

PLAN COMMISSION

January 9th, 2022

REGULAR MEETING

ROLL CALL

The meeting was called to order at 8:29 p.m. and the assemblage was invited to stand and recite the Pledge of Allegiance. President John Marshall asked for the roll call to be conducted. Members in attendance and absent are listed below:

Members Present:

President John Marshall, Vice President Daniel Rohaley, Michael Conquest, Laura Sauerman, Chad Jeffries, Richard Day, Scott Evorik

Members Absent: None

Staff Present:

Commission Attorney Joe Irak, Mayor Pete Land, Chief of Staff Anthony Schlueter, Assistant Planner Josh Watson, Recording Secretary Jenni Pause, Media Manager Mary Freda

APPROVAL OF MINUTES

President John Marshall asked the Commission to approve December 12, 2022, meeting notes. Scott motioned to approve the December 12, 2022 meeting minutes as presented. Daniel Rohaley seconded the motion. A roll call vote was taken, by a vote of 7 Yeas, 0 Nays, 0 Abstentions, the motion unanimously passed, and the meeting notes are now official record of the body.

Plan Commission Officer Elections took place.

Daniel Rohaley nominated John Marshall as Chairman; Laura Sauerman seconded the nomination. With no other nominations, Rohaley motioned to close nominations, Sauerman seconded the motion, and the nominations were closed. A roll call vote was taken, by a vote of 7 Yeas, 0 Nays, 0 Abstentions, John Marshall was elected as the Chairman.

Michael Conquest nominated Dan Rohaley as Vice-Chairman. John Marshall seconded the motion. Sauerman motioned to close nominations, Chad Jeffries seconded the motion, and the nominations were closed. A roll call vote was taken, by a vote of 7 Yeas, 0 Nays, 0 Abstentions, Daniel Rohaley was elected as the Vice Chairman

Marshall nominated Grace Benninger as Executive Secretary, Rohaley seconded the nomination. With no other nominations, Rohaley motioned to close nominations, Conquest seconded the motion, and the

nominations were closed. A roll call vote was taken, by a vote of 7 Yeas, 0 Nays, 0 Abstentions, Grace Benninger was elected as the Executive Secretary.

OLD BUSINESS

21-39 Smith Farm LLC, Petitioner/Owner

Request: Primary Subdivision Plat Approval

Purpose: The Greensward Subdivision

Location: 1500 South Main Street

Marshall informed the Board that the petitioner is requesting a 30-day deferral.

Marshall entertained a motion for Petition #22-39. Laura Sauerman motioned to defer Petition # 22-39. Rich Day seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #22-39 was deferred to the next meeting.

22-49 Olthof Homes, Petitioner/Marr & Anne Sheafer & Ginia Goggio/Gail Siavelis, Owner

Request: Final P.U.D. Approval

Purpose: The Willows

Location: Delaware Parkway & 129th Avenue

Marshall informed the Board that the petitioner is requesting a 30-day deferral.

Marshall entertained a motion for Petition #22-49. Evorik motioned to defer Petition # 22-49. Day seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #22-49 was deferred to the next meeting.

22-50 Gordon Wood, Petitioner/Owner

Request: Primary Subdivision Plat Approval

Purpose: Gordon Wood Subdivision

Location: 12300 Marshall Street

Ryan Fleming, 219 N Main St. Unit C, came before the Board and provided an overview of the petition. Fleming stated he has been working with Staff for quite some time on this petition. Fleming stated one consequential change that has come from working with Staff was a change for the proposed hammerhead to a teardrop drive. Fleming detailed the 3 design waivers they will be seeking. Fleming stated there was one comment on the stormwater review that was brought up requesting a letter of no objection from the Army Corps of Engineers. Fleming stated in all the years he has been doing this he has never had to get one of these letters and feels it will cause a major delay in the project as well as possible additional problems. Fleming stated they consult with a wetland expert that does the wetland delineation for them. Fleming stated their wetland expert advised against trying to receive a letter of no objection for the Army Corps of Engineers. Fleming stated they are steering clear of the wetlands to avoid issues with the Army Corps of Engineers. Fleming stated they already have reservations for 2 of the 7 lots and would prefer not delay the development for a process that has to do with the wetlands

since he is not disturbing the wetlands.

