

**Planning Commission Meeting  
MINUTES**

April 4, 2007

The meeting was called to order at 7:00 p.m. by Chairperson Barbara Lindtner and opened with the *Pledge of Allegiance*.

All members were present: Stefanie Campbell, Bobb Carson, Scott Douglas, Walt French, Bruce Fritchman, Peter Lamana and Barbara Lindtner. Bob Wynn, Township Engineer; and Terry Clemons, Township Solicitor; were also present.

**Planning Commission Work Session**

Barbara Lindtner **moved** to authorize Bucks County to review/work on the recommended ordinance changes/additions that were submitted at the work session on March 15 by Scott Douglas and Dennis Steskal as follows:

1. Amendment to Zoning Ordinance regarding requirements for conditional use for solid waste transfer stations.
2. Cooks Creek Overlay Ordinance

Pete Lamana **seconded**; the motion **passed** unanimously.

Barbara Lindtner **moved** that a recommendation be made to the Board of Supervisors to do an environmental study of the area proposed as a Planned Industrial District along Route 309 prior to moving ahead with a zoning change. Pete Lamana **seconded**; the motion **passed** unanimously.

**Approval of Minutes**

The March 7, 2007, minutes were **tabled** to enable further work to be done on them. The tape recorder was not working properly and the minutes will need to be reconstructed from various handwritten notes taken by the recording secretary, Township Engineer, and Planning Commission members.

Barbara Lindtner **moved** to adopt as revised the January 3, 2007, minutes of the reorganization meeting. Walt French **seconded**; the motion **passed** unanimously.

**Public Comments (Agenda Items)**

**Hans Reimann** requested the Planning Commission and interested residents to join with him in attending a public hearing with DEP on the NPDES permit submitted by the Rolling Hills Subdivision. Because of public interest in the Rolling Hills subdivision, Hans wanted the public to know that although he was requesting the hearing on behalf of Cooks Creek Watershed Association, the public was invited to attend.

**Ken Simmons** also expressed concern as a long-time resident and participant in local government about the effect of the proposed Rolling Hills Subdivision on the area of the Township in which it was proposed to be built.

**Robin (?) - Route 212 resident** – Was concerned because surrounding residents were not notified about this Planning Commission meeting where Rolling Hills was being discussed and why the meeting was not advertised. Rich Schilling, Township Manager, advised that the Township was not required to notify residents when a plan near them was being discussed at a meeting. He added that the scheduled Planning Commission meeting dates were advertised at the beginning of each year, but not individually.

**Paul Mosinskis** – Encouraged Commission to be sure that the open space area (referring to Rolling Hills subdivision) is designed in such a way that all township residents can enjoy it.

**Robert Ritter** – Questioned why Rolling Hills was situated where it was rather than near Route 309 in the Coopersburg area which is more conducive to this type of housing. Barbara Lindtner advised that the cluster option, which requires that a sizeable portion of the site be set aside as open space, is designed to protect agricultural soils. If this tract was to be subdivided into 3-acre lots, no agricultural soils would be preserved.

**Connie (?)** – She agrees with Mr. Ritter's comments. She doesn't see the difference between 25-30 homes spread out (on larger lots) and 25-30 homes in a cluster. There will still be run off, sewage, water, etc. The cluster of homes will block the view for many people in an area that is supposed to be a scenic vista. All that the people around the development will see is the back of the homes in the subdivision.

### **Confirmed Appointments**

**Rolling Hills Subdivision – Route 212 & Slifer Valley Road** - Barbara Lindtner noted that the Planning Commission had placed Rolling Hills on the agenda for discussion. She thanked the applicant and his representatives for being present. Barbara explained that there are a number of issues that are very important to the design and layout of this plan. She is concerned that a lot of plan design has been undertaken without a review by the Planning Commission. She feels that it is important for the Planning Commission to give direction prior to further investment of time and money by the applicant.

Referring to Bob Wynn's review letter of February 28, 2007, Items 3, 5 & 6, relative to the Wetland Report, soil reclassification, and the carbonate geology report. Barbara indicated that the Planning Commission had recommended that the Township's consultants review the three reports that had been submitted by the applicant.

Of particular importance is the applicant's report of the soil classification present on the site. In the original submission, the soils were noted as prime agricultural soil. A follow up soil report submitted by the applicant indicated that prime agricultural soils were not present on the site; rather, the soils are soils of statewide importance. Correct determination of the soils actually present on the site will impact the design and layout of this subdivision.

