

**MINUTES OF THE
MIAMI COUNTY PLANNING COMMISSION
May 3, 2022**

**MIAMI COUNTY ADMINISTRATION BUILDING
COMMISSION CHAMBERS
201 SOUTH PEARL STREET
PAOLA, KANSAS 66071**

ATTENDANCE

CHAIR:	Absent
VICE-CHAIR:	Phil Elliott
PLANNING COMMISSION	Kelli Broers, Joshua Brown (arrived after roll call), Bret Manchester, Mark Oehlert, Topher Philgreen, and Mark Ross
ABSENT MEMBERS:	John Menefee, Randy Kitchen
EX-OFFICIO MEMBERS:	None present
PLANNING DIRECTOR:	Teresa Reeves
ASST. PLANNING DIRECTOR:	Katie Jardieu
PLANNER:	Not present
PC SECRETARY:	Casey d'Augereau
COUNTY COUNSELOR:	Not Present
ECONOMIC DEVELOPMENT	Not Present
COUNTY COMMISSION:	None Present
COUNTY CLERK:	Not Present
PRESS:	Not Present

MINUTES

May 3, 2022

MIAMI COUNTY PLANNING COMMISSION

CALL TO ORDER

Vice-Chair Phil Elliott called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Six (6) members were present, constituting a quorum. Joshua Brown arrived after the Adoption of the Agenda bringing the total present to seven (7) members.

DISCLOSURE OF ANY EX PARTE COMMUNICATIONS OR POTENTIAL CONFLICTS OF INTEREST

None disclosed.

ADOPTION OF THE AGENDA

Mark Oehlert moved to adopt the agenda as presented. Broers seconded, the motion passed unanimously, 6-0, via a show of hands.

CONSENT AGENDA

- April 5, 2022 Planning Commission Minutes
- 22002-SUB(F): Spring Valley Farms South
- 22004-SUB: Gabbert's Place
- 22005-SUB: Smoot Meadows Final Plat

Elliott stated the April 5, 2022 Minutes were just given to the Board earlier today, he was able to look them over and is ok with passing them tonight if others had time to review them. If the board does not want to approve the minutes at tonight's meeting they can postpone them to the next Planning Commission Meeting to be held on June 7, 2022.

Philgreen moved to adopt the Consent Agenda to include the April 5, 2022 Minutes. Manchester seconded, and the motion passed with six (6) in favor and one (1) abstaining (Oehlert). Oehlert stated he didn't feel comfortable in passing something he hadn't had a chance to read yet.

REGULAR AGENDA

Old Business:

22001-CUP: Twelve64 Off Road Race Track

Continued from April 5, 2022. Katie Jardieu presented the staff report for consideration of a request for a conditional use permit for an Off-Road Racetrack per Section 6-2.02.15 of the Miami County, Kansas Zoning Regulations. The subject property of approximately 40 acres is located at the southeast corner of W 239th St and Bethel Church Rd, in the Northwest Quarter of Section 4, Twp. 16, Range 22, Richland Twp. Submitted by Marvin Vail, the Applicant. Dinnis

& Patricia Crownover are the property owners of record.

Jardieu stated there have been some modifications to the Conditions for this application since the April 5, 2022 Planning Commission meeting. Ms. Jardieu stated there were some conditions from the last meeting needing clarification and she will be focusing on the changes to the conditions which are in blue font. Regarding traffic, Jardieu noted that 239th Street and Bethel Church Road were developed to support agricultural uses. Increased traffic and use of the road for a more intense use triggers the need for road improvements, the cost of which should be borne by the applicant and not the taxpayers at large. The applicant has the right to request a rule exception to this road standard, however, staff cannot support such a request based on the proposed increase in traffic, lack of minimum road width for emergency services, and the depth of the ditches in this area.

Regarding noise, while it is understood that noise may carry and travel, this requirement provides a measurable location for both the applicant and staff to monitor from if needed and is consistent with conditions placed on other CUP's for noise limits.

- Condition #8 has been amended to state the applicant is responsible for ensuring emergency services are onsite at each event to assist in a timely manner should their services be needed.
- Condition #9 has been approved by JR McMahon, Road & Bridge Director, for the applicant to water the road and spray the track prior to opening for practice on event days.
- Condition #11 states the site shall be monitored to ensure compliance with the approved stormwater plan and sediment control.
- Condition #12 stipulates 239th Street will need to be upgraded to the 20-foot minimum improved surface width to accommodate emergency vehicles at the applicant's expense.

