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Sharon Schacher, Finance Director
Larry M. Weil, Planning Director
Wanda J. Wilcox, City Assessor
Dorinda Anderson, Business Development Director
Jim Brownlee, CPA, City Administrator

West Fargo Planning and Zoning Commission
August 14, 2006 at 7:00 P.M.
West Fargo City Hall

Members Present: Frank Lenzmeier
Jason Gustofson
Wayne Nelson
Terry Potter
Ross Holzmer

Members Absent: Harriet Smedshammer, Kim Keller

Others Present: Larry Weil, Lisa Sankey, Steven Zimmer, Brock Storrusten, Rhonda and Corey Jorgenson, Mike Staber, David Moyer, Nick Bergquist, Wayne Welle, Chad Dubois, Chris Johnson, Dave Foerster, Terry and Karen Maul, Shane Johnson, Dan and Heidi Schafer, Brian Cronin

The meeting was called to order by Chair Lenzmeier.

Commissioner Potter made a motion to approve the July 10, 2006 minutes with a correction to Page 1. Commissioner Gustofson was absent. Commissioner Nelson seconded the motion. No opposition. Motion carried.

Chair Lenzmeier opened public hearing A06-42 Conditional Use Permit for a single family dwelling in an agriculturally zoned district, located on a parcel in the SW ¼ of Section 34, T140N, R50W (Raymond Township), (3581 166 ¼ Avenue SE, Mapleton, ND 58059), Cass County, North Dakota.

Steven Zimmer reviewed the following information from the staff report:

The property is located in the City's extraterritorial area about two miles north of I-94, on the north side of County Road 10/36th St SE west of the Sheyenne Diversion. The applicant proposes constructing a single family dwelling onto the property. The use (single family) is considered a conditional use within the Agricultural District. The property is outside the Sheyenne Diversion and appears to be within a flood hazard area in Raymond Township. The property was platted using metes and bounds descriptions and has been a lot of record in Cass County since 1990.

The City's Comprehensive Plan shows the area near the applicant's property designated as Agricultural Preservation. The purpose of this designation is to preserve the agricultural land in the area which is outside the City limits and not protected from flooding. Specific zoning provisions were recently adopted which increased the minimum lot requirements to promote the preservation of agricultural lands identified on the Land Use Plan. Pre-existing parcels are "grand fathered" in.

Site plans were submitted showing the proposed single family structure. The structure would be placed 90' from the front property line, 65' from the west property line and 80' from the east property line. The residential structure is a single story structure with an attached three-stall garage, with loft. Generally properties within the 100-Year Flood Plain are allowed to make improvements to the property if the structures are adequately raised and protected; however, if properties are in a designated flood way they are not allowed to make improvements. The proposed building will need to be reviewed more closely by the City's Building Administrator during the permitting process. Certain procedures as set forth by FEMA and the State need to be followed by the City when reviewing building permits.

Property owners within 350' and Township Officials were notified. No comments have been received.

Staff recommends approval with the following conditions:

1. The applicant is to meet all Federal, State and local floodplain protection requirements for improvements to the site and structures if necessary.
2. The structure must meet all City building codes.

There were no comments from the public. The hearing was closed.

Commissioner Nelson asked about flood plain requirements, if it just involved increasing building elevations. Steven indicated the structures as well as the driveway and access.

Commissioner Gustofson made a motion for approval. Commissioner Potter seconded the motion. No opposition. Motion carried.

Chair Lenzmeier opened public hearing A06-43 Planned Unit Development Amendment at 218 & 230 14th Avenue East (Lots 4 & 5, Block 2 of Oakhaven Addition), City of West Fargo, North Dakota.

Steven reviewed the following information from the staff report:

The property, which is located east of Sheyenne Street and south of 13th Avenue, is in the Corridor Overlay District. The City Commission approved Detailed Development Plans in August 2004 for a Planned Unit Development for a 30-unit senior project to the east and 32 townhouse-style apartment units of senior housing for Phase 2 for the property to the southeast, which is near completion. The applicant has submitted an application for a Planned Unit Development amendment for additional townhouse-style apartments.

