

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
ROOM 14 * GOVERNMENTAL CENTER * LEONARDTOWN, MARYLAND
Monday, February 12, 2007**

Members present were Howard Thompson, Vice Chair; Merl Evans; Shelby Guazzo; Brandon Hayden; and Susan McNeill. Steve Reeves, Chair; and Lawrence Chase were excused. Department of Land Use and Growth Management (LUGM) staff present were Denis Canavan, Director; Phil Shire, Deputy Director; Sabrina Hecht, Planner IV; Jeff Jackman, Senior Planner; Colleen Bonnel, Planner III – Capital Facilities; Bob Bowles, Planner II; and Cindy Koestner, Recording Secretary. Deputy County Attorney, Colin Keohan was also present.

The Vice Chair called the meeting to order at 6:35 p.m.

APPROVAL OF THE MINUTES – The minutes of January 22, 2007 were approved as recorded.

Mr. Bowles announced on January 22, 2007, the Planning Commission voted to approve family conveyance cases 06-110-096 – Larson, and 06-110-027 – Ushers. Since that date, staff received notice from adjacent property owners that they were misdirected to attend the meeting at the Higher Education Center instead of Room 14 at the Governmental Center. Mr. Bowles noted there are no changes to the staff reports.

RECONSIDERATION OF FAMILY CONVEYANCE ITEMS

MSUB #06-110-096 – LAND OF DAVID LARSON

The Applicant is requesting preliminary review of two additional lots on a private road in accordance with St. Mary's County Subdivision Ordinance 02-02, Section 30.11.4, Family Conveyance provision. The property contains 12.11 acres; is zoned Rural Preservation District (RPD); and is located at 44294 Richey Road, Valley Lee, Maryland; Tax Map 57, Block 13, Parcel 293.

Owner: David Allen Larson
Present: Jerry Nokleby, Nokleby Surveying, Inc.

Certified Notice was re-mailed to all users of the private road and contiguous property owners by staff. Certified receipts are in the file.

Ms. Guazzo moved that the Planning Commission vote to reconsider this case in light of the fact that adjacent property owners were incorrectly notified. The motion was seconded by Mr. Evans and passed by a 5-0 vote.

The Vice Chair allowed public comment.

Joe Capristo, adjacent property owner, explained he went to the Higher Education Center for the January 22, 2007 meeting. He expressed concern the Planning Commission heard and decided on this case when there was a possibility the notices mailed to adjoining property owners contained incorrect information. He explained this case does not appear to be a family conveyance because it is for one lot, less than ten acres, being subdivided into three lots. He pointed out, according to Schedule 32.1, Footnote 8 of the Zoning Ordinance: "Parcels of at least two acres in size but less than ten acres in size may be subdivided into one additional lot for a family member." Mr. Capristo expressed concern there will be too many users on Richey Road with the addition of two more lots and he stated the road is narrow and does not have pullouts to allow two cars to pass. He also expressed concern the Ordinance does not state a limit for the number of dwellings that can be built on a private road. He explained road maintenance agreements may be required for all new, private road users, but there is no way to enforce them, so they essentially become useless. Ms. Guazzo asked Mr. Capristo if he uses Richey Road to access his property. Mr. Capristo replied he accesses his property via a different private road.

Ms. Guazzo asked Mr. Capristo if his signature will be required on any maintenance agreements for Richey Road. Mr. Capristo replied it will not.

Ms. Guazzo inquired about the total number of lots the Applicant is asking for. Mr. Bowles responded the Applicant has a home on one lot and would like two additional lots for two sons. Ms. Guazzo asked if all of the users of Richey Road will be required to sign one maintenance agreement. Mr. Bowles replied only the new users are required to sign an agreement. Ms. Guazzo expressed concern all private road users in family conveyance cases should sign one maintenance agreement. Ms. McNeill inquired about the ability to enforce road maintenance agreements. Mr. Canavan replied the agreements are private. Mr. Thompson asked if the Applicant can request a family conveyance if his property is over ten acres. Mr. Shire responded there are actually two different provisions in the Ordinance that allow family conveyances. Schedule 32.1, Footnote 8 in the Zoning Ordinance, cited by Mr. Capristo, is in reference to the base residential density allowed in the RPD, which is one unit per five acres. This provision permits a person to subdivide property of more than two acres but less than ten acres in the RPD to give a lot to a family member, which will result in a density greater than one unit per five acres. This provision can be used for property on both public and private roads. Section 30.11.4 of the Subdivision Ordinance applies only to property on private roads and permits additional lots on private roads for the purpose of a family conveyance as long as certain requirements are met. Mr. Shire added no maximum number of dwelling units for private roads is stated in the Ordinance because there will always be a request for an additional lot over the maximum and staff feels it is better to review family conveyances on a case-by-case basis.