When asked by Oehlert how many feet of road improvements would be required, Jardieu noted that McMahon's report didn't indicate the distance of road improvements. Broers noted that there has been a lot of discussion about the culvert at Spoon Creek, and that the creek to the west of the property driveway is equally as narrow and asked if this has been addressed. Jardieu stated McMahon looked at both culverts and asked if she was speaking about the road itself noting that the culverts/bridges in that area are 13-feet, 17-feet, and 18-feet. Elliott asked for clarification on the distance of road that will need to be improved. Reeves stated it is unknown at this time as it is not in the Road & Bridge report. Ross stated the distance of the road improvements needs to be clarified in the Conditions of the CUP. Elliott stated his concern is not just the roads in front of the property, it's the path it will take for First Responders to get there. There is still confusion as to whether there is 20-feet of emergency access to the site. Reeves and Jardieu stated Spoon Creek Rd is adequate, it is the bridge to the west that prevents them from coming from the west. Elliott stated for clarification Condition #12 needs to state 239th Street will be upgraded to a minimum improved surface width of 20-feet to accommodate emergency vehicles at the applicant's expense, the length to be determined by Road & Bridge. Reeves asked if this could be done prior to the application proceeding to the County Commission. Elliott agreed.

Oehlert stated the staff report doesn't discuss lighting or that camping is not allowed. With proposed races being until 10 pm, he asked if we know how the applicant plans to light the track.

Elliott stated he thought they would utilize portable lights. Broers stated she thought we were going to follow-up with them regarding the lighting; as far as camping, it was already agreed there would be no camping on the property. Oehlert stated that for other CUP's the county usually has lighting requirements listed as a condition. Reeves stated that any lighting needs to be of a shoebox design and directed downward to reduce offsite glare. Oehlert asked that be included as a condition. Reeves confirmed and noted that lighting standards are part of the parking regulations.

Reeves voiced concern about potential noise from generators for the lighting and wanted to make sure the Board had considered this.

Philgreen suggested that the location of complaints be used for the decibel reading. Jardieu stated the complaints received have all been anonymous through US Postal Service with no return address and there is no way to track them. She noted that the Department has received at least one complaint a year since 2015. Ross stated he knows how loud UTVs and motor cross bikes are, and they are very loud and will exceed 70 decibels. Broers stated the only public place for a person to measure the noise will be from the public roads. The County won't be empowered to measure from someone's property line. Reeves noted there are two (2) sides of the property that have public road frontage and the rest of the land is owned by the same property owner that the track will be located on.

Broers asked about liability insurance. Jardieu replied that the applicant has provided liability insurance for each of the past Special Event Permits. Reeves stated that a Condition needs to be added that the applicant provide proof of liability insurance listing Miami County as Certificate Holder.

Broers stated there is a CUP in the area for a rodeo arena and believes it is restricted to end at 7:00 p.m. and asked if that is early in comparison. Reeves replied that it is very early, but it was the applicant's request to finish at 7:00 p.m.

Philgreen requested clarification on the dB level being measured from the property location where the complaint came from. Reeves stated in the past the 70 dB level has been measured from the property line.

Elliott reviewed the Conditions needing to be revised as 8, 9, 11, 12 (Road & Bridge identifying the distance for road improvements), add conditions for lighting using a shoebox design, and proof of liability insurance listing Miami County as a Certificate Holder.

Broers asked if the potential of decreasing property values was investigated. Jardieu stated she contacted Justin Eimers, County Appraiser, who stated there is a potential for property values to decrease near a racetrack.

Ross asked if the applicant would pay Miami County to widen the road. Reeves stated she would assume so but typically that is a question for Road & Bridge to answer. For liability reasons, Ross thought Miami County would want to make sure it is done correctly. Reeves stated that typically for an internal road, it is the landowner/applicant's responsibility to hire an engineer to provide engineered plans and all that cost is borne on the applicant. The applicant hires someone to construct the road, the County engineer inspects the road plans and road construction to assure it meets the minimum standards. Reeves wasn't sure that the same rule would apply on an existing county road, or if it would be something the County would work with

them on. Elliott pointed out that typically when a developer does the work, a bond is submitted for a minimum of two (2) years to maintain the condition of the road before the County assumes responsibility.

