

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
ROOM 14 * GOVERNMENTAL CENTER * LEONARDTOWN, MARYLAND
Monday, June 12, 2006**

Members present were Joseph St. Clair, Chair; Steve Reeves, Vice Chair; Lawrence Chase; Susan McNeill; and Howard Thompson. Merl Evans and Brandon Hayden were excused. Department of Land Use and Growth Management (LUGM) staff present was Denis Canavan, Director; Jeff Jackman, Senior Planner IV; Phil Shire, Planner IV; Yvonne Chaillet, Zoning Administrator; Bob Bowles, Planner II; Dave Berry, Planner I; and Janice Blackistone, Fiscal Specialist IV. County Attorney, Christy Holt Chesser, and Deputy County Attorney, Colin Keohan, were also present.

The Chair called the meeting to order at 6:30 p.m.

APPROVAL OF THE MINUTES - The minutes of May 22, 2006 were approved.

FAMILY CONVEYANCE

MSUB #05-110-123 – RIKIGA SUBDIVISION, LOT 3

The applicant is requesting preliminary review of an additional lot on a private road in accordance with the St. Mary's County Subdivision Ordinance (#02-02), Section 30.11.4, Family Conveyance provision. The property contains 3.25 acres; is zoned Rural Preservation District (RPD); and is located at 39393 Rikiga Lane in Clements, Maryland; Tax Map 24, Grid 21, Parcel 147.

Owner: Louis F. Burris, Jr.
Present: William Higgs, Little Silences Rest, Inc.

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

Mr. Bowles stated there were no outstanding issues pertaining to Family Conveyance approval. It was determined during the TEC review that the approval of an additional lot would bring the total number to 6-lots on this private road.

Mr. Higgs stated they have an existing joint use 50-foot right-of-way with this property and the adjacent property which was set up some years to share the right-of-way. He said this is the first lot from this property that has ever been on this right-of-way, and the other five users are from the adjacent property. He explained that the applicant has a daughter who wishes to build a house on the lot and would like to use this access road to get to the house.

Larry Taborek, an area resident, said he welcomed Mr. & Mrs. Burris' daughter moving on the road. He asked the Commission about the limit of homes on an unimproved road, and if other homeowners on Doe Lane would have to upgrade the road.

Mr. Bowles replied that they would not because there is a road maintenance agreement that all homeowners on Doe Lane will share, including the applicant.

Mr. Reeves moved having accepted the staff report dated June 12, 2006, and having made findings pursuant to Section 30.11.4 of the St. Mary's County Subdivision Ordinance (Criteria for Approval of a Family Conveyance), the Planning Commission grant approval of the Family Conveyance subdivision plan, with the condition that agreements ensuring access to, and use and maintenance of, the road shall be recorded prior to recordation of the plat. The motion was seconded by Ms. McNeill and passed by a 5-0 vote.

DEVELOPMENT REVIEW

CCSP #05-132-031 – EXPEDITION PARK BUILDING #12

The applicant is requesting review and approval of a concept site plan for a 14,554 square foot office building. The property contains 2.52 acres; is zoned Corridor Mixed Use (CMX) District; and is located on Three Notch Road, in Expedition Park, in Lexington Park, Maryland. Tax Map 43, Grid 10, Parcel 385.

Owner: Expedition III, LLC (Ed Wettengel)
Present: Robin Guyther, DayTech Engineering

Mr. Bowles stated there were no outstanding issues relative to concept site plan approval. Final findings for adequate public facilities will be made administratively by the Planning Director as a prerequisite to final site plan approval. The office building is being proposed in the Lexington Park Development District, Corridor Mixed Use District Zone (CMX), and meets the standards that were intended to make the use compatible with adjacent uses.

Mr. Guyther explained that this is continuation of the Expedition Park Complex, with the same architecture and the same entrance. He said the main entrance was designed for this entire complex. He explained that State Highway did want a traffic impact study, but that was done a while ago when the traffic signal was added.

Ms. McNeill asked if the study included all the buildings. Mr. Guyther replied that it did.

