

BOARD OF ZONING APPEALS
MEETING MINUTES
March 12, 2019

Kris Schwickrath: Good evening, everyone. The March 12, 2019 meeting of the Board of Zoning Appeals is now called to order and we'll begin with a roll call.

Adam Rude: Mr. Lisher - here, Mr. Lewis - here, Ms. Schwickrath - here, Mr. Clark - here, Mr. Cassidy - here.

Schwickrath: Okay prior to this evening's meeting we have minutes to approve from February, 2019. I'll entertain a motion for that.

Jim Lisher: I move to approve.

Schwickrath: Okay it's moved.

Chris Clark: I'll second

Wade Lewis: Second.

Schwickrath: Okay we'll give that to Mr. Lewis and all in favor, signify by saying, "Aye".

In Unison: Aye.

Schwickrath: Opposed, same sign.

No reply.

Schwickrath: Okay the minutes are approved. Tonight, we have no item under Old Business and two under New Business so Mr. Rude, you can begin.

Rude: The first item under New Business is BZA 2019-04. This is a development standards variance at 1851 Culbertson Road. The petitioner's name is Dean Shadley who is also the owner and representing himself tonight. The current zoning classification is R1 single family residential. The request tonight is three development standards variances; one from the setback standards, one from the lot standards for the maximum lot coverage and one from the entrance and drive standards.

Schwickrath: Okay, thank you. Mr. Shadley, if you would please come forward to the microphone and state your name for the record.

Dean Shadley: My name is Dean Shadley.

Schwickrath: So you have three items that we need to vote on tonight. We'll do one at a time.

Shadley: Okay.

Schwickrath: Okay?

Shadley: Okay, sure.

Schwickrath: So we'll start with the, and just give us a description. We'll start with the setback standard.

Shadley: Okay. The lots along that area are rather short because of the city owns the first sixteen feet of the front yard so I'm either gonna be in violation of the rear setback or the front setback. If I can get the six foot variation, it'll still put me 40' from the road which is within your normal 30' parameters so that's what I'm asking for there. If I have to do the full setback, if I step out my backyard, I may get wet feet. I'm not sure.

Schwickrath: Sure or fall in.

Shadley: I wanna be (?).

Schwickrath: I'm assuming that the your plan then is really will pretty much look like the other homes....

Shadley: Yes, it will.

Schwickrath:and that's the goal.

Shadley: Except for mine will probably be in compliance where the others probably are not.

Schwickrath: Yes indeed. Thank you by the way. Okay we were discussing that in our pre-meeting. So what we'll do now is we'll discuss any questions from the board.

Shadley: Sure.

Schwickrath: And then we'll move on that and then to the next one, the third one as well.

Shadley: Okay, sure.

Schwickrath: Okay so we'll start with Mr. Cassidy.

Doug Cassidy: I have no questions.

Schwickrath: Okay, Mr. Clark?

Clark: I don't have any questions. Thank you.

Schwickrath: Alright. Mr. Lewis?

Lewis: No questions.

Lisher: No questions.

Schwickrath: This is an easy bunch tonight.

Shadley: I'm sorry?

Schwickrath: I'm kidding, but I said this is an easy bunch tonight. Sometimes it doesn't go this swimmingly....

Shadley: Oh good. That's a good thing. That's what I like.

Schwickrath:to keep the metaphor going.

Shadley: Easy peesy.

Schwickrath: Alright actually I don't have any questions on this myself, so anything further?

No reply.

Schwickrath: I'll close questions then from the board. If anyone from the public wishes to come forward and ask specifically about this particular petition, now is the time to do so.

No reply.

Schwickrath: Okay public commentary is now closed and we can move to a motion. I think we're ready.

Lisher: I'll move to approve the variance from UDO 5.55 B1 setback standards pursuant to the proposal and the Findings of Fact presented.

Clark: I'll second.

Schwickrath: Okay thank you, Mr. Clark. So please cast your ballot then for BZA 2019-4A.

Rude: For BZA 2019-04A, Mr. Cassidy - yes, Mr. Lisher, you forgot to mark something on here. Pass that back.

Lisher: Oh, yeah I probably did.

Schwickrath: That does happen.

Rude: Mr. Lewis - yes, Mr. Clark - yes, oh there it is, Ms. Schwickrath - yes, Mr. Lisher - yes.