Broers stated her concern, if approved, is the burden of improving the road, noting that Planning, and Road & Bridge are stating this is a safety issue. Reeves stated it is. Broers stated the road improvement is not really a safety issue for the people that live in the area, it is a safety issue for the people participating in this event. Elliott stated there is the potential for first responders to meet a vehicle coming from the opposite direction and the path might be blocked or the first responder can't pass. Elliott questioned if they would be having this discussion if this racetrack on a wider blacktop road. It is unfortunate this area has bad road conditions and money has already been spent to build the racetrack prior to getting approval.

Broers asked about a condition being added for daylight hours in an effort to reduce potential complaints, and suggested the races end around 6:00 or 7:00 p.m., rather than 10 pm.

Elliott invited the applicant to the podium.

Rob Kirk, 38902 W. 215 St, questioned how complaints were made starting in 2015 when they opened in 2019? Mr. Kirk stated last time we were in front of the Planning Commission he was asked to get back with Planning Department to talk about the Conditions of the CUP. Kirk would like to know who the complaints were made by noting this information has not been provided. In reference to Broer's complaint about the noise, Mr. Kirk stated he visited with the people in the subdivision to the east of the property. McCarthy, a landowner there stated that he called all the surrounding neighbors and none of them complained about the racetrack noise.

Broers stated she is neighbors to McCarthy and neither she nor her husband received a call from McCarthy.

Kirk stated that they do this for kids, and they cannot come up with the money for the road improvements. He stated the road width for emergency services all boils down to a fire code issue. Kirk stated that he had been in fire service for 34 years. The road width requirement is for the fire services to get down the roads, it's not made for people to be on the roads. There is no existing or proposed building on the property and there will be no people in a building to create a life safety situation. He reiterated that they can't fix these roads. The track is for kids to come race. He asked that the Planning Commission come out and look at the facility. He stated that the staff report indicates that there are 80 to 100 vehicles anticipated. For clarification, he noted that they have 80 to 100 spectators not 80 to 100 vehicles. He noted that they can comply will all of the conditions listed in the staff report except for the roads.

Brown stated that he supports property rights and people doing what they want, but this just doesn't seem to be a good fit. He asked if the applicant is ready to shut down when they get their first complaint.

Kirk stated they understand there's a chance there will be complaints. He also stated that he would be willing to a 5-year term, noting the applicant is just doing this for his kid.

For clarification, Brown asked Kirk if they understand that if there are complaints then the CUP could potentially be revoked. Kirk stated yes, that is a possibility.

Philgreen stated that is why he would like clarification on the noise. On 231st Street, across the street, there is a creek, and no one lives there. He asked if someone is on that property and complains about the noise, if this would be an acceptable complaint?

Kirk stated the property to the north is US Army Corp land and the applicant doesn't have issues with them.

Philgreen stated that is why he wants clarification on who can complain about the sound, can it be just anyone that is walking on the surrounding properties, or just the property owners that can complain?

Broers stated this was discussed at the last meeting and Elliott gave a scientific explanation of how noise travels. Broers stated that she lives in the area, and that she was not one of the complainants or she I would have recused herself. She also noted that she would not have complained anonymously. Broers stated that nothing has sold around this area which indicates the complainant is still there.

Kirk stated he would like to see the complaints. He has asked and yet nothing it is presented to them.

Elliott requested dialog between the commissioners regarding the proposed conditions, noting there are now 17 conditions. Broers thought there were more than 17 conditions and thought they added proof of insurance, lighting requirements, no camping, no off-road parking, and a capacity restriction. Elliott suggested that Condition #1 covers the capacity restriction.

Reeves stated there was some discussion about reducing the hours to daytime only. Jardieu stated the applicant believes the races end for the day around 6:00 p.m., and the participants should be off the property by 7:00 p.m. Broers stated she believes that would help keep the complaint(s) down by ending the races before dark if we vote to approve this. Elliott stated that is a decision they can make, noting that they have used 10:00 p.m. as a standard in the past. I would hate to put a specific condition, I think that's great advice for the applicant, but I don't like doing things out of our standard. I think that is a decision for the applicant to make.

Jardieu stated that for exterior off-site roads serving residential subdivisions where the density is less than one (1) dwelling unit per 10 acres, the regulations require any abutting gravel road to have a 24-foot-wide driving surface.

