PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JUNE 28, 2021

The meeting was called to order at 7:06 p.m.

I. ROLL CALL

PRESENT	**ABSENT**
Commissioner Caryn Carlie	Commissioner John Marino
Commissioner Allison Harris	Commissioner Debbie Midgley
Commissioner Nathan Roach	
Commissioner Jane Staniforth	
Commissioner Guy Tilman	
Commissioner Steven Wuennenberg	
Chair Merrell Hansen	

Councilmember Dan Hurt, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Mr. Mike Knight, Assistant City Planner
Mr. Chris Dietz, Planner
Ms. Natalie Nye, Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Dan Hurt, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Aaron Wahl, Ward II; and Councilmember Michael Moore, Ward III.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- Commissioner Wuennenberg read the "Opening Comments" for the Public Hearings.

A. P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village LP): A request to amend the specific development criteria and Preliminary Development Plan of an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259,18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370).

STAFF PRESENTATION:
Mr. Mike Knight, Assistant City Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Knight then provided the following information about the petition:

Request
The applicant has 4 primary components to the request:

1. Modify the maximum height for buildings located on Lots 2B and 2C.
2. Update the first floor building heights on 4 lots.
3. Revise the rooftop mechanical equipment screening requirement.
4. Remove the public art requirement for each lot.

This amendment is largely being requested to allow for more owner-occupied condo units vs office and apartment complex. The uses and density limitation are to remain unchanged with this zoning amendment request.

Mr. Knight noted that an Amended Concept Plan is currently under review with City Staff to align with the subject request. Below is a comparison of the existing approved Concept Plan to the proposed Amended Concept Plan:

	Approved Concept Plan	**Proposed Amended Concept Plan**
Commercial Square Footage	1,174,000 sq. ft.	801,000 sq. ft.
Residential Units	667 units	565 units

Request 1 - **Modify the maximum height for buildings located on Lots 2B and 2C**
The current governing ordinance *(Ord. No. 3114)* allows for a maximum height of 3 stories for residential and 4 stories for non-residential for the buildings on Lots 2B and 2C.

The applicant is requesting a maximum height of 4 stories for residential buildings along Lake Front Street, which will appear to be 6 stories on the lake side.

Request 2 - Update the first floor building heights on 5 lots
The current governing ordinance states that the first floor building heights shall be 12-30 feet with the exception that the residential buildings in the geographic areas of Lots 1 and 6 on the Preliminary Development Plan be 9-30 feet for both Categories A and B.

The applicant is requesting to include residential Lots 2B, 2C, 5A, 5B, and 5C to the 9-30 feet criteria exception.

Mr. Knight pointed out that these 5 lots are the areas on the proposed Amended Concept Plan that have been switched to condo units.

Request 3 - Revise the rooftop mechanical equipment requirement
The current governing ordinance states that:

> *Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.*

It was noted that this language was not in the ordinance through Planning Commission but brought specifically in through City Council.

The applicant is requesting to replace this language with the language that exists in the Unified Development Code under Section 405.04.010 D2.j., which states:

> *Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure.*

Request 4 - Remove the public art requirement for each lot
The current governing ordinance states:

> *One (1) piece of public art work shall be provided and installed by the developer of each development.*

It was noted that there are 17 lots equating to 17 pieces of public art.

The applicant is requesting to delete this requirement, and states that *they are requesting to develop a holistic approach for the Wildhorse Village Public Art. The placement of art is centered around the lake maximizing the public experience*.

The applicant's narrative statement further describes this request and speaks about the current art being commissioned for the Common Ground.

Preliminary Development Plan
There are minimal changes from the previously-approved plan. It was explained that the changes are predominately located within Lot 2 (A,B,C) and Lot 5 (A,B,C). Largely the lot configuration is the same, but the building placement and entrance locations into those lots have been altered. Mr. Knight also pointed out that the Preliminary Development Plan is still under review by City Staff.

Discussion

Chair Hansen asked that the Commission review each of the four requests individually.

Request 1 - Modify the maximum height for buildings located on Lots 2B and 2C
The applicant is requesting a maximum height of 4 stories for residential buildings along Lake Front Street, which will appear to be 6 stories on the lake side.

Chair Hansen explained that the applicant is modifying the use of these buildings from office to residential.

Commissioner Tilman questioned whether the proposed height exceeds the height that was previously approved when the buildings were designated to be an office use. Mr. Knight stated that the buildings on these lots were originally proposed as 4-story office buildings but are now being proposed as 4-story residential buildings so the height has not changed.