Schwickrath: Okay so that motion is approved. Thank you. Alright the second one is the lot coverage standards. Sorry, didn't mean to go so fast. Okay, go ahead Adam.

Rude: No, so this is for the lot coverage standards. The maximum lot coverage standard in this district is 45% and with the u-shaped drive and just the smaller size of lots in this area, the proposed plans show 51% of lot coverage.

Schwickrath: Can you speak to that too please?

Shadley: Yeah that's basically you know we'd like to have a u-shaped driveway so we don't have to back out onto Culbertson Road just the safety aspect of that.

Schwickrath: I didn't do a count but can you tell me how many other parcels have a circular drive. I saw at least one.

Shadley: Just one to my knowledge.

Schwickrath: There's just one other one?

Shadley: Yeah Lux has one, yeah.

Schwickrath: Okay and that's your intention then to situate it in a similar way?

Shadley: Yeah. I'm gonna model it exactly after his you know 'cause I've driven that. It gives me enough room to make a half circle and still be within the perimeters of my south border.

Schwickrath: Okay and then the biggest thing, we brought this up. We were discussing this in our pre-meeting is you can't, I'm assuming your circular drive then if I have the just the way the lot is, you have a huge utility pole.

Shadley: I do. I can miss that....

Schwickrath: So you're gonna do the same thing or...

Shadley: Yeah. The drive will fall on the south side of the utility pole.

Schwickrath: Okay.

Shadley: And there is about 17' I think between the utility pole and my south boundary and the driveway itself will be 12' wide.

Schwickrath: Okay, okay. So we'll start with you again, Mr. Cassidy.

Cassidy: I'm good.

Schwickrath: Okay. That makes sense? Okay.

Clark: I have just a question for staff. If he's gonna be that close to the utility pole, will that be in like a any kind of sight triangle that would cause any problems? 'Cause if he's going south of that any southbound traffic....

Rude: No so our sight visibility triangle standards don't apply to

Clark: To driveways?

Rude:well they apply to driveways, but they don't apply to the utilities 'cause they restrict what can be around driveways and streets to keep that visibility clear, but we can't regulate the location of utilities. So and he can't there's case law, his rights to his land can't be restricted because of what the utilities put there. So yeah.

Clark: Thank you.

Rude: Yep.

Schwickrath: What do you think about the situation of the driveway in relation to the utility pole? Okay or....'cause Lux's house then it's in the middle of it. It just looks awkward to me.

Shadley: Yeah.

Schwickrath: I didn't realize how massive those poles are.

Shadley: Yeah they're dandies.

Schwickrath: They're huge.

Shadley: Yeah.

Schwickrath: But that, I mean I know you have to deal with that.

Shadley: Well it's either have that pole in our way looking to the north or backing out into the highway or the road. I think I'd much rather have to look around 'cause I, I'll still have enough room though the way I'd sit to nose up and look past it to the north. I don't think it will impede my vision at all actually.

Schwickrath: Okay so you don't foresee any problems with movement and then vision?

Shadley: No.

Schwickrath: Okay thank you. That was a good question. Mr. Lewis?

Lewis: The only thing I could think of is how will that affect like the lot next to it if they wanted to do the same thing? Is it still.....

Rude: Yeah so....

Lewis:(?)....development, there'd still be a setback?

Rude: Yeah so the lot next to it, their setbacks are independent of anything that happens on this lot. The way that all the setback standards are established, it's based off of your own lot lines so he'll have a I believe it's a 3' set....his driveway has to be 3' from the side yard, so that would give 3'. His neighbor, if they wanna do the same thing, at least 3' there. So no all of those standards are independent per lot so what he does won't affect his neighbor and what his neighbor does won't affect him and his ability to develop.

Schwickrath: Sure. Okay, thank you.

Lewis: That's all.

Schwickrath: Mr. Lisher?

Lisher: No questions.

Schwickrath: Okay. The one question I had is the location of the circular drive, although is that the next petition?

Rude: We're....the next one is separation of the

Schwickrath: I think this fits now. I just need, it's more just a clarification. I was looking across the street at the opposite driveway, not so much the one next to, so how is that going to be that one from your neighbor up on, a little bit more on the hill there. Is that going to.....

Shadley: Are you saying will they be opposing?

Schwickrath: The situation, yeah how.....

Shadley: I don't think so.

Schwickrath:opposing are they?

Shadley: I think I'll be further south.