Mr. Bowles explained Richey Road is in good condition and there are adequate pull off areas for two cars to pass. Mr. Evans agreed the portion of the road Mr. Larson uses to access his property is in good condition. Ms. McNeill commented the road maintenance agreements issue needs to be more closely examined. Mr. Nokleby explained there are users with properties fronting adjacent private roads that use only the public portion of Richey Road and they will not be affected by additional users on the private portion of Richey Road. He expressed concern that family conveyances should not require all users of a private road to sign a road maintenance agreement because there may be one person who will refuse to sign for personal reasons and that is unfair to the family wishing to subdivide. Ms. Guazzo expressed concern private roads with narrow right-of-ways can be unsafe if too many users are added. She added one maintenance agreement should be signed by every user to ensure the road is improved or widened when needed. Mr. Thompson commented every case is different. Ms. McNeill explained there can be problems when multiple road maintenance agreements are in place for one road and there is no consistency in the level of maintenance. Mr. Evans commented the biggest concern is with roads that are not being maintained and he agreed each case needs to be examined individually.

Catherine Koegel, resident of Richey Road, explained she moved onto the road in 1978 and the Larson family moved in soon after. She stressed she has never had a problem with the maintenance of the road and two cars can pass safely on the private section of the road; whereas, two cars cannot pass safely on the public section.

Mr. Larson explained his section of the private road is served by a 360-foot area of road with a 25-foot right-of-way beyond the public portion of Richey Road, which leads to a small section of paved road with a 12-foot right-of-way between his property and that of the other user. He noted he already has a maintenance agreement between himself and that other user for the small paved section of the private road. Ms. Guazzo inquired about the total number of lots on the private portion of Richey Road. Mr. Bowles replied the two additional lots will bring the total number to seven lots.

Mr. Evans moved that the Planning Commission reaffirm approval of the Family Conveyance subdivision plan as granted on January 22, 2007. The motion was seconded by Mr. Hayden and passed by a 4-1 vote. Ms. Guazzo was opposed.

Mr. Thompson asked staff to provide the Planning Commission with several examples of road maintenance agreements prior to the March meetings.

MSUB #06-110-027 – USHERS SUBDIVISION, RE-SUBDIVISION OF LOT 1

The Applicant is requesting preliminary review of an additional lot on a private road in accordance with St. Mary's County Subdivision Ordinance 02-02, Section 30.11.4, Family Conveyance provision. The property contains 3.50 acres; is zoned Rural Preservation District (RPD); and is located at 46198 Usher Lane, Valley Lee, Maryland; Tax Map 58, Grid20, Parcel 230, Lot 1.

Owner: Diane L. Henderson
Present: Jerry Nokleby, Nokleby Surveying, Inc.

Certified Notice was re-mailed to all users of the private road and contiguous property owners by staff. Certified receipts are in the file.

Ms. Guazzo moved that the Planning Commission vote to reconsider this case in light of the fact that adjacent property owners were incorrectly notified. The motion was seconded by Ms. McNeill and passed by a 5-0 vote.

The Vice Chair allowed public comment.

Jennie Joy explained the residents of Usher Lane recently began holding bi-monthly meetings to discuss road maintenance issues. She noted the majority of the users of Usher Lane are not opposed to this family conveyance, but one family does have some concerns. Ms. Joy explained the road is better maintained as a result of the meetings and recently the neighborhood purchased a grader and one of the neighbors graded the road. She added she approves of this family conveyance.

Brian Jones explained he was appointed road coordinator of Usher Lane by his neighbors. He noted the residents of Usher Lane were already working on putting together one road maintenance agreement prior to the first hearing on this case. He added he approves of this family conveyance.