Chair Hansen stated that previous comments from residents indicated a desire for ownership of homes. She noted that this requests seems to comply with that desire, and that the proposed residential use allows for more visibility of some of the features of the site.

Request 2 - Update the first floor building heights on 5 lots
The applicant is requesting to include residential Lots 2B, 2C, 5A, 5B, and 5C to the 9-30 feet criteria exception from the approved height of 12-30 feet.

It was noted that the request for the change in first-floor building height is because these buildings are being proposed as residential now vs. commercial.

Commissioner Tilman questioned whether the language could be crafted in such a way as to accommodate the 12' height needed for first-floor commercial space in the event a commercial use is requested at a later time. Mr. Knight explained that the language refers to ***residential*** *buildings constructed in these geographic areas*, so he feels the language addresses this concern.

Request 3 - Revise the rooftop mechanical equipment requirement
The applicant is requesting to replace this language with the language that exists in the Unified Development Code (UDC) under Section 405.04.010 D2.j., which states:

> *Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure.*

Commissioner Wuennenberg noted his support of having the UDC language utilized for the screening of rooftop equipment vs. the approved language of requiring *fully enclosed penthouses*.

Mr. Knight explained that the current language for screening of rooftop equipment for the site's governing ordinance was put in place by the Planning & Public Works Committee. It was also noted that discussions were held regarding the use of *penthouses* for screening rooftop equipment for a larger area of the city. This was discussed with the Architectural Review Board, Planning Commission, and the Planning & Public Works Committee where it will be revisited in September.

Chair Hansen added that the penthouse requirement was approved for the governing ordinance because the subject site sits lower than the mall, and there was concern about the view into the site from the Chesterfield Parkway corridor. Mr. Knight stated that the applicant's narrative points out that using a penthouse structure on a multi-family residential building could have an adverse effect.

Request 4 - Remove the public art requirement for each lot
The applicant states that *they are requesting to develop a holistic approach for the Wildhorse Village Public Art. The placement of art is centered around the lake maximizing the public experience*.

Commissioner Wuennenberg stated that the original requirement is for 17 pieces of art and questions whether having only one piece of art fits the original intent. He would like to see art distributed throughout the property rather than in just one central location.

Commissioner Carlie noted that the Comprehensive Plan states that *private installations will be woven through the community*. Given the size of the Wildhorse Village project, she feels that one art installation may not meet this requirement.

Commissioner Staniforth stated that the proposal "sounds fantastic" but noted that the Commission envisions more than one piece of art for this large development.

Chair Hansen noted her agreement with the above comments.

PETITIONER'S PRESENTATION:

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO – on behalf of Wildhorse Village, LP.

Mr. Stock outlined the applicant's four requests:

a) **Request that the building height be changed on the structures on Lots 2B and 2C to allow 4-story residential buildings in lieu of 3-stories.** He noted that a 4-story residential building would not be as tall as a 4-story office building.

b) **Request to change the minimum first-floor height of residential buildings to 9 feet on Lots 2A, 2B, 5A, 5B, and 5C.** He noted that the buildings were previously identified as multi-family with as many as 270 units, which have now been reduced to 80 owner-occupied units.

c) **Request to change the language regarding screening of rooftop mechanical equipment**. He noted that the application of a mechanical penthouse on a multi-family residential building is not applicable due to the mechanical systems that are utilized on residential buildings. In addition, the pricing of the penthouse mechanical equipment on the first planned office building came in at $6.7 million vs. $3 million for architectural screening compatible with the building but without a penthouse enclosure.

d) **Request to remove the public art requirement for each lot.** A piece of art, entitled *Rising Horizons*, has been commissioned for the site, which is valued at $1 million. This is a substantial piece of art to be situated in a central location around the lake and to be accessible to the public.

2. Mr. Jeff Tegethoff, Managing Member of Wildhorse Village, LP, 150 Carondelet Plaza, Clayton, MO.

Mr. Tegethoff explained that his vision for the site is to do "something incredible and to landmark this intersection for the next 50+ years". The art commissioned for the site is by world-renowned sculptor Rafael Barrios, who has 17 monumental works throughout the world, with the commissioned piece being #18. The piece is being personally donated to the development from Mr. & Mrs. Tegethoff.

He also pointed out that design awards have already be won for the overall landscape of this development, including the entry signage and benches, all of which could be

considered art. He noted that this development will landmark Chesterfield for the next 50 years, and the piece of art being donated is in line with that purpose. He feels that *Rising Horizons* is of the same quality, or better, as sculptures found in Laumeier Park.