Schwickrath: Okay. Sure.

Shadley: Yeah.

Schwickrath: Okay.

Shadley: I don't think there's anything opposing where I would exit that driveway.

Schwickrath: I mean it should be fine. The volume of traffic is just more....

Shadley: Yeah.

Schwickrath: I'm thinking of a number of other things and even like the drainage.....

Shadley: Right.

Schwickrath:because that's seemingly unrelated and really outside this what you're applying for tonight, but it's something that we'll talk about at the end of this (?). Yeah I didn't mean to digress there. Anything further about the second request?

No reply.

Schwickrath: No? Okay, so I'll close questions from the board. If anyone from the public wishes to ask anything about this particular petition, this is the time to do so.

No reply.

Schwickrath: Seeing that we have three people out there.....I'm just forced to do this, but Okay your heads are down, so public commentary is now closed and I think we're ready to move to a motion.

Cassidy: Make a motion to approve the requested lot variance from UDO 5.40 to increase the coverage to 51% in accordance with the plans provided this board and pursuant to the staff.

Schwickrath: Okay there's a motion.

Clark: I'll second.

Schwickrath: Okay Mr. Clark gets the second and then so please cast your ballot then for BZA 2019-4B.

Rude: This is for BZA 2019-4B. Mr. Lisher - yes, Mr. Lewis - yes, Mr. Cassidy - yes, Mr. Clark - yes, Ms. Schwickrath - yes.

Schwickrath: Okay so that motion is approved. Thank you. And then one more when you're ready, Adam.

Rude: So this last variance is for the is from UDO 5.14, the entrance and drive standards. The typical separation between two driveways if you have a u-shaped driveway is on a local road a kind of a lower traveled road, is typically 16' but because Culbertson is classified as a collector, that increases up to 100'. So what Mr. Shadley is requesting that u-shaped drive on a lot narrower than 100', you obviously can't have 100' of separation there. So he's requesting I believe around 20'. 20 ½' is what he's requesting.

Schwickrath: Anything further?

Shadley: No. Like I said, that will be patterned off of Lux's and it seemed to give me plenty of room to turn and do a 180 and get back out. Other than that, I don't know. If you have any questions, I'll be glad to entertain those, but I don't have anything.

Schwickrath: It's pretty clear. Adam stated that too. I mean it's your lot's not wide enough to accomodate that.

Shadley: No, it's only 75' wide, yeah.

Schwickrath: Right, okay. Sure, fair enough. Okay Mr. Lewis, I'll start with you. Any questions?

Lewis: No questions.

Schwickrath: Mr. Lisher?

Lisher: None.

Schwickrath: Mr. Cassidy?

Cassidy: None from me.

Schwickrath: Mr. Clark?

Clark: No questions. Thank you.

Schwickrath: You've done a lot of work that we have no questions.

Shadley: Well good. I did my job well then, didn't I?

Schwickrath: This is straight forward. Yeah and staff too. Thank you. I don't have any further questions, so I'll close this right now from questions from the board and then open this to the public if anyone wishes to come forward.

No reply.

Schwickrath: Okay public commentary is now closed and we can move to a motion.

Lewis: I'll make a motion to approve the requested entrance on drive standards variance from UDO 5.14 to allow reduction between driveways pursuant to the Findings of Facts and conditions as presented in the planning staff's report.

Cassidy: Second.

Schwickrath: Okay thank you. Please cast your ballot then for BZA 2019-04C. Thank you.

Rude: This is for BZA2019-04C. Mr. Lisher - yes, Mr. Lewis - yes, Mr. Cassidy - yes, Mr. Clark - yes and Ms. Schwickrath - yes.

Schwickrath: Okay so all motions are approved. One comment I wish to make before you leave is and this again is outside the scope of what you've requested tonight.

Shadley: Sure.

Schwickrath: But we were a little concerned, or I am, I saw a huge pipe and I think that needs to be addressed, so....

Shadley: As far as the drainage?

Schwickrath: Drainage, correct.

Shadley: Yeah our contractor has looked at that. They've had their engineers look at that and they just recommend that we hook to either end that is already underground and continue the flow. I mean they'll work with city engineers or whatever is appropriate.

Schwickrath: Okay I want that to be I mean not a stipulation obviously. This has all passed, but....

Shadley: Sure, sure.

Schwickrath:definitely something we do not overlook.