Barbara Hayden Potts explained she has lived on Usher Lane for around 10 years. She stated she signed the maintenance agreement and she always participated in the road maintenance in the past. She expressed concern the road is in bad condition with a lot of potholes and more users might further deteriorate the road. She pointed out the prior road maintenance agreements did not work, so the new agreement might not work either. Mr. Evans asked if the condition of Usher Lane is different at the present time. Ms. Hayden Potts replied the road is better now but she is concerned people will leave and the new people who move in might not help maintain the road.

Ms. Guazzo moved that the Planning Commission reaffirm approval of the Family Conveyance subdivision plan as granted on January 22, 2007. The motion was seconded by Mr. Evans and passed by a 5-0 vote.

PUBLIC HEARINGS

MSUB #06-110-027 – USHERS SUBDIVISION, RE-SUBDIVISION OF LOT 1

The Applicant is requesting an amendment to the Comprehensive Water and Sewerage Plan (CWSP) to amend service area maps III-51 and IV-51 to change the service

categories from W-6 and S-6 (service in 6 to 10 years) to W-3D and S-3D (service in 3 to 5 years, developer financed) in anticipation of an 11-lot residential development. The property contains 5.32 acres; is zoned Residential Low-Density District (RL); and is located at 20787 Colby Drive, off Willows Road, Lexington Park, Maryland; Tax Map 51, Grid 16, Parcel 387.

Owner: Pembroke, LLC
Present: John Parlett

Legal advertisements for tonight's public hearings were published in the *St. Mary's Today* on 1/28/07 and 2/04/07. Copies of the proposed amendments were placed on the County website; at the Public Information Office, located at 23115 Leonard Hall Drive, Leonardtown, Maryland; and in all branches of the County libraries.

Mr. Jackman explained concept approval was granted for the proposed development on January 8, 2007. Water and sewer service will be provided by the Lexington Park water distribution system and the Marlay Taylor Wastewater Treatment Plant. The Applicant will bear all installation costs and no other properties are planned to receive service under this amendment. Ms. Guazzo inquired about access to the two adjacent residential properties west of the planned development. Mr. Parlett replied the two adjacent properties to the west will have access off of Willows Road.

The Vice Chair opened the hearing to public comment.

Tony Sevilla, local resident, inquired about the impacts the proposed development will have on his water and sewer service. He explained he currently has a well and septic system but he would like to connect to public facilities. Mr. Jackman replied Mr. Sevilla will be eligible to connect to public facilities in the event his well or septic system fails and poses a health hazard, though he will have to pay for the connection. Otherwise, he will have to go through the same process to amend the CWSP for his property. Mr. Thompson informed Mr. Sevilla the proposed development should not have any impact on his well and septic system.

The Vice Chair closed the hearing to public comment.

Mr. Evans moved that having accepted the staff report, dated January 17, 2007, and having held a public hearing on the request for amendment to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) and having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code and of consistency with the St. Mary's Comprehensive Plan, the Planning Commission vote to recommend to the Board of County Commissioners to amend service area maps III-51 and IV-51 to change the service categories from W-6 and S-6 (service in 6 to 10 years) to W-3D and S-3D (service in 3 to 5 years, developer financed) for the property described as Tax Map 51, Grid 16, Parcel 387 in the 8th Election District in anticipation of an 11-lot residential development; and authorize the Vice Chair to sign a resolution on behalf of the Planning Commission to transmit this recommendation to the Board of County Commissioners. The motion was seconded by Mr. Hayden and passed by a 5-0 vote.

CWSP #06-132-031 – PEMBROOKE / KESSLER NEIGHBORHOOD

The Applicant is requesting an amendment to the Comprehensive Water and Sewerage Plan (CWSP) to amend service area maps III-51 and IV-51 to change the service categories from W-6 and S-6 (service in 6 to 10 years) to W-3D and S-3D (service in 3 to 5 years, developer financed) in anticipation of a 28-unit residential development. The property contains 6.2 acres; is zoned Residential Low-Density District (RL); and is located on Hermanville Road, Lexington Park, Maryland; Tax Map 51, Grid 23, Parcel 411.