Mr. Thompson moved having accepted the staff report dated June 12, 2006, and having made a finding that the objectives of Section 60.5.3 of the St. Mary's County Comprehensive Zoning Ordinance have been met, and having noted that the referenced project has met all requirements for concept approval, the Planning Commission grant concept site plan approval. The motion was seconded by Mr. Chase and passed by a 5-0 vote.

PUBLIC HEARING

CWSP #05-131-006 – ZABIEGALSKI CLINIC

The applicant is requesting amendment to service area maps III-34 and IV-34 to change the service area category 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 0.68 acres described as Tax Map 35A, Grid 7, Parcel 51, Lot B, in the Eighth Election District in anticipation of service to a 5,200 square foot office building.

Owner: Dr. Neal Zabiegalski
Present: William Mehaffey, Mehaffey and Associates, PC

Legal advertisements were published in *St. Mary's Today* on 5/28/06 and 6/4/06. The property was posted and notices were mailed to adjoining property owners.

Mr. Jackman explained that this property is located across from the Laurel Glen Shopping Center on Three Notch Road. The applicant is constructing a 5,200 square foot office building with a daily water demand and sewage generation at a built-out equivalent to 2 dwelling units per day.

Ms. McNeill asked if all the property to the east of Three Notch Road zoned residential. Mr. Jackman replied that it was.

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

Mr. Chase moved having accepted the staff report, dated May 23, 2006, 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 County Comprehensive Plan, the Planning Commission recommend to the Board of County Commissioners to amend service area maps III-34 and IV-34 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 property described as Tax Map 35A, Grid 7 and Parcel 51, Lot B in the Eighth Election District in anticipation of service to a 5,200 square foot office building; and further moved to authorize the Chairman to sign a resolution to transmit this recommendation to the Board of County Commissioners. The motion was seconded by Mr. Thompson and passed by a 5-0 vote.

PUBLIC HEARING DECISION

COMPREHENSIVE ZONING ORDINANCE – CHAPTER 51

To consider amendments to the text of the St. Mary's County Comprehensive Zoning Ordinance (Z-02-01), as amended, (the "Zoning Ordinance"). Amendments proposed for consideration are as follows:

Text Amendments to Zoning Ordinance: In Chapter 51, "Use Regulations and Standards," Section 51.3.112, "Home Occupation," amend language to allow off-site advertising for directional purposes only.

Ms. Chaillet explained that at their May 22, 2006 meeting the Planning Commission received public comment on the proposed text amendments to allow off-site advertisements for directional purposes only for home occupation signs. The Commission directed staff to provide a sunset clause in the resolution. The language in the resolution states that it shall cease to have effect by operation of law 30 days after the adoption of the law by the St. Mary's Board of County Commissioners.

Mr. Thompson moved that having added a sunset clause, and having held a public hearing on the proposed amendments, the Planning Commission recommend to the Board of County Commissioners to amend Section 51.3.112 and 51.3.112.e as proposed; and to authorize the Chairman to sign a resolution to transmit this recommendation to the Board of County Commissioners. The motion was seconded by Mr. Reeves and passed by a 5-0 vote.

CWSP #05-132-032 – GLAZED PINE

The request is to amend service area maps III-51, III-52, IV-51 and IV-52 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 208.6 acres described as Parcel 105 of Tax Map 52 and Parcels 138, 319 and 417 of Tax Map 51 in the Eighth Election District in anticipation of providing community water and sewerage service for mixed office and residential development.

Owner: Raleigh Development, LLC
Present: John Norris, Jr., NG&O Engineering, Inc.

Exhibit A-1 Site Plan

Legal advertisements were published in *St. Mary's Today* on 5/28/06 and 6/4/06. The property was posted and notices were mailed to adjoining property owners.

Mr. Jackman explained that this property is located on MD Route 235, closer to Gate 3 of the Naval Air Station and Hermanville Road. On March 28, 2006, the Planning Commission granted concept approval for this proposed development, as prerequisite to eligibility for amendment to the CWSP. He stated that the proposed development will be equivalent to 1,520 dwelling units in terms of water demand and wastewater flow.