Chair Hansen acknowledged Mr. Tegethoff's remarks regarding the signage and benches being viewed as art, and stated that there may be a way to accomplish what he is trying to achieve along with what the Commission envisions.

After additional discussion, it was agreed to provide the Commission with drawings of the approved signage and benches.

3. Mr. Tyler Meyer, Principal with LaMar Johnson Collaborative and principal architect for Wildhorse Village, 17 Lake Forest Drive, St. Louis, MO.

Mr. Meyer stated that LaMar Johnson Collaborative was asked to "elevate the quality of the overall master plan and landscape to art", which they feel they have accomplished. The American Society of Landscape Architects has recognized this development as one of the best projects in the country at the master plan and landscape level.

Commissioner Carlie asked that the Commission be provided with additional information about the awards that have been won for the development.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION:

1. Ms. Kelli Unnerstall, 14649 Summer Blossom Lane, Chesterfield, MO – representing *Citizens for Developing Downtown Chesterfield*

Ms. Unnerstall stated that the *Citizens for Developing Downtown Chesterfield* includes 550 members. She addressed the comments made regarding public art and stated that they prefer art scattered throughout the property; but if the intention is to provide one very important piece, she suggested considering scaling back the number of other pieces of art.

Ms. Unnerstall then outlined the following concerns regarding the requested amendments:

a) They are not in favor of increasing the number of residential stories from 3 to 4 on Lots 2B and 2C.

b) They are not in favor of removing the requirement for commercial on Lots 2B and 2C. They want commercial or retail to remain on the first floor. She noted that this is the most important point to their group as they have worked very hard to ensure that the character of downtown Chesterfield, originally envisioned by Mr. Sachs and the residents of Chesterfield, is preserved.

c) They are not in favor of decreasing the height requirement for the first floor as this would go against the "downtown feel and pedestrian experience". They want the minimum height to remain at 12 feet.

d) Regarding screening of rooftop equipment, they defer to Council and the Planning Commission, but would like to see it maintained if possible.

e) Regarding public art, she acknowledged that Mr. Tegethoff "has done a commendable job of commissioning a very important piece" and they are very excited about it. They would prefer to see at least 3-5 more pieces throughout the property.

Commissioner Carlie asked for clarification on the membership of the *Citizens for Developing Downtown Chesterfield.* Ms. Unnerstall explained that the group has 550 members with a core group of 10 individuals who meet regularly and discuss such issues. As a core group, they have certain principles that they stand for and communicate to all of their members when they sign up on the membership page. Communication is done on a regular basis with the total membership via email and Facebook.

SPEAKERS – NEUTRAL: None

REBUTTAL:
Mr. Tegethoff thanked Ms. Unnerstall for her comments and stated that they will continue to work with her and her group. He then provided the following information:

- The office buildings on Lot 2 were never committed to having ground floor retail space.
- The residential buildings being proposed are similar to those recently "delivered in Kirkwood where they create quite a bit of an urban experience". The developer has developed four such 14-16 unit buildings for downtown Kirkwood.
- The additional $3.6 million cost for penthouse-type screening of rooftop equipment of the office building equates to approximately a 9% rate increase for rent than what would be typically charged.
- The proposed residential buildings would be approximately 20 feet lower at the street level than a four-story office building.

Commissioner Tilman asked that the applicant provide a concept of the four Kirkwood buildings.

B. P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 (Stock and Associates): A request for a zoning map amendment from the 'PI' Planned Industrial District to a new 'PI' Planned Industrial District for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive (18W440122, 18W440133).

STAFF PRESENTATION:
Planner Chris Dietz gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Dietz then provided the following information about the petition:

Request Summary
The request is to rezone Lots 14 and 16 of Wings Corporate Estates into a new "PI"—Planned Industrial District in order to accommodate a motorcycle and ATV dealership

with an outdoor storage area. There would be a limited outdoor display of vehicles during business hours.

The request also proposes changes to the following Development Criteria:

- Permitted Uses
- Structure and Parking Setbacks.
- Floor Area, Height and Building Requirements (*Open space, F.A.R. and Building Height).*

Permitted Uses

The applicant is requesting to add 12 new uses *(listed below)* to the existing 21 uses.