Another issue that the Township Engineer's letter references is identified in Item 4 which covers the encroachment on the 75' wide wetland and watercourse margin. This impacts Lots 18 through 23 and 32 through 34. The applicant has indicated they will handle this through a conservation easement, but Barbara questions whether this protection can be accomplished when the lots are only a half-acre in size.

Robert Gundlach, attorney, presented for the applicant. David Miller, special engineer; Boucher & James, was also present. Following discussion about the 75' wide wetland/watercourse margin encroaching on the lots mentioned, Bobb Carson noted that a redesign, possibly moving the proposed through road to the north, would permit the back yards now in the protected zone to be moved out of that zone. Rob Gundlach thanked Bobb for the suggestion and requested that the items of concern in Bob Wynn's letter be discussed one at a time. Walt French expressed concern about doing this because there are a number of other plans on the agenda.

Rob Gundlach noted that comments made by residents about placement of homes had been taken into consideration in developing the current submission. There was a difference of opinion between the Planning Commission and Mr. Gundlach about encroachment into the wetland/watercourse 75' margin. Mr. Gundlach contended that the zoning ordinance does not state that the minimum lot size must exclude the 75' wetland margin; therefore, in his opinion, the current plan does meet the requirements of our ordinance.

Referring to Item 8 (Open Space Plan), Barbara noted that the wastewater treatment plan and the community water system are located on the farmland lot. Additionally, there is a significant amount of missing information about the systems being proposed. Mr. Gundlach responded that the missing information would be submitted within the next week or two. The plans will be resubmitted in response to the most recent Township Engineer's review letter. This resubmission will include detailed information concerning the proposed sewage facility. Barbara added that these systems cannot be placed on the farmland lot. Rob Gundlach stated that our ordinance states that up to 20% of the open space can be used for sewage facilities. Bobb Carson noted that another section of the ordinance that is pertinent is that the open space is to be contiguous so that it can be farmed. Even if the

area consumed by the proposed sewage system is only 20% of the open space, the placement of the facility in the center of the farmland lot creates a non-conformity to the zoning portion that requires contiguous open space. Rob Gundlach indicated the treatment facility was placed where it was because of the soils of statewide importance classification. If the system was moved closer to the proposed homes, it would have intruded into the required soils protection area.

Rob Gundlach questioned why we permit half-acre lots with public water and sewer in the Agricultural District in our ordinance when it is virtually impossible to meet the criteria to accomplish such a development. The Commission indicated that this option is part of our ordinance because it might work in other locations within the Township, and pointed out that the applicant could choose to cluster on ¾- or 1-acre lots on this particular property under the provisions of our ordinance.

Barbara commented on the **waiver** listed in 9.C. of the February 28 Engineer's review letter relating to SLDO Section 525 **regarding provision of recreation facilities** as part of the development. Barbara **polled** the Members as to their wishes about this waiver. **Against** granting waiver: Pete Lamana, Scott Douglas, Bobb Carson, Bruce Fritchman, Stefanie Campbell, Walt French, Barbara Lindtner **For** granting waiver: No members were in favor of granting this waiver. Barbara summarized that this recreational area should be accessible and safe for all residents within the subdivision to access. Rob Gundlach noted that this recreational facility would be for the residents of the subdivision, not for general township use.

Barbara again commented that the plan needed to be redesigned so that the farmland lot was reserved for farmland (in a contiguous design) and not contain structures (other than agricultural buildings) for the community sewage treatment plant or community water system.

Walt French feels that this plan was submitted hastily to beat the ordinance changes which did not permit adequate engineering studies prior to its submission. He questioned the road design shown on the current plan. Rob Gundlach indicated that following submission of several sketch plans, the applicant learned indirectly that the Township planned to amend the zoning ordinance. When the applicant learned of this proposed change, they completed and designed the plan and filed it well in advance of the Township passing the new ordinance. Barbara Lindtner advised that the plans to rewrite the zoning ordinance began before this plan ever came before the Planning Commission and that revision of the zoning ordinance is still an ongoing process.