Reeves stated the Building Codes require roads to be 20 feet wide for the fire apparatus. However, the Zoning Regulations require an improved surface width of 24-feet. The problem with this road is that it is so narrow in certain places that if emergency vehicle(s) went down the road there is not sufficient area for a car to pull off to allow the emergency vehicle to pass without the car going into the ditch and the ditches there are very deep.

Ross stated as far as camping, he is ok with camping on the property. Broers pointed out that camping is no longer an issue and was removed from the application very early in the process with the applicant agreeing. Broers wanted to ensure this is documented as a condition.

Ross stated he would like to discuss Condition #12 one last time for the applicant's benefit. Elliott asked staff where this condition came from. Jardieu cited Section 5-3.13 of the Subdivision Regulations as well as the recommendation from the Road & Bridge Director, JR

McMahon. Article 14 of the Zoning Regulations (Conditional Use Permits) discuss the roads are to be improved as outlined in Article 5 of the Subdivision Regulations. Elliott noted that we asked for professional input and that is the report from Road & Bridge which recommends widening the roads. Jardieu confirmed.

Broers stated the vote will be a “no” for her, noting the road is a necessary requirement and feels like staff’s recommendation should have been to deny this application. Broers felt that staff put the Planning Commission in the position of approving a CUP with a condition that is cost prohibitive to the applicant and noted that she will not approve a CUP with a condition that will cost \$200,000 in road improvements.

Manchester stated in last month’s meeting he asked the applicant if they could live with Condition 12, and he responded that he could not. Knowing this, Manchester stated that he will be also vote “no”.

Oehlert asked if Road & Bridge suggested replacing the bridges or just the roads? Reeves responded that they did not mention replacement of the bridges.

Broers asked if events were limited to two (2) events per year if the roads would have to be improved. Oehlert replied that there’s no getting around the regulations for the roads. If CUP is approved, they must improve the roads. Reeves clarified that two (2) events per year would not require a CUP. This could be considered as a Special Event Permit, approved by the County Commission

Elliott stated that although the Planning Commission empathizes with the applicant, he personally believes this is an event that is positive for a few Miami residents and some outside people. There may be some complaints, and the road condition is unfortunate because of where the applicant chose to build a racetrack. As a society we have grown accustomed to ask forgiveness instead of asking for permission ahead of time. Part of the concern is with this applicant already investing so much to build the racetrack. Unfortunately, that can’t be a part of the decision we make. If this application came to us before the applicant had spent a dime, we would be having the same discussion about the roads that we are having now.

Elliott stated he now shows 18 Conditions:

- Condition #15 is site lighting
- Condition #16 is proof of liability insurance
- Condition #17 is on site parking only, no parking on the roads
- Condition #18 is no camping of participants, workers, or volunteers. We don’t want to put no camping period as the property owner doing other activities should be able to camp there.

Oehlert moved to approve the Conditional Use Permit based on findings and subject to the conditions as amended below. Ross seconded. Elliott called for a roll call vote:

Broers – No; Brown – Yes; Manchester – No; Oehlert – Yes; Philgreen – Yes; Ross – Yes; Elliott – Yes. The motion carried with 5 approving, 2 opposed. Elliott stated this application will be considered by the County Commission on May 25, 2022, at 1pm.

Recommended Conditions as Amended:

1. Except as amended by these Conditions, the property shall be developed according to the Applicants' Narrative, attached hereto as Exhibit "A".
2. Except as amended by these Conditions, the property shall be developed according to the Site Plan, attached hereto as Exhibit "B".
3. The term of this Conditional Use Permit shall be five (5) years, commencing from the date of County Commission approval.
4. Development shall comply with all sanitary, building, fire and other applicable County codes and permit requirements, including ADA accessible bathroom(s).
5. This CUP is approved exclusively for the applicant (Marvin Vail) at this location, and the vendors with whom are contracted. Change of ownership or subleasing of the property/facilities shall require review by the Planning Commission to ensure the use substantially complies with the original conditional use permit.
6. Races shall end no later than 10 pm and all guests and volunteers must leave the property no later than 11 pm.
7. Any outdoor event with amplified sound shall be limited to a maximum of five hours, be no louder than 70 dB at the property lines, and cease no later than 10:00 p.m.
8. The applicant is responsible for ensuring emergency services are onsite at each event to assist in a timely manner should their services be needed.
9. Dust control shall be applied for 300 feet in front of the residence to the North (34364 W 239th St) at the current rate per foot or by the applicant via water track & sprayer prior to the track opening for practice on event days.
10. The culvert west of Spoon Creek will need to be monitored for additional scour and potential repair at the expense of the applicant.
11. The site shall be monitored to ensure compliance with the approved stormwater plan and sedimentation control.
12. At the applicant's expense, 239th Street shall be upgraded to the minimum improved surface width of 20 feet beginning on the west right of way line of Spoon Creek Rd and extending west for approximately 2,451 feet, to accommodate emergency vehicles.
13. A permanent outflow structure and/or emergency spillway for the retention pond shall be installed in accordance with the approved stormwater plan.
14. Sales tax shall be collected, and ticket sales submitted to the State for all vendors.
15. Lighting shall be arranged, located or screened to direct light away from adjoining or abutting properties, shall be limited to twenty-five (25) feet in height, and shall utilize a fixture that directs light downward and prevents light from traveling out above a horizontal plane relative to the bulb. A lighting plan may be required prior to installing parking area or driveway lights.
16. The applicant shall maintain current liability insurance in an amount no less than \$1 Million and listing Miami County Kansas as Certificate Holder. Proof of insurance shall be submitted to the Planning Department.
17. Parking shall be provided onsite only. No parking is allowed on the county right of way.
18. Onsite camping of participants, workers, volunteers, etc., is prohibited.

Elliott thanked the applicant for working with the Planning Commission, stating that he knows this is not the exact outcome the applicant was anticipating. He reminded the applicant that the Planning Commission makes a recommendation, and the County Commission will make the final decision, and they also have the ability to make changes.

New Business:

None.

GENERAL DISCUSSION**Discussion on the draft NEXT Comprehensive Plan. No formal action will be taken.**

Elliott stated that he asked Reeves to add this to the agenda. Elliott stated he expected more in-depth discussion on the Next Comprehensive Plan than a few slides on a power point. Elliott asked who is responsible to make sure all these small sub-section goals and policies reflect what we think should be in there? He stated that the Planning Commission will be making a recommendation to the County Commission like normal, but he has concerns that the County Commission won't hear anything from them.

Reeves stated this will be treated like a text amendment, it will go through this body and public hearings, and you will make recommendations to the governing body.

Elliott stated that he wants everyone to have an opportunity to look at the goals and the policies that were part of those goals. These items are what will be used as the basis for any zoning regulation changes that might come because of this. He personally didn't feel like he had the depth of discussion that day that he was expecting. He thought this could be a recurring discussion and they could focus on a section at a time.

Oehlert asked how much of this can be changed when it is based on public opinion.

Reeves stated the Planning Commission needs to take into consideration what the public has requested and balance that with their insights as Planning Commissioners and see if you can make it workable.

Broers asked when they will receive the next draft.

Reeves stated Plummer didn't think she would be able to get all the changes entered in time for the open house on May 16, 2022, but she is working on it.

Oehlert asked if they are ahead of the process, if they should wait for her changes and then discuss this further.

Elliott stated for him this is part of the process. He wanted to make sure everybody felt like they had an opportunity to be heard if they had concerns on any one of these policies. In the previous Plan, he didn't think the policies were as detailed as they are in this one. Oehlert agreed. Elliott stated that is where his red flag went up. He felt it leaves the interpretation discussion in the future that we should have now. As an example, 3.13, neighborhood centers, it says "Encourage the integration of small-scale retail areas that provide basic commercial goods and services to meet the daily needs of residents at prominent intersections and in other targeted areas." By itself that seems reasonable, concern is there is no definition of "other targeted areas", so when somebody comes in with a CUP and says, "they want to put a retail store here I'm a targeted area", since we don't know what "targeted area" means, this sent a red flag up for me. Some of the stuff in here might be tied back to a survey question but it looks like most of it is just a copy and paste.

Broers stated in the example given by Elliott it is contrary to the survey results stating the public wants to keep the look and feel Miami County has. Does this mean where two (2) paved roads meet up in Miami County it is a "targeted area"?

Oehlert stated this could have some significance as it states they want to keep growth around the cities. From that perspective then Neighborhood Centers that would be in those more densely populated areas.

Manchester stated the top 3 reasons to live in Miami County said 70% voted for rural area, that is seven (7) out of ten (10) people voted for that. That doesn't mean subdivisions all over the place.