Planning Assistant Josh Watson reported the petitioner is requesting Primary Plat Approval for the Subdivision known as Gordon Woods Estates. Watson reported the subdivision will be a 7-lot development with access off Cedar Lake Road just to the South of the Lake County Fairgrounds. Watson reported the petitioner is also seeking a Waiver of Design Standards for right of way and road Width reduction, a right of way reduction from 60 ft to 40 ft and road width reduction from 31 ft to 28ft curb back to curb back respectfully as well as a design waiver related to the distance from a road to a body of water. Watson reported the petitioner has been working with city staff and made changes from a hammerhead road design to a teardrop cul-de-sac as requested by the Fire Department.

Marshall asked about the letter that was requested and asked Staff if they were ok without the letter. Schlueter confirmed.

Rohaley asked if they can add a no access easement to Lot 1. Fleming stated they have no issues with that. Rohaley asked for verification that they are going from 31' down to 28' for the road. Fleming stated the road will be 28" curb back to curb back and the right of way will go from 60" to 40 ." Fleming stated the goal of that is preservation of trees. Rohaley asked about the body of water design waiver. Fleming stated that 60" requirement has come up in other developments and they will fall just short of the 60" in a couple places.

Conquest asked about the elevations to the pond. Fleming stated he does not have those elevations in front of him. Conquest asked Fleming if he is confident that they are going to be able to take stormwater from the manholes and get it away from Gordon Dr4. Fleming stated he is confident the drainage will not be a problem.

Petitioner and staff discussed the various designs they have gone through for the roads.

Marshall entertained a motion for Petition #22-50. Evorik motioned to approve Petition # 22-50 with staff comments and 3 proposed design waivers regarding road width from 31 down to 28', right of way from 60' 40' and road distance from a waterway from 60' to 50'. Rohaley seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #22-50 was approved.

NEW BUSINESS

22-36 D3C, LLC, Petitioner/Watermark Properties, Owner

Request: Primary Subdivision Plat Approval.

Purpose: Canvas at Crown Point

Location: Southeast of East 125th Avenue & Delaware Street

Jon Van De Voorde, 206 N. Main St. Wheaton, IL, came before the Board and provided an overview of the petition. Van De Noorde stated the zoning they needed has been approved. Van De Noorde stated they will be making a lump sum payment for the Delaware improvements.

Watson reported the petitioner is requesting a Primary Subdivision Plat approval for a 176-unit single family for rent development located southeast of 125th avenue and Delaware Parkway. Watson reported this petition appeared on the May 9th Plan Commission Meeting as a workshop. Watson reported the primary plan shows the development as having 176 single family homes between Delaware parkway and I-65. Watson reported the city will be improving the intersection of Delaware and 231 and then fully improving Delaware between 231 and 129th. Watson reported the petitioner has agreed to a development agreement to make a payment in lieu of construction for those road improvements. Watson reported all lots on the primary plat meet the minimum standards of the Crown Point zoning and subdivision codes for an R-3 Subdivision. Watson recommended approval.

Evorik stated he does not think this fits Crown Point. Evorik stated there is already a moratorium against apartment buildings.

Conquest state he is not against the petition but is definitely concerned with water because Delaware has flooded several times in the past. Conquest stated the neighbors need some assurances that the petitioner is going to do something about the water.

Jeffries stated they need to add that the covenants and restrictions runs with the property even if it is sold. Jeffries stated he wants them to make sure that everything they say they are going to do will also be done by the new owners if they sell the property down the road. Jeffries stated the city does have a moratorium on apartment buildings, but he does not think there is anything the city can do if a developer wants to come in and build homes in an R3 zoning that meet the code and then rent them. Jeffries stated he does not think legally the city can stop them from renting out the houses. Irak agreed with Jeffries.

Rohaley agreed with Jeffries. Rohaley stated the Board cannot legally just deny something because they do not want it. Rohaley stated if the concrete standards are met, they cannot deny them. Rohaley stated he went back though his notes from the first time the petitioner was before the Board, and he requested several things from the petitioner and has never received them. Rohaley stated there are no CCR's and there won't be unless they decide to sell the property and then they will provide them. Rohaley asked about the Capital Improvement Plan. Rohaley stated the lease agreement is probably stronger than their CCR. Rohaley stated he would like to see a Capital Improvement Plan for down the road. Rohaley stated he has concerns because the petitioner is going to be the one replacing and maintaining everything on the homes and feels the city needs assurance that there will be money in the fund to continue to make the improvements. Rohaley stated this is the most difficult one he has ever done. Rohaley stated their concern is if and when the petitioner sells off the property and how that works. Rohaley stated his other concern is the number of people living in each home and asked how the prevent 5 friends from renting the house and making it a party house.