The Detailed Development Plans consist of Site Plan, Landscape/Utility Plan, Floor Plans and Elevation Plans. Detailed development plans show 4 buildings being accessed from two curb cuts off of 3rd St E and one off of 14th Ave E. All curb cuts meet spacing requirements for local roads set by the city, between 100 and 120'. The development consists of three, 6-unit buildings, one 8-unit building for seniors and a community room with maintenance garage. The buildings are one-story structures with attached garages. The structures are accessed by a private drive which circulates around the property and accesses 3rd Street East at two locations with access to 14th Avenue East. The building closest to 3rd Street East is set back 12'. A 45' setback is proposed from the north property line along 13th Avenue East and a 25-setback is proposed from the south property line, which abuts 14th Avenue East. All setbacks, parking areas, and open space requirements for the Corridor Overlay District are met if developed as per submitted plans.

The project will have 26 attached garages and 52 off-street parking stalls for a total of 78 parking spaces, which seems adequate for such a development. The landscape/utility plan shows 28% building coverage, 28% paved area, and 45% open/green space. Tree plantings are provided for along the 3rd Street East, 13th Avenue East and 14th Avenue East boulevards, along the west of the property, and along the drive in front of the buildings. Shrubs are proposed around the buildings.

Submitted landscape plans do not follow the 13th Avenue Planting Requirements. Revised plans that meet the requirements must be submitted prior to permitting. The floor plan shows that all units will be 2-bedroom units with four units being handicapped accessible. The elevation plans show the buildings sided with metal siding as well as some decorative siding.

City departments and Post Office were sent plans for the proposed development. No comments were received. Property owners within 150' were notified and no comments have been received.

Staff recommends approval with the following conditions:

1. The Detailed Development Plans for the senior's project including Site Plan, Landscape/Utility Plan, Floor Plan and Elevation Plan are approved. The project is to be constructed and maintained according to the plans.
2. Submitted drainage plan is approved by the City Engineer.
3. An outline for the anticipated schedule and sequence of construction for all improvements with the PUD is received.
4. A developer's PUD agreement is received.
5. A mailbox plan is approved by the Post Office.

6. A signage plan is submitted if development signage is proposed.

There were no comments from the public. The hearing was closed.

Chair Lenzmeier asked if the applicant has developed a signage plan. Applicant Wayne Welle indicated that they have not.

Commissioner Nelson made a motion for approval based on staff recommendations. Commissioner Potter seconded the motion. No opposition. Motion carried.

Chair Lenzmeier opened public hearing 1794 First Addition, located in the NE¼ of Section 19, T139N, R49W, City of West Fargo, North Dakota.

Steven reviewed the following information from the staff report:

The proposed subdivision is south of Interstate 94 and east of Sheyenne Street. The applicant has submitted an application for a subdivision plat. The applicant proposes to develop retail and/or shop space for lease. The proposed development is consistent with the City's Land Use Plan which depicts the area as Commercial.

The applicant submitted an Area Plan and a Preliminary Plat. Engineering has stated there will be an on-site storm water retention area required for this subdivision and that a 10' utility easement must be placed around the perimeter of the property. The applicant will also need to meet with engineering to discuss sewer needs. The undeveloped lot is east of the RJ's Conoco property and would have access to 21st Avenue East. This parcel is located within the "CO": Corridor Overlay District and "CO-I": Interstate Corridor Overlay District and will be required to follow the increased construction and landscaping standards. Buildings which are on property zoned "CM: Heavy Commercial/Light Industrial must be faced with no less than 30% non-metal materials such as stone, brick, wood, precast concrete, etc. Setbacks for the building and parking lot would be according to the two corridor overlay districts. All other yard and landscape requirements must also be met.

The right-of-way for 21st Avenue East is shown at 70' which does not meet the requirements for commercial streets. An additional 10' should be dedicated unless part of the Interstate right-of-way can be included for the City street. The Interstate control line should be shown on the Final Plat. The City will need to send a copy of the Preliminary Plat to the North Dakota Department of Transportation for review and comment. Final Plat approval should not be given until comments and/or changes from the State have been addressed. All subdivisions within the corridor overlay districts are required to submit a landscape plan at the time of platting that shows the open space landscaping requirements being met. The landscape plan should be submitted prior to City Commission approval. A drainage plan is required for this development. All subdivisions developed south of I-94 which benefit from the major sewer extension services installed through City financing are required to pay a utility hook up fee. Arrangements for payment need to be made prior to the subdivision plat being recorded.

