



07/12/17 PC Regular Meeting Minutes

July 12, 2017 Regular Planning Meeting

CALL WORKSHOP TO ORDER (8:50 a.m.) The scheduled work session of the Polk County Planning Commission was held at 8:50 a.m. on Wednesday, July 12, 2017, with the following members present when the meeting was called to order: John Webb, Rennie Heath, Susan Brewer, Matt Cain, Richard Beach, David Kaylor and Robert Stanz were present. Kevin Updike was absent. Also present were Elizabeth Voss, County Attorney's office, Thado Hays, Current Planning, Albert Frederick, Long Range Planning, Margo White and Mary Anne Simmons, recording secretaries. Reordering of the agenda was discussed; No changes made
Adjourned at 8:53 a.m.

A. Planning Commission (PC) will discuss agenda items and consider additions, deferments, withdrawals to published agenda. Planning Commission will discuss any particular agenda items of concern with any Planning Commission member.

B. Planning Commission will consider and review with staff any upcoming ordinance revisions, comprehensive plan recommendations or other matters of concern to the Planning Commission.

Note: This first part of the monthly Planning Commission agenda is a workshop. No official action on any item will be taken at the workshop. While the public is invited to attend, no public comment will be solicited during the workshop.

CALL PUBLIC HEARING TO ORDER: 9:00am OR AS SOON THERE AFTER AS THE PARTICULAR CASE MAY BE HEARD (9:00 a.m.) The regularly scheduled meeting of the Polk County Planning Commission was called to order at 9:00 a.m. by the Chairman on Wednesday, July 12, 2017, in the County Commission Boardroom, Administration Building. Roll was called by the Acting Secretary, Rennie Heath and the following members were present: John Webb, Rennie Heath, Richard Beach, Susan Brewer, Matt Cain, David Kaylor and Robert Stanz. Kevin Updike was absent. A quorum was declared present. Also present were staff members: Thado Hays, John Bohde, Brigitte D'Orval, Shauna Wilson, Erik Peterson, Chanda Bennett, Albert Frederick, and Ronnie Blackshear from the Office of Planning and Development; Elizabeth Voss, County Attorney's Office, and Margo White and Mary Anne Simmons, recording secretaries. Reordering of the agenda was discussed; No changes made.
The Pledge of Allegiance was recited.
The June 7, 2017, minutes were approved.
Ms. Voss read procedures of the meeting.
Ms. Voss administrated the Oath

Attendee Name	Title	Status	Arrived
Richard Beach		Present	8:01 AM
Susan Brewer		Present	8:02 AM
Rennie Heath		Present	7:56 AM
David Kaylor		Present	8:47 AM

Kevin Updike		Absent	
James Urick		Absent	
John Webb		Present	7:58 AM
Matthew Cain		Present	7:55 AM
Robert Stanz		Present	7:59 AM

APPROVE MINUTES

Approve 06_07_2017 Minutes

2. Motion to: Approve by a 7/0 vote

Attachments:

RESULT:	DENIED [UNANIMOUS]
MOVER:	Matthew Cain
SECONDER:	Richard Beach
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

Reordering of the Agenda - Prior to beginning the Business of the Planning Commission, the Commission may reorder the Agenda.

Voir Dire of Expert Witnesses

Staff Resumes

3. Motion to: Approve by a 7/0 vote

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Beach
SECONDER:	Rennie Heath
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

OLD BUSINESS

4. CU 17-15/DMS No. 59294

Minutes: Econ, applicant, Charlton Roberts, Melba Roberts, Mast Property, LLC and the Estate of Mae Wiggins, owners, request a Conditional Use (CU) in a Residential Suburban (RS) Future Land Use designation to allow a Non-Phosphate Mining operation on 19.6 +/- acres. The property is located west of Socrum Loop Road North, east of US Highway 98, south of Wilder Road, north of Fulton Green Road and the city limits of Lakeland, Florida, in Section 12, Township 27, Range 23. Thado Hays, Current Planning, introduced the case and reported 118 mailers sent to nearby property owners with no response
 Motion to expedite.
 Thado Hays, Current Planning, presented a PowerPoint with a recommendation of approval. The applicant, Econ, is in agreement with staff's recommendation of approval and conditions. The Chairman opened the public hearing; no one spoke
 The Chairman closed the public hearing.