Bruce Fritchman noted his concern with the stormwater management as currently designed. He noted that a significant amount of stormwater runoff will not flow into the designed areas for stormwater management because of the land contour of the tract. Runoff will, in large part, drain directly into a tributary of Cooks Creek which is unacceptable. He feels DEP will find this unacceptable as well. Additionally, stormwater runoff will also drain onto other people's properties. He feels all the runoff must be collected and then infiltrated within the tract.

Bobb Carson suggested that the applicant and/or his engineers discuss with the Township (or their designate) what criteria the Township expects to see in the wastewater treatment system. Bobb encourages this step because the Township's Act 537 requires continual dedication of a community system to the Township. This means that the Township can take it over at any time, and advance discussion about the type of system proposed will eliminate problems later in the design process.

Rob Gundlach stated that the applicant did not currently plan to have the sewage system maintained by a homeowner's association, but rather, is proposing to offer dedication to the Township. If the Township is not interested in maintaining it, the applicant will approach a public utility to take ownership of and operate the plant. For this reason, Rob Gundlach may go before the Supervisors to determine their wishes regarding this.

Mr. Gundlach stated it is the applicant's intention to revise the plans and resubmit them, along with other additional materials that have been requested from the Township.

### **Public Comments regarding Rolling Hills Subdivision**

**Robert Ritter** does not feel farmers would want to be restricted to hay farming as was suggested by Mr. Gundlach for the farmland lot.

**Patrice Ryan** reminded the Commission that a majority of the neighbors had signed a petition indicating that they wanted the homes to be located on the southern portion of the tract.

**Ann Dunlap** does not feel that the conservation easement can be considered to be the back portion of half-acre lots.

**Bart Fleishman** noted that he feels no matter how safe a sewage system is proposed to be, there is still the possibility of contamination from a drip system in the agricultural area.

**Hans Reimann**, commenting about the centralized sewer system, feels that at the end of the review process, some kind of wetland system should be the final arbiter regarding the infiltration.

**Sherry Brodhead** commented that she would like to see Slifer Valley Road remain a scenic vista, as it is now designated.

**Dave Baker** agrees that the scenic corridor down Slifer Valley Road is of special importance and is very unusual. Many who live in this area have invested significant funds to retain this area and he is concerned that it be retained.

**Deborah Quinn** is concerned about the safety issue of cars from 35 homes exiting this subdivision on the proposed road shown. She feels there are several different scenic vistas involved throughout this tract.

**Steve Smith** agrees with Dave Baker and Sherry Brodhead about the importance of retaining the scenic vista of Slifer Valley Road. He added that the Slifer Valley Road vista is well known both in Pennsylvania, New Jersey and south as one of the last remaining beautiful vistas in our area. Once this is developed, we can't bring it back.

**Janet Cammerata** noted that there have been several bad accidents involving cars accessing Route 212 from Peppermint Road, which is near the planned Rolling Hills development. She feels that a traffic study will be important before this subdivision is put in place. Rich Schilling noted that because Route 212 is a State road, safety concerns will be the responsibility of PennDOT, not the Township.

**Donna Smith** is a neighbor close to the currently proposed 35 homes. She feels that the open space should be scattered throughout the entire tract, rather than creating a cluster of 35 homes right near her property. She moved from Levittown to get away from that type of housing.

**Rob Gundlach** suggested that the Township remove the half-acre cluster option from our ordinance and take out the centralized sewer option now permitted in the AD, thus all developers would utilize the one acre on-lot water/sewer systems.

Barbara Lindtner also reminded Mr. Gundlach that the applicant can do creative design and development. When an applicant is trying to maximize yield, they will not consider one-acre lots. Bruce Fritchman noted that the applicant can develop the existing property by clustering on 1-acre lots with on-lot sewage and water.

**Bilger-Sauer Lot Line Adjustment (State Road)** – No one was present for this plan.

**Cory Minor Subdivision (Pleasant Hollow Road)** – Paul Dietz, Urwiler & Walter, presented for the applicants who were also present. This 75.45 acre tract is proposed to be subdivided into two lots for agricultural purposes. Lot 1 (5.479 net acreage) contains an existing barn and riding ring. Lot 2 (73.524 net acreage) contains an existing barn/stable, with driveway access along Slifer Valley Road and Pleasant Hollow Road. There is no development proposed on either lot in conjunction with this subdivision, although two future "floating" building envelope areas are delineated within Lot 2.