Notices were sent to City Departments, Park District, and Post Office. The Assessor's office would like to see the subdivision name changed to Doll's 4th Addition or Shiloh Second Addition.

Staff recommends approval with the following conditions:

1. The site is designed according to the Corridor Overlay District and Interstate Corridor Overlay regulations.
2. A Title Opinion is received.
3. Arrangement for payment of sewer hook-up fees is received.
4. A Final Plat is received with necessary easements and Interstate control line.
5. A Drainage Plan is received.
6. A Landscape Plan is received.
7. A Park Dedication Agreement is received.
8. A Certificate is received showing taxes are current.
9. A Subdivision Improvement Agreement is received.
10. An alternative alignment plan for future streets is created.

Steven indicated that an area plan meeting has been scheduled to discuss sewer and water issues with area property owners. At this time a second access to Sheyenne Street from this area will be discussed and studied. He also indicated the Park District has decided to accept cash-in-lieu of park dedication.

There were no comments from the public. The hearing was closed.

Commissioner Potter asked applicant Chad Dubois if he'd had an opportunity to review the staff recommendations. Mr. Dubois indicated that their biggest issue being able to get sewer service to the site.

Commissioner Gustofson made a motion for approval. Commissioner Nelson seconded the motion. No opposition. Motion carried.

Chair Lenzmeier opened public hearing A06-45 Goldenwood 3rd Addition & Rezoning from A: Agricultural to R-1: One & Two Family Dwellings, property in the SE ¼ of Section 31, T139N, R49W (Reed Township), Cass County, North Dakota.

Larry Weil reviewed the following information from the staff report:

The property, which is north of 12th Avenue NW and west of Cass County Highway #17, is part of a continuation of a subdivision to the south that was platted and zoned for a single family and twin home development in September of 2003. The applicant proposes developing additional twin home lots to the north and annexing property up to the tie-back levy to the north for future development. The proposed development is consistent with the City's Land Use Plan which depicts the area as Low Density Residential.

The developer submitted an area plan and Preliminary Plat for residential development consisting of 32 twin home lots. The Land Use Plan of the City's Comprehensive Plan depicts the area north of 12th Avenue NW and between Cass County Highway #17 and the Sheyenne River as Low Density Residential. The proposed development is consistent with the Land Use Plan. The previously approved annexation consisted of 54.6 acres. The proposed annexation is about 62 acres of land which extends north to and includes the Sheyenne Diversion Tie-back Levee.

The area plan has been revised showing additional twin home lots along Cass County Highway #17. The proposed street access location on Cass County Highway #17 for 15th Avenue NW does not appear to meet the 660' access spacing from the Industrial Builders access. The street access should be moved about 146' north which would add a few more twin home lots.

The twin home lots are 38-45' in width and from 135' to 160' in depth. All lots meet the minimum lot requirements for the R-1 zoning district. The lots along the Cass County Highway #17 are greater in depth to provide for buffering because of the impact of the major streets and higher intensity land uses across the streets. A 60' buffer easement is being maintained, and a 4-6 foot berm and trees as originally approved should be required which would provide for year around buffering. Covenants should be updated if necessary for the lots and continued care and maintenance of the buffer areas. The streets as depicted on the Preliminary Plat have adequate rights-of-way shown.

A drainage plan needs to be developed for the subdivision which integrates the retention pond designed for the area. The City Commission placed a condition on the original subdivision that the developer was to work with the Park District on park concepts prior to the second subdivision phase. The Park District has indicated they would prefer park land. The developer will be responsible for approximately 11.7 acres of area dedicated for parks based on the previously approved and currently proposed annexation plats.

Property owners within 150' were notified as well as City Departments and Post Office. We received comments from the County Engineer that the City would be responsible for the maintenance of Cass County Highway #17 adjacent to the plat or additional right-of-way provided and an agreement for the developer to fund future turn lanes into the development.

Staff recommends approval with the following conditions:

1. An Attorney Title Opinion is received.
2. A revised drainage plan is received and approved by the City Engineer.
3. A certificate is received showing taxes being current.
4. Restrictive covenants are updated if necessary to address the changed lots and care and maintenance of the buffer areas.
5. The Final Plat is revised providing that 15th Avenue NW meets the 660' spacing standard from the access to the south.
6. Necessary easements are placed on the Final Plat.
7. The location of CBU's should be identified on a plan.
8. The Park District and developer reach agreement on the location of future park(s), the developer submits a revised area

plan showing the location of the future park facilities, and a revised park dedication agreement is received.
9. A subdivision improvement agreement is received.