Shadley: Yeah we'll flow properly. I don't want a yard full of water. I don't wanna flood my neighbors.

Schwickrath: Yes.

Shadley: You know and that culvert right there looks like it might need a little repair. It's kind of old where it comes underneath the road from the other side.

Schwickrath: Yes.

Shadley: I asked the neighbors if they'd had any puddling or problems there. They said they had not and so that's the only section that isn't underground down through there. So I don't really think that's going to be an issue.

Schwickrath: I'm concerned about it. It just simply needs to be addressed.

Shadley: Sure.

Schwickrath: I don't wanna just ignore it 'cause it doesn't look the best the way it's situated.

Shadley: Right, yeah. We'll fix it.

Schwickrath: Right, okay. So thank you.

Shadley: Yeah okay not a problem.

Schwickrath: Thank you. Good luck with your project.

Shadley: Thank you. It's a dandy. Am I done here, folks?

Schwickrath: You have finished.

Shadley: I thank you for your time and trouble. I really appreciate. Adam, thank you.

Schwickrath: Thank you. Okay we have next our second item for tonight.

Rude: The second and last item under New Business is BZA 2019-05, the Golden Bear Preschool special exception for an EMC. The petitioner tonight is Craig Flandermeyer from Schmidt Associates. The owner of the property is the Board of Trustees of Shelbyville Central School Corporation. The petitioner's representative tonight is Craig Flandermeyer of Schmidt Associates. The address of the property is 1115 E. St. Rd. 44. That's the former Marsh Supermarket. The zoning classification is IS, institutional. And the request tonight is a special exception use approval for an electronic message center.

Schwickrath: So Mr. Flandermeyer, if you would please state your name for the record?

Craig Flandermeyer: Yes. My name is Craig Flandermeyer. I'm with Schmidt Associates of Indianapolis.

Schwickrath: And you get a chance just to, I know Adam already spoke about the application, but if there's anything else you want to add at this point before we open this up to questions from the board members.

Flandermeyer: Well I wanna be respectful of your time, meaning I don't have anything further to add per the packet. I mean it's a relatively simple sign application.

Schwickrath: Okay. This is true. Okay, so then we'll just go right to questions from the board members, alright?

Flandermeyer: Sure.

Schwickrath: So since, I'll just start with you, Mr. Cassidy if that's alright. I just keep looking this way and there you are. We can come back if you don't have a question now.

Cassidy: No. Is the sign even necessary?

Flandermeyer: The signs for schools, I mean that it's typical for a school to have a sign. Sort of older technology was letters that they'd go out and put on their post. A sign like this gives them sort of the modern way to communicate with the public and their parents. This site is sort of special too from the standpoint that the administration is also in this building so it could

advertise a special board meeting or something like that as well. So they're asking for a relatively small sign that could serve up to the two different uses at the place.

Cassidy: That's all I had.

Schwickrath: Thank you. Mr. Clark?

Clark: I don't have any questions.

Schwickrath: Okay, thank you. Mr. Lewis?

Lewis: No questions.

Schwickrath: Mr. Lisher, surely you.....

Lisher: I can't let the evening go by without asking at least one question.

Schwickrath: Surely even you have a question.

Lisher: Alright, my question relates to the sign itself in a way. Do you anticipate that this will be kind of amber in color similar to what the current school corporate administration sign is on St. Joe? There's also a sign at the high school.

Schwickrath: Uh hmmm.

Lisher: And as well as the middle school. Is that the tone or the flavor if you will of the sign you envision this to be?

Flandermeyer: Well the request was just for the fact that it was an electronic sign. We have priced it initially as a full color sign. The.....

Lisher: More than amber then?

Flandermeyer: Right, right. It would be a full color, high resolution board, yes.

Lisher: And not static?

Flandermeyer: Correct.

Lisher: So what is your standard?

Flandermeyer: Now it, I mean if....

Lisher: What would you envision? I think our standards are at least 12 second intervals.

Rude: Yeah so our standards would still apply. We do allow, assuming this special exception is granted tonight, we allow full color. We allow I believe up to 64 square foot.

Lisher: But haven't we in the past put a limit on the white background?

Rude: We regulate the total brightness of the sign and we require self-dimming features so we don't have to regulate the exact content.

Lisher: 'Cause as near a neighborhood, and I don't know if I direct it to him or really to the staff. What my concern is there's still some neighbors there along Amos I think

Rude: Yeah.