Lot 1 is proposed as a separate parcel; however, the applicant intends to keep Lot 1 in the same ownership as Lot 2 in perpetuity, so that neither parcel may be separately sold in the future. This restriction, as well as the restriction for using Lot 1 for any residential use, is spelled out on Note 15 on sheet 1 of the plan.

Additionally, a deed restriction/restrictive covenant pertaining to this will be established prior to or concurrent with plan recordation.

Paul Dietz noted that a conservation easement through Heritage Conservancy for this property will be recorded at the same time as the subdivision is recorded. A regulation of the conservation easement is that neither of the two future proposed building envelopes can be increased beyond the proposed 2 and 2½ acres now designated for them.

Carol Dorey, realtor for the buyer, indicated that these future building lots were designed as “floating” lots to ensure that whoever purchased the tracts in the future could select the designated area on the tract best suited for them, rather than the realtor selecting that building envelope for them. Both Heritage Conservancy and Tincum Conservancy have permitted these “floating” lots in other conserved properties in the past.

Carol Dorey is aware that the viewscape is especially beautiful in this area and she will be working very hard to protect and direct future owners to protect it when the two building lots are selected.

The Planning Commission likes the preservation steps undertaken in the construction of this plan and is appreciative of the efforts to preserve the natural beauty of the area. Barbara Lindtner **moved** to recommend approval of the waivers listed in Item 4.A., B., and C., of Tim Fulmer’s March 19, 2007, Township Engineer’s review letter. Pete Lamana **seconded**; the motion **passed** unanimously.

Barbara Lindtner **moved** to recommend preliminary/final approval conditional upon satisfactory completion of all items listed in the March 19, 2007, Township Engineer’s review letter and conditional upon adherence to comments/suggestions provided by Terry Clemons, Township Solicitor, as to the Conservation Easement being in a form that is acceptable to the Supervisors. Bruce Fritchman **seconded**; the motion **passed** unanimously.

**McArdle Subdivision (Old Bethlehem Road)** – Ed Wild, Benner & Wild Attorneys; and Paul Hartley, Mease Engineering; presented for the applicants Ed and Jane McArdle, who were also present.

Referring to Bob Wynn’s February 28, 2007, review letter, Ed Wild indicated that there were two waivers which still needed action by the Commission, and that is what they would like to address at this meeting. Barbara Lindtner indicated that she felt the Commission had clarified at the March 7, 2007, Planning Commission meeting that because this property can be further subdivided and the applicant is not willing to deed restrict, the Commission wants to see the plan laid out anticipating that future development. Because the plan has not been redesigned, the Commission feels further action on the plan would be conducting a review in a “piece-meal” fashion.

Mr. Wild indicated that the applicant does not plan to submit a revised plan and requested that the Commission take action on the remaining waivers and the plan at this time.

Barbara Lindtner **moved** to recommend denial of waivers 2.D. and E. in the Township Engineer’s review letter dated February 28, 2007, based upon the fact that the applicant is requesting action on the plan as currently presented although the Commission does not feel there is adequate information provided for them to review the complete plan as it may be developed in the future. Bobb Carson **seconded**; Voting **Yes**: Stefanie Campbell, Bobb Carson, Scott Douglas, Bruce Fritchman, Pete Lamana, and Barbara Lindtner. Voting **No**: Walt French; the motion **carried**.

Barbara Lindtner **moved** to recommend that the McArdle Subdivision plan be **denied** based on the fact that the Commission has insufficient information to review the plan adequately, from a design perspective. Some of the outstanding issues remaining as outlined in Bob Wynn’s February 28, 2007, review letter make it difficult to move this plan forward. Finally, there is no intention to redesign the plan to address the Commission’s concerns and an extension is not forthcoming. Bruce Fritchman **seconded** the motion. Voting **Yes**: Stefanie Campbell, Bobb Carson, Scott Douglas, Bruce Fritchman, Pete Lamana and Barbara Lindtner. Voting **No**: Walt French. The motion **carried**.

**Cuff Major Subdivision (Passer Road)** – Ed Wild, Benner & Wild Attorneys, presented for the applicant, Peter Cuff, who was also present. Ed pointed out that the plan had been revised since it was last presented to the Commission. Lot 2 was relocated to abut Lot 3 situated in its approximate prior location. The driveway was moved to improve the sight distance. The buyer, John Kirkpatrick, commented that the sight distance for the original driveway on this tract was not compliant with the Township’s new ordinance. The new driveway locations are both “acceptable,” and by moving the third driveway coming from the existing home to merge with the new driveway on the east side of the property, the sight triangle is actually improved.