1. Automobile Dealership
2. Automotive Detailing Shop
3. Automotive Retail Supply
4. Motorcycle, ATV, & similar Vehicles Dealership
5. Recreational Vehicle Dealership
6. Automobile Storage
7. Commercial Service Facility
8. Industrial sales, Service & Storage
9. Motorcycle, ATV, & Similar Motor Vehicle Storage
10. Oil Change Facility
11. Professional & Technical Service Facility
12. Recreational Vehicle Storage

Structure Setbacks

Direction	Governing Ord. 2237	Proposed
North Wings Corporate Dr. ROW	N/A*	20 ft
South	10 ft from fire lane (25' easement)	10 ft from fire lane (35 ft from PL)
East Buzz Westfall Dr. ROW	N/A*	20 ft
West	10 ft	10 ft
**Current North and East setbacks established from district boundaries.*		

Parking Setbacks

Direction	Governing Ord. 2237	Proposed
North Wings Corporate Dr. ROW	N/A*	10 ft
South	5 ft from fire lane (25' easement)	0 ft from fire lane (25 ft from PL)
East Buzz Westfall Dr. ROW	N/A*	10 ft
West	5 ft	5 ft
**Current North and East setbacks established from district boundaries.*		

Floor Area, Height and Building Requirements

Criteria	Governing Ord. 2237	Proposed
Open Space	30%	30%*
F.A.R.	.55	.55
Maximum Bldg. Height	40 ft	40 ft
* "PI" minimum open space is 35%; Modification of this standard requires 2/3 affirmative vote by Planning Commission.		

Preliminary Plan
The setbacks shown on the Preliminary Plan match the Site Development Concept Plan and Section Plan that were previously approved for Lot 14. Access is shown off Buzz Westfall Drive, which has a cross access easement that will remain and be included in the Attachment A.

Discussion

Open Space
Commissioner Wuennenberg stated that he is in favor of supporting the criteria established in the Unified Development Code, and as such, supports 35% open space for the site vs. the requested 30%.

Permitted Uses
Commissioner Wuennenberg noted that the subject site is close to residences on the nearby bluff and suggested that some of the uses may not be appropriate near residential – such as *Recreational Vehicle Storage* and *Oil Change Facility*.

Responding to Commission Tilman's inquiry, Staff confirmed that Lot 5 (*northeast of the subject site*) is under the same governing ordinance as the subject site currently is. Lot 5 has the same 21 uses that Lots 14 and 16 are carrying over, but it does not have the 12 new uses being requested for Lots 14 and 16.

Councilmember Hurt expressed concern about the *Commercial Service Facility* use. He reminded the Commission of the issues raised for such a use at a site along Eatherton Road where the applicant requested to clean and store trucks on site that had been used for sewage pumping.

Outdoor Storage
Commissioner Carlie asked if there are any requirements for screening of outdoor storage for this site. Mr. Dietz replied that the Comprehensive Plan specifies this requirement for the Industrial Character Area, and that since the City's Attachment A language generally includes standardized language for outdoor storage for planned districts, it is expected that language will be included in the governing ordinance pertaining to screening of outdoor storage.

PETITIONER'S PRESENTATION:
1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO – on behalf of Let's Ride, LLC

Mr. Stock explained that the entire Wings Corporate Estates development is governed under one site-specific ordinance. The applicant is requesting to remove Lots 14 and 16 from this ordinance, and to rezone them to a new "PI" Planned Industrial District. This would allow for a proposed BMW dealership.

Lot 14
The existing Depot building on Lot 14, which includes a total of 16,616 sq. ft., will be used in place and retrofitted to accommodate the BMW dealership selling several lines of motorcycles, equipment, and accessories. Sales would include new and pre-owned motorcycles, ATVs, and small trailers. The dealership will also perform repairs and equipment installation.

The existing parking lot along the front of the building would be utilized for outdoor display and customer parking. Outdoor display of motorcycles and ATVs for sale will be north, east, and west of the sides of the existing building. All display motorcycles and ATVs will be returned to the inside of the building each night when the dealership is closing. The hours of operation and display are from 8am-6pm Tuesday-Friday, and 8am-5pm Saturday. The dealership will be closed on Sundays, Mondays, and holidays with no outdoor display on those days.

Lot 16
Lot 16 would be utilized for outdoor storage, which will be screened and securely fenced. The area would store crated motorcycles and ATVs waiting assembly. Future dealership expansion could occur on Lot 16.

Construction
The necessary interior build-out of the building will be done at the same time as the outdoor storage is being completed on the southern portion of the lot. The intent is to start construction February 1, 2022.

Permitted Uses
Mr. Stock stated that they would review the list of permitted uses with Staff to determine what may possibly be eliminated. If there is not a need for the *Commercial Service Facility* use for the BMW dealership, they are open to deleting it.