Lisher:this is going on Amos, right?

Rude: Yes.

Flandermeyer: Correct.

Lisher: So I mean I my guess would be after 10:00 p.m. there isn't any need for it to be at full brightness or whatever it is that would be.....

Rude: Yeah so we, in our standards, we require and one of the elements of the sign if it's approved and when it's installed, is that it have a self-dimming feature. So as it gets darker outside, the sign does not need to be as bright so it will dim itself. And there's an exact formula in the standards for that what that should be just for that very instance. At 10:00 at night....

Lisher: So we don't need to put a time restriction or

Rude: No, no it's the standard's based off of one hour after sunset. So an hour after the sun sets it has to be at a certain brightness and they'll be able to...the sign installers will be able to calibrate the sign that way. We require testing that verifies that. It's actually calibrated to that brightness.

Lisher: So getting back to questions to you, you're envisioning then and EMC being I think your phrase might have been more modern, full color than what is currently used by the Shelbyville Central School systems?

Flandermeyer: That is correct. The technology has evolved since the amber or red boards so full color is much more cost effective than it used to be. So that's the route that this will likely go

if approved. And would fully, we fully intend to follow all standards for dimming you know message.....

Lisher: Yeah 'cause you chose Amos Road versus 44. I wouldn't have some concerns if it was on 44 versus Amos Road 'cause 44 is a business highway so to speak. So that's the end of my questions.

Schwickrath: Okay so with all of that said, I'll be brief. This board has seen, this is our job basically with signs.

Flandermeyer: Sure.

Schwickrath: Okay so with that said and even though we have stipulations and standards and so on, fine and I understand why the school corporation would in fact want to have modern technology and a sign in place for two functions, right? 'Cause you have the preschool there as well as the administrative offices. So no problems understanding the complexity of it but this is where I have a problem with EMCs and I think that this is it's everyone's problem. It's on the installer and it's on the city and it's on actual petitioner who's going to then be in charge of the verbiage that is put on this sign. So all the possibilities of flashing, so you just said and I believe you, we will follow all the stipulations. But I don't know what the next step looks like but it may be incumbent upon the actual you know the sign installer to or builder to have some rules about this is flashes and 'cause it drives me crazy that the petitioner will stand here, look me in the eye and say yes, we will follow your standards and then I drive out past this sign a month from now or a year from now and that's not the case. And we have EMCs throughout this city where that is the case because the staff changes. This is not, this is outside of your control. But I think I'm gonna ask you please to make it a point if this is approved tonight to make it a point that it is incumbent upon the school corporation to follow and continue to follow. Because it, we can only do so much governing. The technology to me is driving the ship and I think we need to be in control of it. And so the flashing, it's near a residence. There's another full color sign on 44. You know, there's a reason why this is a special exception because it has been a problem in the past. My fear of course is that everyone was going to put in this technology, which didn't happen, but so I hope you understand where I'm coming from so that at the school corporation, the person who's now gonna be in charge of it leaves in six months or a year and then there's no continuity so then it just opens up again and it's flashing. And then to try to get that under control is very difficult for us because we don't have the staff to do that. So I don't know what powers you can wield in this case, but I'm just making a strong point that I mean the High School one flashes. I used to teach there so I would drive past it every day. It flashes. I told the person who was in charge, who now has since left. So I think I hope you understand my point, please.

Flandermeyer: I, very clearly, yes.

Schwickrath: Okay so I mean I wanted to give you the full context because we just install the stuff and leave and you, you know you're in Indianapolis, so and again, it's outside of your realm but not really. There's you know there's a continuum here or a progression that I think we need to be we need to honor or recognize. The other point, I'm assuming you read the staff report is that the stipulation that we would like to see is the removal of the existing metal sign and are you aware of that?

Flandermeyer: Yes, we are aware of it and the school is

Schwickrath: Is going to do that?

Flandermeyer:is going to do that, yes.

Schwickrath: I just wanted to make sure that was clear. Okay. Okay that's it for me. That's probably enough. Anything else come to mind while I was.....

Lewis: Yeah, what I'm thinking of is you mention, I mean the enforcement of this. I mean do we have are there any instances of Shelbyville Central not complying with this current sign ordinances?

Rude: No we

Lewis: And how often do you guys monitor or go out unless we bring it to your attention or somebody drives by and says this thing's going crazy?