Shane Johnson, 1407 5th Street NW, showed commissioners a copy of the Goldenwood Development sign to show them differences in what they bought into vs. the revised plan. He stated concerns with the new access and increased traffic.

Dave Foerster, 1326 5th Street NW, stated he was concerned with an area that was originally shown to them as park land is now shown as twin homes. He stated concern with increased traffic and decreased property values.

Terry and Karen Maul, 1329 5th Street NW, stated that they were told 5th Street would be a dead end (t-intersection). They bought the house because there wouldn't be much traffic. They're also concerned with "cookie cutter" houses. They were told there was going to be variety and worry about decreased property values.

Chris Johnson stated that he's the first house on Goldenwood Drive and they already see a lot of traffic from contractors. He bought because of the original plan and is concerned because the park is being replaced. He's really against this.

Corey and Ronda Jorgenson stated that they don't want to be on a through street, which is why they chose this neighborhood. They're also concerned with lack of variety in terms of housing style.

Dan and Heidi Schafer stated that they chose this neighborhood because every house was supposed to be different. He is also concerned with the through street, adding more people to the development and the decreased housing variety.

Brian Cronin, 1229 Goldenwood Drive, stated that he's currently building a home. He's concerned with the lack of variety. Recently a contractor bought three lots near him and it looks as if he'll have three identical twin home structures nearby. He also stated concern with increased traffic and the through street. He stated that when he bought his house, single family lots were shown and now twin homes are planned.

Applicant Nick Bergquist stated that he's somewhat surprised by the response, but maybe he could modify the plan so 5th Street NW isn't a through street. He stated that the intent was always for twin homes along Cass County Highway #17. The 10 acres shown on the original area plan was never intended to be a park. He wanted to construct high end condos, but Larry wanted low density housing, so the plan was modified.

Mr. Foerster asked if he knew where the park was going to be. Mr. Bergquist stated that he's working with the park district on this issue.

Chair Lenzmeier asked Mr. Bergquist if he would be willing to work with area residents. Mr. Bergquist stated that he would.

Larry stated that the park district has the ability to reject any property they don't feel is appropriate.

Mr. Johnson stated that he's concerned with identical houses. Chair Lenzmeier stated that maybe that is something within the restrictive covenants... If the homes meet the building codes, the City doesn't have any design standards and therefore cannot require specific housing styles.

Larry indicated that the original Goldenwood Development did not have park areas designated. This is to be determined once the gross area is surveyed and park areas will need to be identified now. He stated that in terms of local streets, the developer is given more latitude. Staff's primary concern is with access onto Cass County Highway #17.

Mr. Johnson asked if traffic lights would be required because of all the new twin homes. Larry stated that a traffic analysis would need to be conducted. Assistant City Engineer Brock Storrusten indicated that it wouldn't meet warrants. There isn't enough traffic.

Mr. Foerster asked in terms of cash-in-lieu of park dedication, how low would they go? Larry stated that the Park District indicated that they want all land.

Commissioner Holzmer asked Mr. Bergquist if he could revise the road configuration to the original plan. Mr. Bergquist stated that he could probably go back to the original plan where the road "t's".

Chair Lenzmeier closed the public hearing.

Larry stated that every development is required to submit an area plan in which land uses are defined. The City has always allowed developers a lot of leeway in terms of local streets. The street design meets our subdivision requirements, meets all our ordinance standards. Mr. Bergquist indicated he was willing to modify 5th Street NW.

Commissioner Nelson asked about the 15th Avenue Access. Larry stated that it is too far south and would need to be moved further north.

Commissioner Nelson stated that their role is to determine if the development conforms to City standards, not marketing issues, nor do we have the capacity to determine housing style and design. There will be a number of changes – park land and street configuration. We will make recommendations to the City Commission based on City Ordinances. He suggested that the property owners get together with the developer and work these issues out.

Chair Lenzmeier referred to staff recommendation #8 regarding Park Dedication and #15 regarding access.