Motion to: expedite

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rennie Heath
SECONDER:	Susan Brewer
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

Motion to: Approve by a 7/0 vote

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rennie Heath
SECONDER:	Matthew Cain
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

NEW BUSINESS

Land Development Division

5. PD 89-10M DMS#59369 (Fairway Villas at Providence Phase N-14 Setback Reduction)

Minutes: PD 89-10M/DMS #59369

DR Horton Inc., owner, requests a Planned Development (PD) to modify the Providence (PD 89-10) Master Plan to reduce the right-of-way (front) setbacks from 20 feet to 15 feet in a Residential Low-4 (RL-4X) Future Land Use designation within the Ronald Reagan Parkway Selected Area Plan (SAP) and providence Development of Regional Impact (DRI) on 25.89 +/- acres. The property is located east of the Providence Clubhouse on Clubhouse Boulevard, Nina Drive, Benoit Terrace, and Chadbury Loop, east of Providence Boulevard, west of the Osceola County Line, north of the Town of Davenport, Florida, in Section 19, Township 26, Range 28.

Thado Hays, Current Planning, introduced the case and reported 28 mailers sent to nearby property owners with one e-mail in opposition

Erik Peterson, Current Planning, presented a PowerPoint with a recommendation of approval.

The applicant, Mike Gardner, DR Horton, is in agreement with staff's recommendation of approval and conditions.

The Chairman opened the public hearing; no response

The Chairman closed the public hearing.

Motion to: Approve by a 7/0 vote with conditions as presented

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Cain
SECONDER:	David Kaylor
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

6. PD 01-30M (DMS#59370) (Retreat at Regal Palms)

Minutes: PD 01-30M/DMS #59370

Richard Wilkes, applicant, 4Avilla LLC and Regal Palms Club LLC, owners, request a Planned Development (PD) to modify the Berry Town Center (PD 01-0M) Master Plan to allow 74 Multi-Family Residential Units short-term rental development on 6.3 +/- acres in the Town Center (TCX) Future Land Use designation in the North US Highway 27 Selected Area Plan (SAP) within the Green Swamp Area of Critical State Concern (GSACSC). The property is located north of Sand Mine Road, west of Charo Parkway and U.S. Highway 27, north of Highlands Reserve Residential Development, east of Miramar Avenue, north of the city of Davenport, Florida, in Section 13, Township 25, Range 26.

Thado Hays, Current Planning, introduced the case and reported 88 mailers sent to nearby property owners with three e-mails in opposition

Motion to expedite.

Erik Peterson, Current Planning, presented a PowerPoint with a recommendation of approval.

The applicant, Kenneth Leeming, is in agreement with staff's recommendation of approval and conditions.

The Chairman opened the public hearing; no one spoke.

The Chairman closed the public hearing.

Motion to: expedite

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rennie Heath
SECONDER:	Susan Brewer
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

Motion to: Approve by a 7/0 vote with conditions as presented

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rennie Heath
SECONDER:	Richard Beach
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

7. SPL 17-01/DMS 59377

Minutes: Intram Investments, applicant, Martni Posner LLC, owner, request a Sign Plan (SPL) for the Posner Village Center located in the Regional Activity Center (RAC-X) Future Land Use district, within the North Ridge Selected Area Plan (SAP). The sign plan will include two (2) plaza signs and seven (7) monument signs on approximately 29.19 +/- acres. The property is east of Highway 27, north of Ernie Caldwell Boulevard, south of Posner Boulevard, west of Pin Tree Trail, and north of the City of Davenport, Florida, in Section 18, Township 26, Range 27.

Thado Hays, Current Planning, introduced the case and reported 20 mailers sent to nearby property owners with no response

Motion to expedite.

Shauna Wilson, Current Planning, presented a PowerPoint with a recommendation of approval.

Board discussion requirements of the sign application.

The applicant, Mark Wilson, Kimley-Horn, is in agreement with staff's recommendation of approval and conditions.

The Chairman opened the public hearing;

The Chairman closed the public hearing.