Rude: Most of the compliance and especially in the sign standards realm is complaint driven.

Schwickrath: Right.

Rude: So if the complaints don't come in, we don't see it. On these, on the major thoroughfares route there, I'll see things and I'll shoot a quick email or something along those lines, but outside of that, when a complaint comes in and for the most part, across the board we haven't had any EMC issues. There's a few where we have to remind them on a regular basis what the standards are. Shelbyville Central is not one of those, but there's a few other EMCs in town where just every now and again we have to remind them what realm they're allowed to play in 'cause they've stepped out of it.

Schwickrath: And a lot of this just goes without saying. So I'm driving by late at night 'cause I used to teach there and I would see it, I would mention it to someone, find out who was in charge of it and then really nothing happened, right? And then it's one of those details that we're just busy and you can't control it so I'm asking for an honor system here and to honor the honor system basically. And it's more about awareness than anything else.

Rude: Yeah and in terms of enforcement, there actually are some tools on our end that we aren't taking full advantage of. Part of the standards say that as a staff we should be keeping an annual up-to-date directory of all EMCs and contact info.

Schwickrath: Right.

Rude: We did that a few years ago and that has lapsed.

Schwickrath: That's on us, right?

Rude: Yeah and that's something that we can do as a staff a little bit better so that when a complaint comes in we know the exact person that we can call and tell them you need to fix the sign. It's not working right now. So that's something on our end that we can do a little bit better just to make sure that we.....now that we have Allan around, we can throw some work his way and make sure that we're just doing a better job of keeping that database up to date so we know who to contact when somebody drives by and sees a flashing sign at one of the school or any of the EMCs in town.

Schwickrath: Yep, sure. Right, I mean I see the utility of the EMC but at the same time, I think you know is it really necessary. Hence that question that Mr. Cassidy asked to start this off. We're not hostile, it's just we've been through this before....more than once. Okay, anything else? Thank you.

No reply.

Schwickrath: Okay I'll close questions then from the board and do you have any questions? No? Okay. I'll open this up to the public.

No reply.

Schwickrath: Public commentary is now closed and if we feel ready, we'll move on to a motion.

Lewis: I'll make a motion to approve the requested special exception use of an electronic message center including the conditions and pursuant to the Findings of Fact presented in the planning staff's report.

Schwickrath: Thank you. There's a motion.

Lisher: Second.

Schwickrath: Okay, Mr. Lisher gets the second. Please cast your ballot then for 2019-05.

Rude: Okay this is for BZA 2019-05. Mr. Lisher - yes, Mr. Lewis - yes, Mr. Cassidy - yes, Mr. Clark - yes, Ms. Schwickrath - yes so the motion passes.

Schwickrath: Okay so alright.

Flandermeyer: Thank you very much for your time. Look forward to working with staff on the details of the sign, but also we'll strongly pass along your concerns.

Schwickrath: Of course. Thank you and good luck with your project. I think it's really exciting. We've looked at that Marsh site for a long time, so I think much will be improved and the sign is part of that whole process. Thank you.

Flandermeyer: Right, right. We just had a tour today with the school board of the construction and they were all very excited with....you'll be impressed with what the inside of the Marsh store looks like now.

Schwickrath: The whole thing, yeah good. So thank you.

Flandermeyer: Very good. Thank you.

Schwickrath: Do we have any items for discussion?

Rude: I don't have anything unless you guys.....we can I mean....on the record, we can also introduce the new deputy director.

Schwickrath: Oh please forgive me. I we just kind of fell right into this, so I'm sorry I did not introduce you.

Rude: Yeah I had introduced him at the pre-meeting, but we'll do it on the record too. Our new deputy director, Allan Henderson. He had started with us a few weeks back, so he's already been in the swing of things for a little while.

Allan Henderson: Happy to be here.

Schwickrath: We're excited to have you. I think an experienced person and there's a lot going on in Shelbyville.

Rude: Yes.

Schwickrath: So I hope you can see that.

Henderson: Yes. I helped with both of these staff reports, so....

Rude: Yes.

Schwickrath: Just in general, there's a lot going on.

Rude: I think it'll be a busy year for us so keep your guys' docket full all year.

Schwickrath: Steady clip, right. Steady as she goes too. Okay so yes welcome and

Lisher: I move to adjourn.

Schwickrath: Okay.

Lewis: Second.

Meeting Adjourned