Owner: Pembroke, LLC
Present: John Parlett

John Parlett's Exhibit 1: Color copy of the concept plan

Mr. Jackman explained the proposed development is for 28 townhouses and concept approval was granted January 8, 2007. Water and sewer service will be provided by the Lexington Park water distribution system and the Marlay Taylor Wastewater Treatment Plant. The Applicant will bear all installation costs and no other properties are planned to receive service under this amendment. Ms. Guazzo noted the sidewalks need to continue down one side of the entry road. Mr. Parlett responded this and other details will be worked out prior to coming back before the Planning Commission. Ms. McNeill inquired about the price range of the townhouses. Mr. Parlett replied the goal is for the majority of the townhouses to be used for workforce housing, on the lower end of affordability. Ms. Guazzo asked if these townhouses will be two stories. Mr. Parlett replied they will be two stories and each unit will be 22 feet wide by 40 feet deep.

The Vice Chair opened the hearing to public comment. The hearing closed with no comments.

Mr. Hayden moved that having accepted the staff report, dated January 17, 2007, and having held a public hearing on the request for amendment to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) and having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code and of consistency with the St. Mary's Comprehensive Plan, the Planning Commission vote to recommend to the Board of County Commissioners to amend service area maps III-51 and IV-51 to change the service categories from W-6 and S-6 (service in 6 to 10 years) to W-3D and S-3D (service in 3 to 5 years, developer financed) for the property described as Tax Map 51, Grid 23, Parcel 411 in the 8th Election District in anticipation of a 28-unit residential development; and authorize the Vice Chair to sign a resolution on behalf of the Planning Commission to transmit this recommendation to the Board of County Commissioners. The motion was seconded by Ms. Guazzo and passed by a 5-0 vote.

CWSP #06-132-022 – TAMARA'S CHANCE

The Applicant is requesting an amendment to the Comprehensive Water and Sewerage Plan (CWSP) to amend service area maps III-51 and IV-51 to change the service categories from W-6 and S-6 (service in 6 to 10 years) to W-3D and S-3D (service in 3 to 5 years, developer financed) in anticipation of a 36-unit residential development. The property contains 14 acres; is zoned Residential Low-Density District (RL); and is located on Hermanville Road, Lexington Park, Maryland; Tax Map 51, Grid 23, Parcel 361.

Owner: Alamo Properties, LLC (Rory Feicht)
Present: John Norris, NG&O Engineering

Mr. Jackman explained the proposed development is for 36 townhouses and concept approval was granted December 11, 2006. Water and sewer service will be provided by the Lexington Park water distribution system and the Marlay Taylor Wastewater Treatment Plant. The Applicant will bear all installation costs and no other properties are planned to receive service under this amendment. Ms. Guazzo asked if this development will be adjacent to the Pembroke / Kessler development proposed in the previous case. Mr. Jackman replied it will. Ms. Guazzo commented she likes the planned sidewalks.

The Vice Chair opened the hearing to public comment. The hearing closed with no comments.

Mr. Evans moved that having accepted the staff report, dated January 22, 2007, and having held a public hearing on the request for amendment to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) and having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code and of consistency with the St. Mary's Comprehensive Plan, the Planning Commission vote to recommend to the Board of County Commissioners to amend service area maps III-51 and IV-51 to change the service categories from W-6 and S-6 (service in 6 to 10 years) to W-3D and S-3D (service in 3 to 5 years, developer financed) for the property described as Tax Map 51, Grid 23, Parcel 361 in the 8th Election District in anticipation of a 36-unit residential development; and authorize the Vice Chair to sign a resolution on behalf of the Planning Commission to transmit this recommendation to the Board of County Commissioners. The motion was seconded by Mr. Hayden and passed by a 5-0 vote.

The Vice Chair called a recess at 8:10 p.m. The meeting was called back to order at 8:15 p.m.

DEVELOPMENT REVIEWS

CCSP #06-132-045 – LIVING WORD COMMUNITY CHURCH GYMNASIUM

The Applicant is requesting review and approval of a concept site plan for a 10,500 square foot gymnasium. The property contains 5.7 acres; is zoned Rural Preservation District (RPD); and is located at 39371 Harpers Corner Road, Mechanicsville, Maryland; Tax Map 13, Grid 10, Parcel 373.