Motion to: to expedite

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Cain
SECONDER:	Rennie Heath
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

Motion to: Approve by a 7/0 vote with conditions as presented

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Cain
SECONDER:	Richard Beach
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

8. CU 14-21M/DMS No. 59373 (PIT 17 Mine Variance)

Minutes: CU 14-21M/DMS #59373

Pit 17, LLC, owner, requests a Conditional Use (CU) Modification in an Agricultural/Residential-Rural (A/RR) Future Land Use designation to an approved fill dirt mine operation plan to reduce the right-of-way setback from mining from 100 feet to 35 feet and reduce the 100 foot property line setback for mining to 25 feet on 190.35 +/- acres. The property is located at 9155 Old Polk City Road (CR 17), east of County Road 557, south of I-4, north of Lake Alfred and west of Haines City, Florida, in Section 04, Township 27, Range 26.

Thado Hays, Current Planning, introduced the case and reported 17 mailers sent to nearby property owners with two phone calls in opposition.

Motion to expedite.

Erik Peterson, Current Planning, presented a PowerPoint with a recommendation of approval.

The applicant, Bart Allen, is in agreement with staff's recommendation of approval and conditions.

The Chairman opened the public hearing; no one spoke

The Chairman closed the public hearing.

Motion to: expedite

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rennie Heath
SECONDER:	Richard Beach
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

Motion to: Approve by a 7/0 vote with conditions as presented

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rennie Heath
SECONDER:	Susan Brewer
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

9. CU 17-09/DMS No. 59208/Gibson Oak WPF

Minutes: CU 17-09/DMS #59208

Polk County Board of County Commissioners, owner, request a Conditional (CU) in an Agricultural/Residential Rural (A/RRX) Future Land Use designation within Polk City Special Protection Area 9SPA of the Green Swamp Area of Critical State Concern (GSACSC). An Institutional (INST-X) Land Use designation was granted approval by the Board of County Commissioners (CPA 17A-01) on May 2, 2017. The request is to construct a Water Production Facility and a Communication Tower (maximum 80 feet in height) on 40 +/- acres. The property is located at 8251 Tom Costine Road, east of N. Socrum Loop Road, west of Old Polk City Road, southeast of Tom Costine Road, north of the city of Lakeland, Florida, in Section 07, Township 27, Range 24.

Thado Hays, Current Planning, introduced the case and reported 25 mailers sent to nearby property

owners with two letter in opposition.

Motion to expedite.

Shauna Wilson-Edwards, Current Planning, presented a PowerPoint with a recommendation of approval.

The applicant, Polk County Board of County Utilities, is in agreement with staff's recommendation of approval and conditions.

Staff stated condition #7 will be removed.

Board discussion regarding wetlands and protection of the wetlands. Applicant stated there will be retention ponds.

The Chairman opened the public hearing; no one spoke

The Chairman closed the public hearing.

Motion to: expedite

Attachments:

RESULT:	APPROVED [6 TO 0]
MOVER:	Rennie Heath
SECONDER:	Susan Brewer
AYES:	Beach, Brewer, Heath, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick
AWAY:	David Kaylor

Motion to: Approve by a 7/0 vote with modification to remove conditions #7

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Beach
SECONDER:	Rennie Heath
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

10. CU 17-13 DMS#59289 (Kathleen Lime Rock Mine)

Minutes: CU 17-13/DMS #59289

Civil Constructors, Inc., applicant, Lane Construction and CFE Materials, owners, request a Conditional Use (CU) in Agricultural/Residential-Rural (A/RR) and Industrial (IND) Future Land Use designations to re-open a formerly approved lime rock mine on 423.3 +/- acres. The property is located at the south end of Howard Boulevard, west of O'Conner Road, Old Dade City Road and U.S. Highway 98, south of Pasco County Road 54, west and south of the Pasco County line, northeast of Lakeland and southwest of Zephyrhills, Florida, in Section 10, Township 26, Range 22.

Thado Hays, Current Planning, introduced the case and reported 118 mailers sent to nearby property owners with no response

Erik Peterson, Current Planning, presented a PowerPoint with a recommendation of approval.

The applicant, Stuart Cullen, is in agreement with staff's recommendation of approval and conditions. He spoke regarding condition #2 clarification elevations. Staff stated they will add at the end "Final Engineering".