Bob Wynn indicated he had met with Scott Mease at the subdivision location, and Bob feels that the roadway improvements are substantially better than those originally proposed for this site. These improvements are noted in Item 2.D. of the March 26 review letter. The applicant indicated they will comply with all the Township Engineer’s recommendations in that review letter.

Ed Wild indicated that the owner does not wish to install the new sewage system on Lot 1 until conditional approval for the plan is received, after which the Department of Health will issue a permit for the replacement sewage system. The planning module cannot be acted upon until the replacement system is installed. Therefore, Bob Wynn recommends that a condition of preliminary approval be that the septic system on Lot 1 be replaced and approval of the Planning Module be obtained from both the BCDH and PADEP prior to submission of the final plan for consideration (noted in Item 4., ¶ 2).

Barbara Lindtner **moved** to recommend that the Supervisors approve the waivers outlined in Item 2.A., B., C., D. E., F., and G. of Bob Wynn’s March 26, 2007, review letter. Bobb Carson **seconded**; the motion **passed** unanimously.

Bruce Fritchman **moved** to recommend that the Supervisors grant preliminary approval conditional upon completion of the outstanding items contained in Bob Wynn’s February 26, 2007, and March 26, 2007, review letters. Pete Lamana **seconded**; the motion **passed** unanimously.

**Karen’s Furniture Waiver of Land Development (Route 309)** –Tom Cochrane, principal of the applicant, presented his own plan. Tom wanted to discuss the use change for his property located on Route 309 from his currently permitted E-12 use to Use E-15 (neighborhood shopping center).

Referring to Bob Wynn’s review letter of March 28, 2007, Mr. Cochrane indicated he will comply with all of the items listed in the review letter.

Mr. Cochrane indicated that he will install the full 160 parking spaces as noted in Item 1 of Bob Wynn’s review letter. Upon granting of the waiver from land development, a Performance Bond to ensure completion of the work will be developed that is acceptable to the Township Solicitor.

Referring to Item 3, of Bob Wynn’s March 28, 2007, review letter, Bobb Carson again requested written verification from the BCDH that the sewage system will handle 800 gallons per day. Mr. Cochrane indicated he met on April 3, 2007, in the Township Building with Jeff Mease; Art Carlson, Bucks County Health Department; and his architect. The 800-gallon-per-day issue was discussed and Art Carlson will issue a letter of verification that the system will handle 800 gallons per day. Mr. Cochrane agreed to permit both the Bucks County Health Department and his engineer, Scott Mease, to review and approve anticipated uses before a lease is signed. Mr. Cochrane also indicated that the Health Department will issue a letter with some uses that will not be permitted.

He will comply with Item 2. Relative to Item 3, Mr. Cochrane indicated his stormwater management basin is in and he will update it according to best management practices suggested by Bob Wynn. He will comply with Items 5, 6, and 8. Regarding Item 7, Mr. Cochrane’s architect discussed with PennDOT if any change would be required to the driveway permit. PennDOT stated that the permit does not need to be amended, as the parking spaces will not be increasing above what was originally proposed. Bob Wynn added that he had contacted PennDOT as well, and noted that they will not put anything in writing.

Barbara Lindtner **moved** to recommend that the Supervisors **approve** the waiver from land development for Karen's Furniture conditional upon satisfactory completion of the items contained in Bob Wynn's February 28, 2007, review letter, and with respect to Item 3, upon consideration of receipt of the Bucks County Health Department's written verification that the uses within the site will be limited to low-volume water users and will exclude specific uses such as laundromats, restaurants, dialysis, dry cleaners, or other high-volume water uses as identified by the Health Department. Bobb Carson **seconded**; the motion **passed** unanimously.

**Adler Land Development (Clay Avenue)** – Heath Dumack, Dumack Engineering, presented for Jerry Adler, applicant, who was also present.

At the direction of the Planning Commission, Bob Wynn met on March 13, 2007, with Mr. Adler and Heath Dumack, Dumack Engineering, at the site to determine what road improvements were needed. As a result of that meeting, Bob recommended that Mr. Adler return to the Planning Commission with his suggestions, and Mr. Adler is here to discuss Bob Wynn's recommendations.