Owner: Living Word Community Church
Present: John Parlett, CMI General Contractors; and Joseph Kadjeski, Collinson, Oliff & Associates

John Parlett's Exhibit 1: Letter to staff from Mr. Parlett regarding a text amendment request

Mr. Bowles explained this project will utilize design enhancements and four Transferable Development Rights (TDRs) to achieve a Floor Area Ratio (FAR) of 0.08 square feet per acre. Ms. McNeill asked if this is a compatible use for the RPD. Mr. Bowles replied it is. Mr. Parlett explained the present building is 10,800 square feet and the parking areas and septic system were designed for future expansion when the church was constructed. He noted this church is involved with youth ministry and is proposing to add a gymnasium that will include: basketball hoops, locker rooms, a food preparation area, a few small offices and a classroom. He explained the project may not go forward due to the requirement that the church purchase four TDRs to increase the base FAR.

Mr. Parlett explained Schedule 32.2 in the Ordinance limits the base FAR of non-residential uses in the RPD to 0.05 square feet per acre; however a maximum FAR of 0.15 square feet per acre is allowed with design enhancements or the use of TDRs. He commented this unfairly impacts certain non-profit organizations, such as churches and schools, located in the RPD by placing a financial burden on these organizations when they need to construct new facilities or expand existing facilities. He has requested a text amendment to allow the maximum FAR of 0.15 square feet per acre for certain non-residential uses. Mr. Canavan added staff is looking into this.

Ms. McNeill asked if the church has a school. Mr. Parlett replied no, there is only a Sunday school. He added the gymnasium will be part of the church's community outreach and may even be utilized by Recreation, Parks & Community Services (RP&CS).

Mr. Hayden moved that having accepted the staff report, dated January 31, 2007, and having made a finding that the objectives of Section 60.5.3 of the Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, the Planning Commission grant approval of the concept site plan. The motion was seconded by Ms. McNeill and passed by a 5-0 vote.

CCSP #06-132-044 – CROSSROADS APARTMENTS

The Applicant is requesting review and approval of a concept site plan for 22 apartments. The property contains 1.10 acres; is zoned Downtown Core Mixed Use District (DMX); and is located at 21401 Great Mills Road, Lexington Park, Maryland; Tax Map 51, Grid 2, Parcel 4.

Owner: FDR Holdings, LLC
Present: William Mehaffey, Mehaffey & Associates, P.C.

Mr. Bowles noted water and sewer will be available for connection to this site. Ms. Guazzo asked how many stories the buildings will be. Rick Benefield, FDR Holdings, LLC, replied the apartment buildings will only be two stories. Ms. Guazzo commented the development should incorporate sidewalks that will connect to the sidewalks on Great Mills Road. Mr. Benefield responded extended sidewalks can be included in the plan. Ms. Guazzo asked if the buildings will have elevators. Mr. Benefield replied they will not; however, there are certain accessibility requirements that must be met and at least two units on the first level will be accessible. Ms. Guazzo asked if any buffering will be required between the proposed development and the neighboring commercial parcel. Mr. Bowles replied no buffer will be required because the Property is located in the DMX zone.

Mr. Evans moved that having accepted the staff report, dated January 31, 2007, and having made a finding that the objectives of Section 60.5.3 of the Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, the Planning Commission grant approval of the concept site plan. The motion was seconded by Mr. Hayden and passed by a 5-0 vote.

The Vice Chair called a recess at 8:35 p.m. The meeting was called back to order at 8:45 p.m.