Evorik voiced his concerns with the board approving annexations and zone changes without knowing what is actually going to be developed on the property. Evorik stated they should start vetting harder for annexations and zone changes.

Marshall disagreed with Evorik. Marshall stated he cannot support the petition because the petitioner will not set a rent minimum.

Day agreed with Marshall. Day stated if they get desperate down the road due the economy and lower rents there may not enough funds to cover the maintenance on the property. Day stated their concern is less being done because the margins are shrinking.

Marshall reiterated he cannot support this petition without a rent minimum set. Marshall stated he has to watch out for what is best for Crown Point and does not feel a rental subdivision without a rent minimum is good for the community.

Conquest voiced his concerns with contractor safety. Conquest asked how they are going to enforce what they have written.

Marshall opened the public portion of the meeting.

Beth Uram, 12461 Pennsylvania Pl., came before the Board and voiced her concerns with the existing flooding and the potential for more. Uram asked what the city is going to do to protect the neighbors. Uram stated the property becomes a lake when they get heavy rains. Uram stated she just wants to make sure the neighbors are going to be protected.

Todd Kleven, 250 123rd Pl., came before the Board and stated he lives across the street and has seen over 9 proposals for this property, and this is the first all single family home subdivision. Kleven stated this is the best-case scenario for this piece of property and will not produce semi-trucks on Delaware like a different type of development would. Kleven stated with the new hospitals coming into Crown Point, employees are going to need a place to live. Kleven stated this board cannot stop people from renting their house out. Kleven stated he would hate to see a development come in with multi-family or semi-trucks on this property.

Marshall stated he was going to leave the public portion open for a bit but gave the petitioner time to answer questions and concerns noted.

Van de Voorde stated the petitioners met with the neighbors and everyone's biggest concern was the flooding. Van de Voorde stated currently it is a corn field not a developed area but once they come in it will be a developed subdivision. Van De Voorde stated the petitioner is dedicating 7 acres for detention for the surrounding areas as well as this development. Van de Voorde stated they have plans for Delaware improvements to solve the flooding issue. Van De Voorde stated after having studies done have determined there is a severe shortage of housing in Crown Point. Van de Voorde stated their first thought is not contention, they have worked diligently with the city to produce something that is needed in the community. Van De Voorde stated they are not sellers they are long time holders of these properties. Van de Voorde stated they are here to solve a problem because not everyone can afford to buy a home. Van de Voorde stated this community will be self-policing. Van de Voorde stated it is written on the plat that if the property sells, CCR's and HOA guidelines will be provided. Van de Voorde detailed some of their other communities and the maintenance fees involved in keeping those communities stay the way they intend it to stay. Van de Voorde discussed the lease agreements and the stringent policies involved. Van de Voorde addressed the rent minimums and stated the market will set those. Van de Voorde stated they 6 different size and style of homes to meet the various needs by residents. Van de Voorde stated as part of their operations there is a capital reserve fund that goes in for long term improvements that will happen over the course of successive years. Van de Voorde stated their national property management company will work with the petitioner to help set aside the dollars to ensure their community maintains how it looks on day one. Van de Voorde addressed the "party house" comment. Van de Voorde stated it is written in the lease how many people can live in a house based on bedrooms. Van de Voorde stated the development is for the peaceful enjoyment of the community and anyone violating the lease will be evicted. Van de Voorde guaranteed if anyone has a "party house" they will be evicted immediately. Van de Voorde stated there are policies in place to protect this community in the benefit of Crown Point and anyone else that chooses to call it home. Van

de Voorde stated they are partnering with a national home builder and be required to comply with OSHA and localized supervisor making sure those requirements are followed.

With no other public coming forward, Marshall closed the public portion of the meeting.

Rohaley asked how they get around not letting in any Airbnb's. Van de Voorde stated it is in the lease that there is no sub-letting.

