

WHEREAS, on November 8, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

_____ moved to recommend approval of the application by the City of Huber Heights requesting amendments to Section 1123.53 the Huber Heights City Code (Case TA 22-42) as follows:

Section 1123.53 of the Codified Ordinances is amended to read as follows:

1123.53 Home Occupations

Home occupations may be permitted with standards when compliant with the following regulations and any other applicable sections of this resolution:

- 1) Such use shall be conducted entirely within the dwelling unit **or an accessory building**. In all cases, all activities related to home occupation must take place within the enclosed building.
- 2) Home occupations shall not change the character of the residential use and shall not adversely affect the uses permitted in the residential district of which they are a part.
- 3) The nature of home occupation as an accessory use relative to its location and conduct of activity is such that the average neighbor, under normal circumstances, would not be aware of its existence.
- 4) Any home occupation activities on the property shall be conducted only by persons residing in the dwelling unit **and one additional person who does not reside at the home where the occupation takes place**.
- 5) No building or structure shall be used to operate a business, store equipment, or supplies used for a business, or serve as a location where more than four

- employees meet or park prior to going to work off-site, where such employees do not work anywhere on the property.
- 6) The maximum floor area the use may cover shall not exceed 25 percent of the total floor area of the dwelling unit.
 - 7) **One, non-illuminated sign with a maximum square footage of four-square feet is permitted, without a permit, if it is mounted flat against the wall of the principal building.**
 - 8) **Home occupations which provide a service shall not have more than two customers (including those arriving and waiting for service) at any one time.**
 - 9) The storage of all equipment, machinery, supplies, materials, files, and the like, shall be stored completely within the residence or accessory buildings.
 - 10) Any need for parking generated by the conduct of such home occupation shall be accommodated on off-street parking spaces or areas that are paved for the purpose of parking.
 - 11) No traffic shall be generated by such home occupation in greater volume than is normally expected for the residential neighborhood.
 - 12) The following are examples of permitted types of home occupations:
 - (i) Clerical and other similar business services;
 - (ii) Instruction in music, dance, or other types of teaching with a maximum number of two students at a time;
 - (iii) The office of a professional accountant, attorney, broker, consultant, insurance agent, realtor, architect, engineer, sales representative, and similar office-oriented occupations;
 - (iv) Artists, sculptors, photographers, and other providers of home crafts;
 - (v) **Barber shop/beauty salon with a maximum of one chair;**
 - (vi) **A licensed massage therapist who provides massage therapy for a maximum of one client at any given time; or**
 - (vii) **Any similar use as determined by the Zoning Inspector.**

Seconded by _____. Roll call showed: YEAS: _____. NAYS: _____. Motion to recommend approval carried _____.

Terry Walton, Chair
Planning Commission

Date



Planning Commission Decision Record

WHEREAS, on October 19, 2022, the City of Huber Heights requested amendments to Section 1135 and 1142 of the Huber Heights City Code (Case TA 22-42), and;

WHEREAS, on November 8, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

_____ moved to recommend approval of the application by the City of Huber Heights requesting amendments to Sections 1135 and 1142 the Huber Heights City Code (Case TA 22-42) as follows:

- 1) Add Bed and Breakfast Establishments to the list of Special Uses in Section 1142.
- 2) Add the following development standards to Section 1135 of the Codified Ordinances to read as follows:

Bed and Breakfast Establishments

Any place of lodging that provides four or fewer rooms for rent on a temporary basis, is the owner's personal residence, is occupied by the owner at the time of rental, and where meals may be served to guests.

The following standards shall apply to any bed and breakfast establishment:

- 1) Bed and breakfast establishments shall only be permitted within a single-family, detached dwelling or accessory structure, unless otherwise approved by the BZA.
- 2) The owner of the premises shall reside full-time in the dwelling, or in a dwelling on an adjoining lot.
- 3) No more than four bedrooms in any dwelling may be used for bed and breakfast lodging and at least one bathroom shall be dedicated to guest use.

- 4) One off-street parking space shall be provided for each bedroom used for guest lodging in addition to those normally required for the single-family dwelling.
- 5) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the bed and breakfast establishment that will indicate from the exterior that the building is being utilized in part for any purpose other than a dwelling unit.
- 6) Meals provided for cost in a bed and breakfast establishment shall only be served to the guests who are lodging at the bed and breakfast establishment.
- 7) Guests shall be permitted to reside at the facility for not longer than three continuous weeks.