DISCUSSION AND RECOMMENDATIONS

PRESENTATION AND DISCUSSION OF #06-145-003 – GLAZED PINE PLANNED UNIT DEVELOPMENT

Present: Guy Curley, Liberty Home Builders; John Norris, Jr., NG&O Engineering; Larry Abell, Abell & Associates, Project Architect; Mark Garner, Project Manager; and John Norris, III, Attorney

Mr. Curley explained the Glazed Pine Planned Unit Development (PUD) will be a mixed-use community that utilizes several green building concepts not required by Zoning Ordinance regulations. Mr. Norris, Jr. gave an overview of the Glazed Pine PUD proposed for the Lexington Park Development District. The development will have 400 feet of frontage on MD 235 and 300 feet of frontage on Hermanville Road. Mr. Norris, Jr. explained the Property is about 210 acres in size with 120 acres located in the Air Installations Compatible Use Zone (AICUZ). Mr. Curley stressed there is no residential development planned for the AICUZ portion of the Property. Mr. Norris, Jr. explained the Property is split-zoned Residential Low Density District (RL) and Office Business Park District (OBP). The development will contain a combination of public and private roads, all with curb-and-gutter design and sidewalks will be located throughout the development to encourage pedestrian activity. There will also be roundabouts to improve traffic flow. Mr. Norris, Jr. noted they are working with an adjacent property owner in order to install a pedestrian

bridge across an adjoining stream valley so people will be able to access Lancaster Park from Glazed Pine.

Mr. Norris, Jr. explained Glazed Pine will partner with neighboring developments and the Metropolitan Commission for water and sewer service. There will be interconnection among the water mains and a shared water tower. Sewer flow will go to the Bay Interceptor and then to the Pine Hill Run Wastewater Treatment Plant, which will alleviate some of the flow currently going to the Marlay Taylor Wastewater Treatment Plant in Lexington Park. In addition, the development will route grey water from Pine Hill Run to large lakes on the Property where it will be stored and used for flushing toilets in the commercial buildings, irrigation in the commercial buildings and as a source for fire suppression. Mr. Norris, Jr. pointed out this will help Pine Hill Run manage wastewater discharge. Mr. Curley noted the water storage capability estimates for the two lakes planned for Glazed Pine are around 1.7 million gallons of water.

Mr. Abell reviewed the architectural features of the Glazed Pine PUD. The community will contain a town center area, community plaza area, country club area, residential development and warehousing. The town center is where the residential section meets the commercial section and will allow places for people to interact 24 hours a day. It incorporates a circle design and will include small plaza areas. The community plaza will also include small plaza areas that can act as gathering places for the community and may be used for spontaneous activities such as small concerts or art exhibits. There will also be several fountains and possibly a waterfall to create an interaction between people and water. The country club will offer several recreational opportunities, including: pools, Jacuzzis, jogging trails, tennis courts, other sporting areas, picnic areas, an indoor fitness center and a daycare. The warehousing will serve needs of the community. Mr. Abell explained the development will incorporate many high quality design features that are aesthetically pleasing and that will create interactions between people and the streets. The street furniture, signage and lighting used throughout the development will be at a higher level than what is required in the Zoning Ordinance. The entire development will incorporate energy-saving lighting and will be well-lit throughout. The architectural design of the buildings will feature Irish and Victorian elements. Some of the office buildings may contain two levels of porches on the lakeside and the residential buildings will be viewable from all sides. Mr. Curley added Glazed Pine will contain several green building features, which may include: lighting controls, rainwater collection systems, and solar smart technologies. The development will also utilize optimum value engineering, which reduces lumber used during construction and increases energy efficiency of the structures.

Mr. Thompson asked if the site has been cleared. Mr. Norris, Jr. replied most of the site has been cleared but a wooded buffer will remain that exceeds buffering requirements set forth in the Zoning Ordinance. He added the Property was timbered. Ms. Guazzo asked when the Property was timbered. Mr. Norris, Jr. replied over the past nine months. Ms. Guazzo noted timbered property might need to remain undeveloped for at least two years. Mr. Norris, Jr. responded they will look into this issue. Mr. Thompson asked if the storage of grey wastewater in open lakes will be harmful to wildlife. Mr. Curley replied it will not. Mr. Norris, Jr. added the grey water is pre-treated and suitable for discharge into rivers. Ms. McNeill inquired about the use of pre-constructed building components. Mr. Curley replied panelization will be used during construction, which includes the construction of certain building components off-site. One of the benefits of panelization is the reduction of waste.

ADJOURNMENT

The meeting was adjourned at 10:05 p.m.

Amanda Sivak for Cindy R. Koestner
Recording Secretary

Approved in open session: February 26, 2007

Stephen T. Reeves
Chairman