Jeffries asked the petitioner to verify that each house has a minimum of 2 car garage. Van de Voorde confirmed. Jeffries asked if there are any 3 car garages. Van de Voorde stated there is not.

Rohaley asked about the drainage plan. Van De Voorde detailed the drainage. Rohaley asked if the drainage plan has been approved in writing. Van De Voorde stated he believes so.

Marshall asked what the minimum rent is to be able to cover their amenities. Van de Voorde stated it will depend on the size of the house. Van de Voorde stated \$3000 on average. Marshall asked what happens if they cannot rent these houses for \$3000. Van de Voorde stated if they cannot rent them for what they are asking the 1000's of hours of analysis were inaccurate. Van de Voorde stated their average income for their residents is over \$100,000 per year.

Sauerman stated she really struggled with this petition. Sauerman stated this property has been controversial discussed for years. Sauerman stated this is a good plan compared to some of the other things they have had come before them for this piece of property. Sauerman stated those this type of thing would have never appealed to her; the current generation can work from anywhere and this type of community definitely appeals to the medical community. Van de Voorde detailed the types of people that want this type of community but do not want to own homes. Van de Voorde stated rental communities are becoming more popular. Van de Voorde states this type of home fits every demographic in the market.

Conquest stated change can be scary. Conquest stated there are no guarantees with this or any other subdivision. Conquest stated he is looking at this as an opportunity. Conquest stated the flooding still scares him and asked the petitioners to please protect the neighbors.

Marshall entertained a motion for Petition #22-36. Mike Conquest motioned to approve Petition # 22-36. Evorik asked if they should include the submittal of the documents Rohaley requested. Van De Voorde stated they do not have a Capital Improvement plan. Chris Crooks, Investment Director for Watermark stated they would not have a Capital Improvement Plan for at least 5 years. Crooks stated in their other communities they started working with their property management company around year 5 to start working on a Capital Improvement Plan. Rohaley stated he is just looking for at least a projection for what it will take financially to maintain the community for the future. Rohaley stated he is just looking for something to show that this development is going to be as good on day one as year 10. Rohaley stated it scares him that they approve this because they trust what the petitioner says and then they sell off the community. Rohaley stated he expects a lot from this petitioner. Rohaley seconded the motion. With no further discussion, Marshall called for roll call. With a roll call vote of 5 Ayes, 2 Nays, and 0 Abstentions, Petition #22-36 was approved.

22-52 Munster Medical Research Foundation/Northwest Cancer Care, Petitioner/Owner

Request: Workshop

Purpose: Health Care Treatment Facility

Location: 10285 Broadway Ave

Dave Otte, Community Foundation, 15014 W 153rd Ave, Cedar Lake, IN, came before the Board and provided an overview of the petition. Otte state they are proposing to build a 3 story 48,000 sq ft medical office building just north of the existing Stroke and Rehab facility. Otte stated the retention pond was designed for the entire property. Otte detailed the elevations and proposed uses on each floor. Otte stated light promotes healing so they want to let in as much as possible. Otte stated they will have a lot healing gardens around the building.

Sauerman stated she is excited to see the campus expand. Sauerman stated she does not love all the glass and would like to see more masonry. Sauerman stated traffic is an issue in that area and that intersection is a nightmare. Otte stated they are willing to do a traffic study to see if a light is warranted.

Jeffries asked if the renderings are conceptual. Jeffries asked if they are going to mirror the existing building or go in a different direction. Otte stated they are going in a different direction and going for a more healing environment with a lot of light. Jeffries stated he would like to see something that looks like stone. Otte stated they will definitely not be using efface. Jeffries agreed with Sauerman that a traffic study should be done. Jeffries asked if there has been any discussions about extending Delaware. Otte stated he can check into that.

Conquest stated he has no issues with what has been present but was hoping Delaware could come into play in some manner. Conquest stated he thinks getting Delaware extended would help traffic. Otte stated he feels it would be beneficial to have Delaware pushed all the way through.

Rohaley stated traffic is a major concern. Rohaley stated at the last Merrillville town meeting they mentioned widening Broadway. Rohaley stated something needs to be done with Broadway. Mayor Pete Land stated the city has met with Merrillville regarding the Broadway expansion. Land stated that project is on INDOT's wheelhouse. Land stated they are working down state to try to get that project moved up.