Seconded by _____. Roll call showed: YEAS: _____. NAYS: _____. Motion to recommend approval carried _____.

Terry Walton, Chair
Planning Commission

Date



Planning Commission Decision Record

WHEREAS, on October 19, 2022, the City of Huber Heights requested amendments to Sections 1135 and 1142 of the Huber Heights City Code (Case TA 22-42), and;

WHEREAS, on November 8, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

_____ moved to recommend approval of the application by the City of Huber Heights requesting amendments to Sections 1135 and 1142 the Huber Heights City Code (Case TA 22-42) as follows:

- 1) Add Automotive / Vehicle Repair (Indoor) to the list of Special Uses in Section 1142.
- 2) Add the following development standards to Section 1135 of the Codified Ordinances to read as follows:

Automotive / Vehicle Repair (Indoor)

The following standards shall apply to any automotive or vehicle repair use:

- 1) Activities shall be limited to the servicing of motor vehicles with minor repair work, including engine and transmission repair. All activities shall be performed in an enclosed building.
- 2) Bodywork and painting shall be prohibited.
- 3) The storage of non-operational vehicles for longer than one week shall be prohibited. Vehicles must be able to move at least 100 feet under their own power within 24 hours' notice by the City. All vehicles shall be required to have a valid license plate.
- 4) Parking, storage, or salvaging of junk vehicles, as defined by the ORC, shall be prohibited
- 5) The building shall be set back a minimum of 25 feet from any adjacent residential lot and 200 feet from any adjacent residential structure. The

parking for the storage of vehicles, whether operational or non-operational, shall be set back a minimum of 35 feet from any adjacent residential lot.

- 6) Parking areas within 100 feet of an adjacent residential lot shall be screened along said lot line by a 6-foot solid fence, or dense evergreen vegetation with a height of at least 8' feet within two years of planting.

Seconded by _____. Roll call showed: YEAS: _____. NAYS: _____. Motion to recommend approval carried _____.

Terry Walton, Chair
Planning Commission

Date



Planning Commission Decision Record

WHEREAS, on October 19, 2022, the City of Huber Heights requested amendments to Section 1123 of the Huber Heights City Code (Case TA 22-42), and;

WHEREAS, on November 8, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

_____ moved to recommend approval of the application by the City of Huber Heights requesting amendments to Section 1123 the Huber Heights City Code (Case TA 22-42) as follows:

Section 1123 of the Codified Ordinances is amended to read as follows:

Section 1123.9301 “Self-Storage Facilities, “mini-warehouse” and “mini-storage warehouse” are defined as Self-Service Storage Facilities as defined in ORC 5322.01.

Seconded by _____. Roll call showed: YEAS: _____. NAYS: _____. Motion to recommend approval carried _____.

Terry Walton, Chair
Planning Commission

Date

AI-8754

9. A.

Planning Commission

Meeting Date: 11/08/2022

Minutes

Information

Agenda Title

Without objection, the October 11, 2022, Planning Commission meeting minutes are approved.

Purpose and Background

Attachments

Minutes

**Planning Commission
October 11, 2022, Meeting
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.
- II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: None.

Staff Present: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Opening Remarks by the Chairman and Commissioners

IV. Citizens Comments

None.

V. Swearing of Witnesses

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

1. None

VII. New Business

1. **MAJOR CHANGE TO THE DETAILED DEVELOPMENT PLAN - The applicant, JOHN KOPILCHACK, is requesting approval of a Major Change to the Detailed Development Plan to convert the former Truck Pro building to a taproom and restaurant. The applicant plans an addition of a beer garden and minor exterior modifications. Property is located at 6602 Executive Blvd (MJC DDP 22-39).**

Mr. Sorrell stated that the applicant desires to convert the former Truck Pro building on Executive Boulevard into a taproom and restaurant for Warped Wing Brewing Company. The applicant plans to construct a beer garden on the east side of the building. The existing building is approximately 12,300 SF. The applicant plans minor exterior façade changes, but the overall footprint of the building remains unchanged.