Ms. McNeill asked about the property that was left out of the legal notice. Mr. Jackman replied that the 1.2 million square feet of office space does include what was left out of the legal notice.

Mr. Norris said two parcels were excluded from the legal notice, and that those two parcels were acquired by Raleigh Development and Liberty Homes. Mr. Norris recommended including these two parcels. He showed the Planning Commission a site plan with the recommendations for the two parcels.

Mr. St. Clair asked if it could legally be done. Mr. Canavan said that it could not be done legally.

The Chair opened the hearing to public comment.

Donald Moore, an adjoining property owner, explained that he owns an acre and a half that joins the subject property and is concerned why his property was left out of the requested water and sewerage hook up. He stated his property is located right near the highway and they have been trying to get water and sewer service for years. He said now water and sewer are finally coming right up beside them, and they still can not get service. He explained that he did not know anything about the water and sewer until he saw the public hearing signs; he was never contacted by anyone.

Mr. Norris stated it was an oversight, and that Mr. Moore should have been included; in reality if they could do it over again they would include the two parcels.

Ms. McNeill asked if one of the reasons why Mr. Moore was not included was because he was not an applicant. Mr. Jackman replied that Land Use & Growth Management was given an application for certain parcels, and any properties adjoining would need to have notices sent to them.

Wanda Brown Fenwick, a resident of Three Notch Road, asked METCOM which route the proposed water and sewer system would take. Charlotte Armstrong, from MetCom, explained that the developer will be designing the water and sewer. At this time, the exact route and location has not been decided.

Morris Fenwick, another resident of Three Notch Road, asked if it would be too late for residents to do anything after the proposal is approved if the developer decides to come through their yards with the water and sewer. Mr. Norris replied that no one could go through your property without your permission, and explained that they do not concur with coming through your property. He stated that residents will not have to hook up to water and sewer if you do not wish to hook up.

Ms. McNeill asked Mr. Norris how soon he would be able to come back with applications for the two parcels that were left out. Mr. Norris replied he could be back as soon as possible, since there is an urgency. Ms. McNeill stated her concerns for the project limits to be shown in total, so that the community knows exactly what is to be part of this.

Mr. Norris said it was truly an oversight, and that when the Planning Commission gets into the Planned Unit Development they will see that those parcels are included in the project. He said the properties that abut these parcels received notices that there would be a hearing tonight

for the water and sewer category changes. He stated that the public hearing notice on the highway was placed on one of those parcels.

Ms. McNeill asked Mr. Norris how much of a delay it would be to re-advertise the whole project so the Planning Commission would not have to piece it together. She explained that this will make it simpler for the Planning Commission. Mr. Norris replied that there is nothing to gain by doing that. He stated there may be a review at the Board of County Commissioners meeting, which could be advertised to include those two parcels.

Mr. Norris stated the applicant would be pleased to bring the parcels that were left out back to a public hearing, along with any other property owners that would like to be part of the water and sewer. The applicant will pay all the cost of advertisement and place the notices for those property owners. Mr. Norris explained that they would like to move forward with the application that is on the table tonight, and that the applicant will contact Mr. Moore and other property owners.

The Chair closed the hearing to public comment.

Mr. Reeves moved that having accepted the staff report, dated June 12, 2006, 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 County Comprehensive Plan, the Planning Commission recommend to the Board of County Commissioners to amend service area maps III-51, III-52, IV-51 and IV-52 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 208.6 acres described as Parcel 105 of Tax Map 52 and Parcels 138, 319 and 417 of Tax Map 51 in the Eighth Election District in anticipation of providing community water and sewage service for mixed office and residential development; with the condition the applicant comes back to the Commission with the second set of applications with other properties owners with the help from the developer; and authorize the Chairman to sign a resolution to transmit this recommendation to the Board of County Commissioners. The motion was seconded by Mr. Chase and passed by a 5-0 vote.

CHESAPEAKE INDUSTRIAL PARK – ZONING MAP PROPOSAL

To consider an amendment to the Official Zoning Maps of the St. Mary's County Comprehensive Zoning Ordinance (Z-02-01); Tax Map 40, Grid 6, Parcel 253; Chesapeake Industrial Park, in the Third Election District, Leonardtown, Maryland; rezone from Resource Conservation Area (RCA) Critical Area Overlay to Limited Development Area (LDA) Critical Area Overlay.