Day stated anytime you have a medical campus expanding it is good for the community.

Evorik stated he is excited about the project but agreed with Jeffries that some more masonry would be good.

Marshall stated he is ok with glass and is in favor of the project as well.

Sauerman stated this is Broadway frontage and the design should be tweaked a little bit.

23-01 First CRC Crown Point, Petitioner/ Owner

Request: Workshop

Purpose: Church

Location: 909 E Greenwood Ave

Ron Kamstra, 807 Courtney Dr., came before the Board and provide an overview of the petition. Kamstra stated the 60-year-old church has had at least 4 additions. Kamstra stated the church continues to grow and they need a larger facility. Kamstra stated they have approximately 12 acres and plenty of room to build further back on the property and then take down the existing building once the new building is finished.

Doug Pasma, address inaudible, detailed the current site including parking and drainage. Pasma detailed the proposed design of the new facility. Pasma stated they would maintain the current 3 curb cuts. Pasma stated they are not looking for any relief from city ordinance. Pasma reiterated that once the new building was completed, they would tear down the existing building. Pasma stated there has been some discussion about keeping a portion

of the existing sanctuary building to create an outdoor gather space. Pasma stated they will add 75 parking spaces to the current 200.

Evorik stated the building looks great. Evorik stated it may be beneficial to widen the egress to get it further from the stop sign.

Day stated he thinks it looks great and it is nice to see them expanding.

Rohaley stated he thinks it is a great plan. Rohaley stated he thought they would really want to showcase the new building instead of setting it further back from Indiana Ave. Rohaley asked if they are married to the idea of moving it so far back off Indiana. Kamstra stated the new building will be big and bright enough people will be able to see it. Kamstra stated a lot of the reason behind pushing it back on the property was so the construction was not a disruption to the church services and operations.

Conquest agreed with Rohaley. Conquest stated he thinks the plan looks great.

Jeffries stated he is excited to see the renderings.

Sauerman stated she would encourage a great deal of landscaping. Sauerman stated the church has been a nice entrance to Briarwood and there is nothing attractive about a parking lot, so landscaping is going to be a necessity to make that transition still look as nice.

Marshall stated he is happy to see the church successful.

Evorik recused himself for the next petition.

23-02 Lennar Homes of Indiana, LLC, Petitioner/Owner

Request: Secondary Subdivision Plat Approval

Purpose: Heather Ridge Subdivision Unit 4

Location: Southeast of Mississippi St. & East 110th Ln.

Todd Kleven, 1700 E Gulf Rd Suite 1100 Schaumburg, IL, came before the Board and provided an overview of the petition. Kleven detailed the history of the subdivision. Kleven stated Lennar took it upon themselves to pay and install a culvert under 109th to ensure the subdivision did not flood. Kleven stated Lennar was asked to have pedestrian connectivity to Edgewater but when they were ready to pave it was determined the planned location was maybe not best so in lieu of paving the walkway Lennar will be cutting a check to the city to pay for the future connectivity. Kleven detailed the items they have left to complete. Kleven stated the Engineering Dept. has asked for a letter of credit for \$65,668.00. Kleven stated if he is successful receiving approval he will leave the mylars to sign and then go get them recorded.

Watson reported the petitioner received secondary plat approval for the Heather Ridge Subdivision Phase 1 at the October 12, 2020, Plan Commission meeting and approval for Phase 2 at the April 12, 2021, Plan Commission meeting and approval for Phase 3 at the March 14, 2022 meeting. Watson reported the petitioner is currently requesting Secondary Approval for Phase 4 of the development. Phase 4 contains 25 lots. Watson reported the Secondary Plat for Phase 4 meets the minimum standards of the Crown Point Zoning and Subdivision Code and is consistent with primary approval. Watson recommended approval of the petition.

Rohaley asked that they put a no access easement along lot 9. Kleven stated they will make that correction.

Marshall entertained a motion for Petition #23-02. Rohaley motioned to approve Petition # 23-02 subject to Staff comments, final Engineering and corrections for non-access easement on lot 9. Sauerman seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 6 Ayes, 0 Nays, and 0 Abstentions, Petition #23-02 was approved.