Larry stated that this could be approved with the understanding that changes need to be made prior to the City Commission hearing or this could be tabled. The park needs to be identified. A special Planning & Zoning Commission meeting could be held on the 4th Monday of the month – August 28th.

Mr. Bergquist stated that he would like to see this proceed.

Commissioner Nelson made a motion to table this item until the next meeting with the intent that the park dedication be completed. Commissioner Ross seconded the motion. No opposition. Motion carried.

Chair Lenzmeier indicated he'd be willing to attend a special meeting. Residents asked to be notified of the next Planning Commission meeting.

Chair Lenzmeier opened public hearing A06-46 West Fargo 3rd Addition and Rezoning from A: Agricultural to M: Heavy Industrial, property in the N½ of Section 6, T139N, R49W (Barnes Township) and the N ½ of Section 1, T139N, R50W (Mapleton Township), Cass County, North Dakota.

Larry reviewed the following information from the staff report:

The property is located between Burlington Northern Santa Fe Railroad and 12th Avenue NW and along and to the west of 9th Street NW. Much of the area's uses have been established with the Sheyenne Diversion, Cass County Drain 21, and municipal wastewater ponds (lagoons). The area south of the Sheyenne Diversion has some industrially developed property with the remaining property proposed to be developed as industrial. The proposed subdivision will help to establish clear legal descriptions for the area. The area has property within the City Limits and in the City's Extraterritorial Limits. The proposed use is consistent with City Plans and Ordinances provided that municipal utilities are planned for.

The applicant recently purchased a significant portion of the property and proposes to subdivide, rezone and develop the property. The City's Land Use Plan depicts the area under private ownership developing as General Industrial. The City and SE Cass Water Resource District own much of the property in the area. By platting the area, property boundaries and legal descriptions will be clearly delineated. The area being platted consists of property in two different townships, as well as within the City Limits and in the City's Extraterritorial (ET) limits which adds to the complexity when managing City and County records.

The developer is not requesting annexation at this time, though undoubtedly there will be additional maintenance responsibilities on the road which will be associated with the development. There should be discussion on timing of annexation and provision of sewer and water services corresponding to the type of development. When rezoning is requested for property within ¼ mile of the city limits, the City has the authority to require as a condition of the rezoning that an agreement be signed that the property owner will not oppose annexation. In the past the City has required annexation agreements for subdivisions adjacent to the City.

The Preliminary Plat shows the property divided into three blocks. The lots in Block 1 are currently utilized for drain

functions and cross jurisdictional boundaries of city and county, so there may be a need for lot line adjustments. The lots in Block 2 include Sheyenne Diversion, diversion lift station, City lagoon, and several lots proposed for industrial use including two lots which are already developed. The Sheyenne Diversion and lagoon lots are within the City Limits, as is a narrow corridor running through Lot 10 which accommodates a City sewer force main to the lagoons. The remaining lots are in the City's ET area. The lots in Block 3 include Sheyenne Diversion, City lagoon, and two lots for industrial use. The Sheyenne Diversion and lagoon lots are within the City Limits, whereas the two industrial lots are in the City ET area. Most of the industrial lots are fairly large in size to accommodate larger industrial businesses. An existing business occupies a small lot.

The amount of right-of-way shown on 12th Avenue NW for the south side is 65' on one segment and 75' on the other which meets the City standards established for 12th Avenue NW and 12th Avenue NE. The right-of-way shown for 9th Street NW is 150' on the north side which narrows to 100' on the south side. Mile-line streets for commercial/industrial areas are required to have 120-150' in right-of-way. It would be appropriate to require 20' of additional right-of-way along the west side of the street where it narrows to meet the 120' requirement. An existing gravel road is in place on top of the diversion levy which was developed as part of the Sheyenne Diversion project for access to properties to the west. A 120' road easement is proposed rather than a dedicated street which narrows to an 80' section at 9th Street NW. Properties will need to be addressed to this road, but as an easement the road would not be identified on maps unless the road could be at least platted as a lot and a street name attached to it. The road could be named Sheyenne Diversion Way NW or 8th Avenue Way NW. The Sheyenne Diversion road connects to 26th Street NW which connects to the Main Avenue frontage road. The system of roadways will function as a collector street and should have a minimum of 100' of road easement. Accesses should be limited to one per lot with 300' desired spacing.