Legal advertisements were published in *St. Mary's Today* on 5/28/06 and 6/4/06. The property was posted and notices were mailed to adjoining property owners.

Mr. Jackman explained that this property is adjacent to Leonardtown, south of Fenwick Street and Gregory Drive. Mr. Jackman stated that a mistake was made on the official Tax Map 40 Parcel 253 in the drafting of the maps that were approved by the St. Mary's County Commissioners. He said that correcting this error will change the zoning from RCA to LDA and will result in clarification of the application overlay.

The Chair opened the hearing to public comment.

Frank Shatter, from Camp Calvert Road, questioned the Planning Commission about the RCA zoning. He said if it is a RCA zoning, then this is restricting an area where it is almost all wetlands. He asked what kind of development would be put in that area if the zoning is LDA,

since that area is full of geese and ducks. He said the only thing you could really put there is a floating tennis court.

Melody Farrell, from parcel 14, agreed with Mr. Shatter. She said Breton Apartment development is behind her property already and it is in the Critical Area, but she is concerned about putting more buildings down in the wetlands. She asked were they actually going to develop. Mr. Jackman replied that what is under consideration for development is the industrial zoned portion of parcel 253.

Mary Broadhurst explained that she does not live anyway near the property, asked who discovered the error. Mr. Jackman replied that staff discovered the error. Ms. Broadhurst said that the State protects the wetlands and does not allow development on the wetlands, but asked what stops MDE from issuing a permit to the owner of the property to develop anything he wants on this land. She asked what Mr. Dorsey is developing in this area. Mr. Jackman replied that industrial offices are being proposed.

Ms. Farrell asked how far this LDA would come down, and explained that she knows the Critical Area line runs right across her property. Mr. Jackman replied anything west of Camp Calvert Road is in the Critical Area, making it RCA since 1990.

The Chair closed the public hearing.

Mr. Thompson moved to table the discussion until the Commission can meet with staff and adjoining home owners. The motion was seconded by Mr. Reeves and passed by a 5-0 vote.

COMPREHENSIVE WATER AND SEWERAGE PLAN - SECTIONS 1.3.1 AND 1.3.3

Amendment to the Comprehensive Water and Sewerage Plan (CWSP) for the purpose of removing the word "facility" from the language that allows extension of the utilities for elementary and secondary schools in the Rural Preservation District.

Legal advertisements were published in *St. Mary's Today* on 5/28/06 and 6/4/06.

Exhibit O-1 Letter from Robert Jarboe

Mr. Canavan stated that the water and sewer text amendment was approved by the County Commissioners on December 21, 2005. He said that he was at the public hearing when the Planning Commission heard testimony suggesting the word "facility" not be included, and that the Planning Commission recommended removing the word the "facility". He stated he took that recommendation before the Board of the County Commissioners at the public hearing by the Board of County Commissioners regarding other facilities associated with elementary and secondary schools. He explained that he felt coming out of that meeting that it was beneficial to include the word "facility". Since that meeting, constituents have raised concerns about including the word "facility", feeling that it broadens the possible uses that are not associated with a school.

Ms. McNeill asked about the school system concern regarding the potential joint use of their facility, or direct use with Recreation & Parks or a daycare center. Mr. Canavan replied this is correct with regards to outside environmental education building, appropriate athletic fields, or daycare centers in partnership with Department of Recreation & Parks. Ms. McNeill asked if a joint use would be appropriate. Mr. Canavan replied that it would.

Mr. St. Clair asked if the school board is asking to keep the word "facility" as a part of the text. Mr. Canavan replied that they are.

The Chair opened the hearing to public comment.