Evorik returned to the Board

22-47 Drive & Shine, Petitioner/Tech Admin & CM Division Federal, Owner

Request: Secondary Subdivision Plat Approval

Purpose: Car Wash, Commercial Building, & Tech Credit Union

Location: 10951 Broadway

Russ Pozen, of DVG, 1155 Troutwine, came before the Board and provided an overview of the petition. Pozen detailed the proposed subdivision.

Watson reported the petitioner is requesting primary approval for a new subdivision of the parcels located on the southwest section of Broadway and 109th. Watson reported the petitioner is looking to divide the parcel into three separate lots, each with their own individual use. Watson reported if approved, Lot 1 will continue to be used for the current Tech Credit Union, lot 2 would potentially be used as office space, and Lot 3 would be used for a proposed Drive & Shine Car Wash and Lube Center. Watson reported the petitioner received Board of Zoning Variance to approve lots without adjacency to public right of way. Watson reported a draft copy of a Grant of Driveway Easement has been provided and petitioner will seek County Drainage Board approval for disturbance in the Beaver Dam Drainage Easement, both of which will be finalized before secondary subdivision approval. Watson reported all lots on the primary plat meet the minimum standards of the Crown Point zoning and subdivision codes and the intended use will continue to move forward as a B-3 Business Zone, which is in line with the City of Crown Point's Future Land Use Plan. Watson recommended approval of the petition.

Evorik asked if the other ingress/egress was removed. Pozen stated the site plan is the same as presented before. Evorik asked if the existing driveways will remain and there are no additional driveways. Pozen stated there is an exit right turn only on the east side of the property on 109th.

Rohaley stated they have the driveway agreement but there is no driveway depicted on the plat. Pozen stated they will make that correction.

Marshall stated he is very happy with the remodel of Tech and this lot looks better than it ever has.

Marshall entertained a motion for Petition #22-47. Rohaley motioned to approve Petition # 22-47 with the correction of the driveway depicted on the plat. Day seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #22-47 was approved.

MISC. AND PUBLIC COMMENT

City of Crown Point RIF Update Study 2022-2031

Chuck Lehman, of Lehman & Lehman, 510 Lincolnway East Suite C, Mishawaka, IN, came before the Board and provided an overview of the Recreation Impact Fee Study. Lehman stated part of the process is following the state statute. Lehman stated they worked with an Advisory Committee to come up with the recommendations. Lehman stated they looked at the 10-year forecast of residential growth for the city. Lehman detailed how the 10-year forecast was formulated. Lehman stated after looking at all the areas they recommended raising the recreational impact fee to \$1171 with an annual adjustment of 5%. Lehman detailed other municipality impact fees.

Evorik asked if this is the same as the park impact fee. Chief of Staff Anthony Schlueter confirmed. Evorik asked when the original park impact fee was passed. Lehman stated 2017.

Marshall stated he sees that Chad Jeffries was on the committee and asked Jeffries if he is ok with the recommended fee. Jeffries confirmed. Marshall asked if this is per residential house. Lehman stated it is per new residential unit.

Rohaley stated he feels the recommended fee is right in the sweet spot not too high and not the lowest.

Conquest stated he is almost agreeable with Rohaley but asked if the city is not selling itself short by not being closer to the average. Lehman explained the process for how the standard is set and why they determined the balanced amount.

Rohaley stated the fee has to have a pretty good basis for the fee to hold up. Lehman agreed.

Sauerman stated she would like it to be amended to state up to 5% per year but not always 5% to give some flexibility.

Marshall opened the public portion of the meeting. With no public coming forward, the public portion was closed.

Marshall entertained a motion for the RIY study. Evorik motioned to send a Favorable Recommendation to the City Council for the RIY study. Evorik amended the motion to include the up to 5% increase, not a guaranteed 5%. Rohaley seconded the motion. With no further discussion, Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, the RIY study received a Favorable Recommendation.

ADJOURNMENT

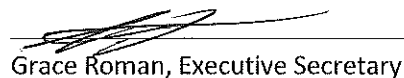
At 10:48p.m. Rohaley motioned to adjourn, seconded by Sauerman

ATTESTMENTS OF MEETING MINUTES

The above minutes were approved and adopted by majority on the 13 day of February, 2023.



John Marshall, President



Grace Roman, Executive Secretary