Open Space
Mr. Stock stated that he feels the 35% open space requirement can be met, but they first need to review the existing facility on Lot 14 since it was built under the 30% open space criterion.

Mr. Stock also confirmed that the intention is to consolidate Lots 14 and 16 into one lot.

2. Mr. John Wright, Owner's Representative, 2478 White Stable Road, Town & Country, MO

In response to questions, Mr. Wright provided the following information:

Outdoor Storage
- The motorcycles are shipped from Germany and Italy and arrive at a port in New Jersey. They are then LTL-shipped to the dealership in dense, heavy cardboard boxes with a metal base so they are easily moved with a forklift. The boxes are weather-resistant and can be stacked four-high.
- The crates are about 4-5 feet tall and are typically stacked two or three-high, which could be 15-16 feet high.
- The intent is move them into the existing building in order to remove them from the crates and get them ready for sale.
- They would like to have any fencing for required screening kept at a minimum height. Typically, the crates would be stacked two-high so with an 8-foot fence, the crates could be seen if pushed all the way to the street edge of the property; however, most of the boxes will be centered in the lot to prevent them from being seen.

- It is intended that any screening will be cohesive with the look of the Depot building. Since they are representing premium brands, they want to continue that type of feel with any required screening.
- Some of the metal parts of the crates are returned to the factory; other parts that cannot be returned will be crushed and recycled. Lot 14 includes an area for dumpsters in the southwest corner of the site, which is screened by existing masonry.

Open Space
Commissioner Carlie requested clarification on the open space.

Mr. Wright stated that the existing building appears to meet all of their needs but they anticipate they will increase their business over time, and will subsequently request to add a building to service the motorcycles or support the dealership in some fashion.

3. Mr. Robert Hanz, Gateway BMW, 1791 Primrose Lane, Barnhart, MO – was available for questions.

Commissioner Harris questioned where potential customers would test-drive motorcycles. Mr. Hanz replied that the area is safe for test-driving because of the low amount of traffic within the subdivision and along Eatherton Road.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES:
1. Applicant to work with Staff in reviewing the list of permitted uses to determine what may be eliminated.
2. Open space requirement possibly being increased to 35%
3. Review screening requirements with the applicant

V. APPROVAL OF MEETING SUMMARY

Commissioner Tilman made a motion to approve the Meeting Summary of the June 14, 2021 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 6 to 0.** *(Commissioner Harris abstained.)*

VI. PUBLIC COMMENT

150 N. Eatherton Rd. (Chesterfield Sports Complex)
The following individuals, representing the Petitioner, were available for questions:

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway

2. Mr. Srinu Yanamanamanda, CEO of CBB, 12400 Olive Blvd., Ste. 430, St. Louis, MO – available for questions regarding the traffic study

3. Ms. Brittany Carter, 1500 Lace Bark Court, Chesterfield, MO – represents the sports complex on the basketball side

4. Mr. Stuart Duncan, Director for the non-profit that will own and operate the new Chesterfield Sports Complex, 17809 Keystone Trail Court, Wildwood, MO

5. Mr. Tony Stratman, 11732 Doverhill Drive, St. Louis, MO - represents the sports complex on the volley ball side

Speakers in Favor

1. Mr. Jim Meiners, Owner of Prestige Landscape Nursery, 108 N. Eatherton Road, Chesterfield, MO

Mr. Meiners stated that they have been at their current location for nearly 25 years. After meeting with the applicant and reviewing the proposed plans, they are in favor of the proposed sports facility.

Krishna Estates - Record Plat

Mr. Randy Green, representing the Petitioner, 10285 Bach Blvd., St. Louis, MO – available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. 150 N. Eatherton Rd. (Chesterfield Sports Complex): A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 10.78-acre parcel of land zoned "PI" Planned Industrial District located at 150 N Eatherton Road.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for 150 N. Eatherton Rd. (Chesterfield Sports Complex). The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 7 to 0**.

B. Krishna Estates Record Plat: A Record Plat for a 4.20-acre tract of land zoned "E-1AC" Estate District located on the south side of Wild Horse Creek Road, east of its intersection with Kehrs Mill Road (18U420027).

Mr. Justin Wyse, Director of Planning, clarified that the Commission's role is to determine whether the plat complies with the code requirements of the E-1AC district.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Krishna Estates. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 7 to 0**.

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:47 p.m.

Jane Staniforth, Secretary