The Chairman opened the public hearing;

Area property owner spoke regarding traffic and safety of the children and speed limits.

Rebuttal by the applicant and stated the speed limit is controlled and any other concerns will be addressed.

The Chairman closed the public hearing.

Motion to: Approve by a 7/0 vote with condition #2 deleted

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rennie Heath
SECONDER:	Matthew Cain
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

11. CU 17-14/DMS No. 59290 (Gamez Farmworker Camp)

Minutes: CU 17-14/DMS #59290

Cool and Cobb Engineering Co., applicant, Lomas Del Sol, LLC, owner, request a Conditional Use (CU) in an Industrial-X (INDX) Future Land Use designation within the Southeast Polk Selected Area Plan (SAP) to allow the expansion of a Legal Non-Conforming Use Rights in association with an existing migrant farmworker camp. The proposed request seeks to expand the existing facility from 69 workers to a total of 250 workers on 34.21 +/- acres. The property is located north of Oakridge Drive, south of Highway 98 west, east of West Frostproof Road, west of U.S. Highway 27 and the city limits of Frostproof, Florida, in Section 01, Township 32, Range 27.

Thado Hays, Current Planning, introduced the case and reported 49 mailers sent to nearby property owners with one letter in opposition

Motion to expedite.

Thado Hays, Current Planning, presented a PowerPoint with a recommendation of approval.

The applicant, Mason Cobb, Cool and Cobb Engineering, is in agreement with staff's recommendation of approval.

The Chairman opened the public hearing; no one spoke.

The Chairman closed the public hearing.

Motion to: expedite

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Cain
SECONDER:	Susan Brewer
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

Motion to: Approve by a 7/0 vote with conditions as presented

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rennie Heath
SECONDER:	Matthew Cain
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

12. CU 17-16/DMS No. 59333 (Phillip Short Term Rental)

Minutes: CU 17-16/DMS #59333

Edward Phillipp and Various property owners, requests a Conditional Use (CU) in a Residential Low-3 (RL-3) Future Land Use designation to allow short-term rental within the Winterset Gardens 1st Addition Subdivision on 7.5 +/- acres. The subdivision is located north of Eloise Loop Road, east of Helena Road, west of Lake Ruby Drive West, south of Lake Winterset, north of the city limits of Winter Haven, Florida, in Section 14, Township 29, Range 26.

Thado Hays, Current Planning, introduced the case and reported 510 mailers sent to nearby property owners with one letter in support, 2 e-mails in support; 9 e-mails with 13 people in opposition; petition w/40 signatures in opposition; 1 phone call in opposition.

Brigitte D'Orval, Current Planning, presented a PowerPoint with a recommendation of denial. The applicant, Edward T. Phillip, is not in agreement with staff's recommendation of denial. He stated short term rental is allowed in surrounding neighborhoods. He stated he is not in agreement with it not being compatibility and stated when they are annexed into the city of Winter Haven, it will be allowed. He also stated neighbors have not complained to him. He also stated they have made improvements to the property. He presented letters of support to the Board. They also stated they have been issued state and license. They read letters into the record in support from the adjacent property owners.

Board discussion regarding when it will be annexed into the city. They also questioned all 22 owners wanting short term rental. The applicant stated they had no idea it was for all 22 home. John Bohde, Current Planning, stated regarding in the code, that if one homeowner applies for short term rental it applies to all of the subdivision. He also spoke regarding regulations on the state/county license.

The Chairman opened the public hearing;

Area property owner spoke in opposition and stated if he knew short term rentals was allowed, he would not have moved there. He wants to keep the neighborhood as is.

Area property owner spoke in opposition and stated short term rental is not compatible in their neighborhood. He also stated liability bringing in additional boats.

Area property owner spoke in opposition and stated he has concerns regarding precedence.

The applicant stated they would not had applied if they had known it was for all 22 homes. They only applied for their home only.

The Chairman closed the public hearing.

Board discussion and stated they have a problem with the other 22 homeowners being forced to have short-term rental.

Staff stated a staff report was sent to the applicant and they were aware it was for all 22 homes.

Motion to: Deny the request by a 7/0 vote.