Jerry Adler indicated he was proceeding with his submission as a sketch plan because Bob Wynn had not yet reviewed stormwater provisions pending resolution of what road improvements would be required. Following resolution of road improvements, the plan will be revised, the stormwater management plan will be reviewed by Bob Wynn and the applicant would then return with a preliminary plan.

Bob Wynn's recommendation for road improvements is to widen Clay Avenue so that there is a half lane on the Adler property's side of the road and then overlay the entire roadway along the frontage of the Adler property. Further, he recommended that a swale be installed along the frontage of the site because of the steepness of the roadway. The applicant indicated he would submit a waiver from installing curbs and sidewalks along the frontage; Bob Wynn concurs with this waiver request.

The Planning Commission approved the suggestions made by the Township Engineer for road improvements and the applicant will submit a revised Land Development and Lot Consolidation Plan along with a list of waivers, in writing.

### **Plans to Accept for Review Only**

The following plans were accepted for review:

- 1. Joseph Minor Subdivision (Old Bethlehem Road)**
- 2. Hall Minor Subdivision (Roundhouse Road & Oak Lane)**
- 3. Rennie Minor Subdivision (Winding Road)**

**New Business – None**

**Old Business – None**

**Correspondence – None**

**Public Comments – None**

### **Planning Commission Comments**

**Barbara Lindtner**, commenting on the McArdle Subdivision which was reviewed earlier in the meeting, indicated she felt strongly that this is a clear example of a plan where future subdivision will occur, the owner did not wish to deed restrict the property, the applicant was not a township resident and/or a farmer. She feels it is vital for the Planning Commission to have an opportunity to view not just present plans, but possible future plans, so that the best planning guidance can be given to ensure compliance in the future with Township Ordinances.

Bobb Carson asked Terry Clemons for the best method to ensure that the required through road for subdivisions of 5 or more lots, which is required in our ordinance, can be reviewed when the initial plan is for less than 5 lots but it is clear that more development is planned on the tract at a later date.

Terry indicated the best way to accomplish this is for the Supervisors to deny the waivers based upon the applicant's failure to demonstrate how access can be provided to the future lots, particularly as pertains to Lot 1 of the McArdle Subdivision, where anticipated future development is likely to occur.

Following discussion from all members on this issue, Terry Clemons said the issue basically is, has the applicant prepared a plan that presents a reasonable development consistent with the Township's ordinances, boxed in by the first subdivision. If the applicant does that, then they have met the requirement. Bobb Carson summarized his understanding of what Terry was saying as when the applicant presents a plan to the Planning Commission, it must be a plan that could be implemented without waivers. Terry clarified that without the applicant actually doing the engineering for the proposal, it is impossible to know what wetlands, steep slopes, etc., are involved, and that would be a basis for denying the proposed plan.

**Bobb Carson** stated that on April 19, Bob Wynn, Rich Schilling and Bobb will be attending a preliminary meeting with DEP regarding revising the Township's Act 537 plan.

**Barbara Lindtner** indicated she has not received anything yet from the Bucks County Planning Commission on the Zoning Ordinance Revision. Following receipt of the BCPC revised ordinance by the Planning Commission, and after allowing the Members sufficient time to review it, a work session will be set for the third Thursday of the month to move the Ordinance forward. Barbara indicated that Lynn Bush said the revised ordinance should be to the Planning Commission for the May 2 Planning Commission meeting. Lynn Bush indicated she would be available to attend the May 19 work session if a meeting is set for that date.

**Bobb Carson** asked Bob Wynn if he had been authorized by the Supervisors to revise the Stormwater Ordinance in light of the best management practices recommended by DEP. Bob indicated he had not received authorization to proceed with that project. Rich Schilling indicated that it would be placed on the next Supervisors agenda for action.

**Scott Douglas** reminded those present that the annual Cooks Creek Watershed Association *Community Clean-Up Day* was scheduled for April 14, 2007, from 9:00 a.m. to 4:00 p.m. Those who wish to participate can meet at the Springtown Fire Department Social Hall at 9:00 a.m.

### Adjournment

At 10:15 pm, Barbara Lindtner **moved** that the meeting be adjourned. Walt French **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Sandra L. Everitt  
Recording Secretary

Next meeting: Wednesday, May 2, 2007