Linda Vallandingham, who lives on Indian Bridge Road, stated that she works for the Learning Center. She read the letter from Robert Jarboe, stating they do not support schools in the RPD zoned area of County. The infrastructure is not available and the cost to the taxpayers in long run is greater than in the development district. The majority of the children are located in the development district. As sewer service is developed in the Mechanicsville and Charlotte Hall areas, the land of the Amish and the Mennonite could be jeopardized. They recognize that Mechanicsville and Charlotte Hall are town centers today, but with water and sewer service this could become a northern development district. She explained that they feel this text amendment is allowing the developer to benefit greatly. Other concerns expressed by citizens included lights, noise, and activities involving other than normal elementary and secondary school youth. Ms. Vallandingham explained that this is why they support deleting the word "facility" after "elementary and secondary schools".

The Chair closed the public hearing.

Mr. Thompson moved that in the matter of proposed amendments to the Comprehensive Water and Sewerage Plan to remove the word "facility" from Section 1.3.1 and Section 1.3.3 as revised per County Commissioners Resolution W/S 05-83; having accepted the staff report dated May 24, 2006, and having held a public hearing on the proposed amendments, the Planning Commission recommend to the Board of County Commissioners to amend Section 1.3.1 and 1.3.3 as proposed; and authorize the Chairman to sign a resolution to transmit this recommendation to the Board of County Commissioners. The motion was seconded by Mr. Chase and passed by a 5-0 vote.

COMPREHENSIVE ZONING ORDINANCE TEXT AMENDMENTS - Chapter 26

To consider amendments to the text of the St. Mary's County Comprehensive Zoning Ordinance (Z-02-01), as amended, (the "Zoning Ordinance") and to the text amendment to in Chapter 26, "Transferable Development Rights (TDRs)", at Section 26.2 insert new subpart b. to prohibit use of TDRs to increase density above one dwelling unit per five acres in the Rural Legacy Area.

Legal advertisements were published in *St. Mary's Today* on 5/28/06 and 6/4/06.

Mr. Canavan explained that the Planning Commission heard the draft text amendment on November 2005 to compliment the land preservation efforts in the Rural Legacy Program by not allowing an increase in the residential density through the use of TDRs in the two County Rural Legacy Areas. The desire is to move forward to strengthen the applications before the Rural Legacy Board from the Mattapany area, south of Hermanville Road as a Rural Legacy Area. The goal of the text amendment is to prohibit the use of TDRs for an increase in residential density greater than one dwelling unit per five acres. Mr. Canavan said that recommendation was carried forward by Land Preservation Recreation & Parks Plan. He explained that the Planning Commission saw and recommended approval of that Plan, which was adopted by the Board of County Commissioners on December 20, 2005.

Ms. McNeill moved that in the matter of proposed amendments to the Comprehensive Zoning Ordinance to prohibit to use of Transferable Development Rights (TDRs) to increase density beyond 1 dwelling per five acres in a Rural Legacy Area; having accepted the staff report dated May 24, 2006; and having held a public hearing on the proposed amendments; the Planning Commission recommend to the Board of County Commissioners to amend Section 26.2 as proposed; and authorize the Chairman to sign a resolution to transmit this recommendation to the Board of County Commissioners. The motion was seconded by Mr. Reeves and passed by a 5-0 vote.

COMPREHENSIVE ZONING ORDINANCE TEXT AMENDMENTS Chapters 32, 51, and 90 and Subdivision Ordinance Chapter 50

To consider amendments to the text of the St. Mary's County Comprehensive Zoning Ordinance (Z-02-01), as amended, (the "Zoning Ordinance") and to the text of the St. Mary's County

Subdivision Ordinance (#02-02), as amended, (the "Subdivision Ordinance"). Amendments proposed for consideration are as follows:

1. In Chapter 32, "Property Development Regulations," Section 32.3, "Supplemental Development Standards," amend language to provide standards for cluster development.
2. In Chapter 32, "Property Development Standards," Schedule 32.1, "Development Standards," amend language pertaining to minimum lot dimensions.
3. Chapter 51, "Use Regulations and Standards," Section 51.3.10, "Dwelling Unit, Attached," amend language pertaining to lot width.
4. In Chapter 90, "Definitions," amend the definition of "Cluster Development."