Existing access locations on 9th Street NW appear to not meet the City's spacing standards. Spacing of connections to designated arterial streets and roadways in developing areas is 660' with a minimum spacing of 330'. Spacing of connections to collector streets and roadways in developing areas is 300' with a minimum spacing of 150'. No additional accesses should be allowed on 9th Street NW. It would be appropriate to consolidate and/or relocate accesses where possible and narrow the curb cuts if necessary. Lots which currently do not have access should only be allowed access from the Sheyenne Diversion road unless existing accesses are relocated and shared. Access control should be placed on the Final Plat.

Park dedication is required for the undeveloped property at a rate of 5%. The City has not received a recommendation from the Park District yet whether land or cash-in-lieu of land dedication should be provided. The area of land required has not been calculated yet as the lot areas were not given on the Preliminary Plat. A park dedication agreement will need to be signed prior to recording the Final Plat.

Notices were sent to property owners, City departments, Park District, Cass County Planning, Barnes and Mapleton Townships, and Post Office. We are still waiting for governmental comments. No comments were received from property owners.

Staff recommends approval with the following conditions:

1. An Attorney Title Opinion is received.
2. An annexation agreement is received providing for timely annexation and provision of municipal utilities.
3. A certificate is received showing taxes are current.
4. A drainage plan is received and approved by the City Engineer.
5. A mail delivery service plan is approved by the Post Office.
6. A Final Plat is received with necessary easements.
7. The developer provides 20' of additional right-of-way on the west side of 9th Street NW where it narrows to 100'. No additional accesses should be allowed on 9th Street NW and existing accesses should be consolidated or relocated where possible.
8. Encourage the existing gravel road on the Sheyenne Diversion to be platted as a lot and named Sheyenne Diversion Way NW or 8th Avenue Way NW. The road easement (or lot) should be increased from 80' to 100' for the section approaching 9th Street NW and accesses should be limited to one per lot with 300' desired spacing.
9. Take into consideration any governmental comments the City is still waiting for.
10. A park dedication agreement is received prior to recording the Final Plat.

Larry stated that a call was received this afternoon from a property owner to the west who had no concerns and would support industrial development. They would view their property in the future as industrial.

There were no comments from the public. The hearing was closed.

Chair Lenzmeier asked Mike Staber if he had a chance to review the 10 conditions. Mr. Staber stated that he has concerns with the approaches. In terms of existing ones, how would we consolidate? He is also concerned with future development, some uses, such as trucking, might require more. He has no problem with the additional 20' of right-of-way.

Chair Lenzmeier asked about road maintenance. Mr. Staber stated that they currently help to maintain it with a blade and crushed concrete. Larry stated that the City also maintains it.

Chair Lenzmeier asked about sewer and water. Mr. Staber stated that currently they have no use for it. They mainly have storage. If they have a customer who needs it, then they will need to incorporate into the City and hook into City services.

Chair Lenzmeier asked about an annexation timetable. Mr. Staber stated that they do not have one at this time. If until there's a use that needs it or it would benefit us, there is no reason to annex at this time.

Commissioner Gustofson asked if the purpose of the platting was to clean up legal descriptions. Mr. Staber indicated that was part of it, which was caused by the diversion.

Commissioner Nelson made a motion based on staff recommendations. Commissioner Potter seconded the motion.

Mr. Staber asked if the spacing requirement could remain flexible. Larry stated concern with having to review each and every access. Commissioner Nelson asked if it couldn't be reworded to conforming to City Standards. Mr. Staber stated he would like the option to bring it back before the City for review.

Commissioner Nelson made a motion to amend the motion on the floor to include "If more accesses are desired, an access plan would be submitted to be reviewed by the Planning and Zoning and City Commissions". Commissioner Potter seconded the motion. No opposition. Motion carried.

Commissioner Nelson asked for an update on the eyeglass business. Larry stated that Mr. Hamm submitted an application, but it still doesn't meet City requirements. In two years he will need to be done with his business at the site.

Chair Lenzmeier asked about the violation of lot coverage. Larry stated that in court Mr. Hamm recognized he was in violation and would correct it. He submitted a site plan to the building official, but it wasn't acceptable. An accurate site plan needs to be submitted to determine if he'll need to tear down a portion of his home and an accurate survey of his lot needs to be conducted.

Larry reminded Commissioners about the NDPA Conference in Grand Forks next week.

Meeting adjourned.