Elliott stated he didn't get the feeling that we had the right to give feedback at the end of the Workshop held April 21, 2022's meeting. Elliott would like the Planning Commissioners to go through the Comp Plan with a fine-tooth comb and be ready with questions and discussions in the next meeting over the Comp Plan. Section 5 shouldn't be removed but it was the starting comment that sent red flags up and they were literally saying Ag is the reason our water is bad. Oehlert stated something he felt was missing from the Comp Plan is the Intermodal. It needs to be addressed; they will be at our doorstep in no time. We need this on the table.

Broers stated she read every comment in the Comp Plan from the public and did not see one (1) comment directed at the farmers for polluting the waters. They were all pointing their comments at the warehouses.

Brown stated this is not directed at Ag at all because the people that misuse it the most are residential people. He noted his son has tested positive for glyphosate (aka Roundup) in his urine. He only drinks filtered water. That's scary as a parent. He is concerned.

Elliott stated that is almost exactly part of my email to Teresa, it says Agricultural practices are considered a contributing contamination factor, instead of we are the number one cause. I still think that is an important thing to have in there because of our people and the concerns. We want to make sure our farmers are aware and understand to make it better. I don't think this document reflected the public comments, it appears to be a cut and paste.

Oehlert asked what the role of the Planning Commission is, and what they are supposed to do. It was to be public driven and reflect what the public wants. What role as a commissioner do we have to mold this?

Reeves stated what you are doing is getting input from the public as a whole and when you look at the major topics which they talked about, such as the rural character/small town, etc. The goals need to be reflective of people's comments, when people say they want lower taxes etc, you cause have been working with Planning long enough to know what causes tax increases. You would put goals and policies in place to reflect what the people want.

Elliott stated they took some significant editorial liberties with how they interrupted some of the survey data to get some of the policies. It's their job and they're supposed to reflect what the public wants, but as Broers pointed out there wasn't anything specific about farmers and water quality. They to a big step from the desire for water quality and used national propaganda information to put that in there.

Oehlert stated it seems like it is moving too fast, how can we put the brakes on it?

Reeves stated you need to voice your wishes. Ross asked if this Comp Plan has to go through the Planning Commission and be voted on? Reeves stated yes. Ross asked if they will vote for the Next Comp Plan before this goes to the County Commissioners. Reeves stated that is her understanding. Oehlert stated they are taking this draft to the public open houses and people will see this before we have a chance to modify it or correct the wording. Elliott stated the open houses will be a great opportunity for the public to talk with a neighbor or friend and make sure they get to an open house. Everyone needs to see this, and we can let them know that we will be talking about Section 3 in the June meeting, Section 4 in the July meeting and Section 5 in the August meeting.

The Planning Commission considered cancelling/postponing the open house until the Planning Commission could review the entire plan in depth. Another option discussed was to have extra Planning Commission meetings to discuss the Comp Plan more in depth or to add a discussion for each section onto the next three (3) meetings. It was decided that they will add Sections 3, 4 & 5 to the Planning Commission Agenda for the next three (3) months.

Possible Future Amendments to Zoning and Subdivision Regulations

- A. Common Access Easement requirements
- B. Sign Regulations
- C. Telecommunications Regulations
- D. Height limits for radio, television, internet antennas and satellite dishes designed for individual residences.

There was no discussion regarding these possible future amendments to the regulations.

ANNOUNCEMENTS BY STAFF / COMMISSIONERS

Reeves stated there will be three (3) applications for the June meeting:

- Stone Farms CUP renewal
- Foxtrot Field – private landing field
- Antioch Baptist Church expansion

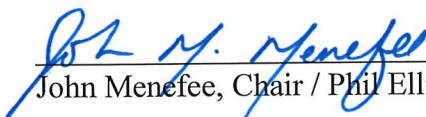
Elliott and Reeves stated they will need to recuse themselves from the Stone Farms CUP.

Reeves announced that Chairman Roberts' mother-in-law passed away. The obituary is with Dengel and Sons.

Oehlert moved to adjourn the meeting, Broers seconded, and the meeting was adjourned by unanimous vote, 7-0, at 9:07 p.m.

Approved this 7th day of June, 2022.


Casey d'Augereau, PC Secretary


John Menefee, Chair / Phil Elliott, Vice-Chair