Attachments:

RESULT:	DENIED [UNANIMOUS]
MOVER:	Rennie Heath
SECONDER:	Robert Stanz
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

13. CU 17-17/ DMS No. 59343

Minutes: CU 17-17/DMS #59343

North American Tower, LLC, applicant, Jason and Amanda Watts, owners, request a Conditional Use (CU) in a Residential Suburban (RS) Future Land Use designation to construct a 150 feet Mono-pole Tower to accommodate five (5) carriers on 38.17 +/- acres. The property is located east of US 27, south of Masterpiece Road, west of Masterpiece Gardens Road, north of Burns Avenue and north of the City Limits of Lake Wales, Florida, in Section 18, township 29, Range 28.

Thado Hays, Current Planning, introduced the case and reported 49 mailers sent to nearby property owners with no response

Motion to expedite.

Shauna Wilson, Current Planning, presented a PowerPoint with a recommendation of approval with an amendment to condition #1 and removing condition #4.

The applicant, Mary Solick, representing the owner, is in agreement with staff's recommendation of approval and conditions.

The Chairman opened the public hearing; no one spoke.

The Chairman closed the public hearing.

Motion to: expedite

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rennie Heath
SECONDER:	Matthew Cain
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

Motion to: Approve by a 7/0 vote with amendment to condition #1 and removing condition #4.

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Cain
SECONDER:	Rennie Heath
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

14. CU 17-20/DMS No. 59367 (Chisman Mobile Home)

Minutes: CU 17-20/DMS #59367

Rebecca Fondaw, applicant, Floyd Chrisman, owner, request a Conditional Use (CU) in a Residential Low-4 (RL-4) future Land Use designation to allow a mobile home on 0.48 +/- acres. The property is located on the east side of Ruth Avenue, south of Tenth Street, lot #6, north of Lakeland, Florida, in Section 11, Township 28, Range 23.

Thado Hays, Current Planning, introduced the case and reported 14 mailers sent to nearby property owners with no response

Motion to expedite.

Thado Hays, Current Planning, presented a PowerPoint with a recommendation of approval.

The owner, Floyd Chrisman, is in agreement with staff's recommendation of approval and conditions.

The Chairman opened the public hearing; no one spoke.

The Chairman closed the public hearing.

Motion to: expedite.

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rennie Heath
SECONDER:	Matthew Cain
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

Motion to: Approve by a 7/0 vote with conditions as presented

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rennie Heath
SECONDER:	Matthew Cain
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

Long Range Division

15. CPA 17D-04/DMS 59291 (Triple Canopy L/R/ CPA)

Minutes: CPA 17D-04/DMS #59291

An Ordinance of the Polk County Board of County Commissioners regarding the adoption of amendment **CPA 17D-04**; an amendment to the Polk County Comprehensive Plan; Ordinance 92-36, as amended to change the land use designation on a 90.2 +/- acre site from Agricultural Residential Rural (A/RR) to Leisure Recreation (L/R) in the Rural Development Area (RDA). The site is located South of Indian Lake Estates and County Road 630, west of River Ranch Boulevard, north of Avon Park Airforce Range, and east of the city limits of Frostproof, in Section 16, Township 31, and Range 30; providing for severability; and providing for an effective date.

Albert Frederick, Long Range Planning, introduced the case and reported 122 mailers sent to nearby property owners with no response

Motion to expedite.

Chanda Bennett, Long Range Planning, presented a PowerPoint with a recommendation of approval. The applicant, Dennis Wood, Dennis Wood Engineering, LLC, is in agreement with staff's recommendation of approval and conditions.

The Chairman opened the public hearing; no one spoke.

The Chairman closed the public hearing.

Motion to: expedite

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rennie Heath
SECONDER:	Richard Beach
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

Motion to: Recommend approval by a 7/0 vote to be forwarded to the Board of County Commissioners on August 8, 2017, for the Transmittla Hearing and October 3, 2017, for the Adoption Hearing.

Attachments:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Susan Brewer
SECONDER:	Richard Beach
AYES:	Beach, Brewer, Heath, Kaylor, Webb, Cain, Stanz
ABSENT:	Kevin Updike, James Urick

Petitions and Remonstrance's from General Audience

Planning Commission Member Reports

ADJOURNMENT 10:50 am

The meeting was closed at 10:50 AM

The Chairman adjourned the meeting at 10:50 AM