The taproom / restaurant will be approximately 3,705 SF and the beer garden will be approximately 4,188 SF. The facility will also contain a pilot brewing system and approximately 4,700 SF devoted to warehousing and distribution.

The applicant feels the Warped Wing taproom and restaurant use will complement the existing entertainment destinations along Executive Boulevard.

Current Application

The applicant is proposing to reuse an existing 12,300 SF building for a taproom and restaurant, and warehouse. The building was previously used for warehousing / distribution and retail sales. The uses are permitted in the Planned Employment Park District.

The applicant is making minor cosmetic changes to the exterior of the building, including new windows and openings, painting, an upgraded entrance and relocating the mechanical units. The applicant will be constructing an outdoor beer garden in a portion of the parking area on the north and east side of the building. No other improvements are planned.

Development Standards

No changes to the existing building or the addition of a beer garden will affect the conformance of the development standards.

Screening requirements

Screening is not required by this application.

Parking and Loading

The interior restaurant has seating for approximately 136 patrons, which requires 68 parking spaces. Based on similar Warped Wing facilities, there will be approximately 20 employees on the busiest shift, which requires 10 spaces. In total, approximately 78 parking spaces are required. The development plan indicates 90 parking spaces.

Signs

The applicant is proposing four wall signs totaling 176 SF: painted wing: 92 SF; entrance sign: 22 SF; painted "warped wing" sign: 46 SF; Ohio-shaped painted sign: 16 SF.

The applicant intends to reuse the existing ground sign and pylon sign facing I-70.

The sign code suggests wall signs should not be greater than 75 SF with a total aggregate amount of 150 SF. Within the PEP district, the planning commission has considerable discretion in approving signage. Staff feels the painted wall signs look proportional to the size and scale of the building.

Lighting

The applicant plans to improve the exterior building lighting, but no additional parking lot lighting will be installed. The plans appear to meet code.

Building Materials

The applicant is planning to paint the existing metal panel building and add a new wood-panel entry feature. No other alterations to the building materials are contemplated.

Utilities

All utilities are underground. The applicant plans to relocate the mechanical systems to the west side of the building and screen them with a painted solid wood fence. The utility screening meets code.

Trash and Garbage Control

No dumpsters are illustrated on the plans, but the applicant shall comply with the zoning code requirements.

Landscaping

No additional landscaping is illustrated in the plans. Staff recommends missing landscaping island trees be replaced.

Other Considerations:

Recently there have been several residential developments proposed along Executive Blvd., which will likely increase the number of pedestrians traveling to this destination. To that end, the Planning Commission may want to require the applicant to construct sidewalks that connect with the existing sidewalk to the east.

Staff Analysis

The applicant is proposing to reuse an existing 12,300 SF building for a taproom and restaurant, and warehouse. The uses are principally permitted in the district. The planned improvements meet the zoning requirements and in staff's opinion are a good reuse of an existing structure. The addition of a taproom, restaurant and beer garden will enhance the burgeoning Executive Blvd entertainment district and adds another destination use to the area.

Additional Comments:

Fire: None received

City Engineer: The City Engineer has requested the applicant clean out the brush and overgrowth from the detention basins.

Discussion on the dumpster, additional landscaping, east side walkway, parking vs. seating, shared use agreement for the parking,

John Kopilchack was present.

Action

Ms. Vargo moved to approve the request by the applicant John Kopilchack, for approval of a Major Change to the Detailed Development Plan to convert the former Truck Pro building to a taproom and restaurant. The applicant plans an addition of a beer garden and minor exterior modifications. Property is located at 6602 Executive Blvd, (MJC DDP 22-39) in accordance with the recommendation of Staff's memorandum dated October 6, 2022, and the Planning Commission amended Decision Record attached thereto.

Planning Commission Meeting

October 11, 2022

Seconded by Ms. Thomas. Roll call showed: YEAS: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

VIII. Additional Business

Mr. Jeffries brought up moratorium on Storage Units

Mr. Sorrell said Zoning text recommendation, next agenda discussion on text amendments

Ms. Opp brought up roll offs at UHaul.

IX. Approval of the Minutes

Without objection, the minutes of the September 27, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

Rezoning and Basic Development Plan – Thomas Dusa

XI. Upcoming Meetings

October 25, 2022

November 18, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:30 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Secretary

Date