Text amendments to Subdivision Ordinance:

In Chapter 50, "Definitions," amend the definition of "Cluster Development

Legal advertisements were published in *St. Mary's Today* on 5/28/06 and 6/4/06.

Mr. Canavan stated the text amendment to Chapter 32.3 underlines language, and the key words are allowing the lot size, lot dimensions and lot coverage because that flexibility is not available now. Today, you are precluded from putting three attached townhouses on three separate lots. He stated the Planning Commission will see every one of the cluster development preliminary plans and site plans before proceeding for final approval. He said these dimensions do not apply for detached, townhouse, and multi-family development in accordance with cluster provisions in Section 32.3.3.

Mr. Canavan stated the text amendment to Chapter 51 underline language of "A structure containing three (3) or more dwelling units shall be a minimum of 75 feet from the boundary of the site where the site adjoins a single-family detached.

Mr. Canavan said the amendment to the definition of Cluster Development on Pages 90-4 of the Zoning Ordinance and 50-3 of the Subdivision Ordinance encourages and permits variations in developments by allowing variation in lot size, lot dimensions, and lot coverage from that which is normally required in the applicable zoning district.

The Chair opened the hearing to public comment.

Robin Guyther, of Leonardtown, stated he supports the text amendment and pointed out that this was in the previous Zoning Ordinance. Lot dimensions could be waived under cluster development, and he thinks it was just an oversight that it is not in the current Ordinance. He explained that with smaller areas, like Piney Point where you have water and sewer, you would like to put townhouses or detached homes closer together.

The Chair closed the public hearing.

Mr. Thompson moved that having accepted the staff report dated May 24, 2006; and having held a public hearing on the proposed amendments; the Planning Commission make a recommendation to the Board of County Commissioners to amend language in Section 32.3, Schedule 32.1, Section 51.3.10, and Chapter 90 of the Comprehensive Zoning Ordinance and in Chapter 50 of the Subdivision Ordinance as proposed; and to authorize the Chairman to sign a resolution to transmit this recommendation to the Board of County Commissioners. The motion was seconded by Mr. Reeves and passed by a 5-0 vote.

SPECIAL REQUEST

ZPUD #06-145-003 – GLAZED PINE, PUD

The applicant is requesting a pre-application conference, per Section 44.3.1 of the St. Mary's County Comprehensive Zoning Ordinance, for a Planned Unit Development

(PUD). The property contains 208.6 acres; is zoned Office Business Park (OBP) District, Residential Low-Density (RL) District, Air Installations Compatible Use Zone (AICUZ) - Accident Potential Zone (APZ)-2; Tax Map 52 & 51, Grid 7 & 12, Parcel 105, 319, 417.

Owner: Guy Curley, Liberty Home Builders
Present: John Norris, Jr., NG&O Engineering Inc.

Exhibit A-1 Drawings of Proposed Development
Exhibit A-2 Drawings of Proposed Development

Mr. Shire explained that the Planning Commission granted concept development site plan approval on March 27, 2006, to proceed with an amendment to the Comprehensive Water and Sewer Plan. The applicant is proposing 208.6 acres with 1,100 dwelling units and 1.2 million square foot office and accessory retail space that should be associated with the PUD itself. The underlying zoning is Residential Low-Density (RL) District and Office Business Park (OPB), with a portion of the property within the Accident Potential Zone-2 (APZ-2) on the Air Installation Compatibility Use Zone (AICUZ) of the Patuxent River Naval Air Station. Mr. Shire explained that DPW&T required an updated traffic study be done every 500 units because, as this project develops, other sites will be developing and contributing to the traffic.

Mr. Curley, owner and developer of the property, said he would like to build commercial buildings first and then move his construction site. He said that the Navy owns some lots and, and over a period of years trash and debris had accumulated on these lots, he cleaned that area.

Mr. Norris stated this is a very unique concept with the ability to live, work and play all in one area.

The Commission requested detailed information on what types of businesses would be located in each of the proposed buildings before approval is requested.

ADJOURNMENT

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

Janice C. Blackistone
Fiscal Specialist IV

Approved in open session: June 26, 2006

Joseph St. Clair
Chairman