

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1986
Wednesday, August 10, 1994, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Broussard	Gardner	Linker, Legal
Carnes, 2nd Vice Chairman	Harris	Hester	Counsel
Doherty	Midget	Stump	
Horner	Neely		
Pace			
Parmele Chairman			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Friday, August 5, 1994 at 3:58 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:30 p.m.

Minutes:

Approval of the minutes of July 27, 1994, Meeting No. 1984:

On **MOTION** of DOHERTY, the TMAPC voted **6-0-1** (Ballard, Carnes, Doherty, Horner, Parmele, Wilson "aye"; no "nays"; Pace "abstaining"; Broussard, Harris, Midget, Neely "absent") to **APPROVE** the minutes of the meeting of July 27, 1994 Meeting No. 1984.

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REPORTS:

Chairman's Report:

Chairman Parmele announced receipt of a letter from the City Attorney's office in response to Planning Commission request to render an opinion regarding review of projects on the Capital Improvements Projects (CIP) list and the authority of the Planning Commission in adopting Subdivision Regulations and Subdivision Plats.

Director's Report:

Mr. Gardner reminded the Planning Commission of the Comprehensive Plan Committee meeting beginning at 11:30 next Wednesday to review St. John Medical Center's request for expansion of Special District boundaries within District 6, and District 26 relating to Provision 2.1.8.

CONTINUED PRIOR APPROVAL LOT-SPLIT:

L-17890 Linda D. Mann (2093)
2661 E. 38th St. S.

(PD-6)(CD-9)
RS-1

	<u>RE REQ'D</u>	<u>RS-1 REQ'D</u>	<u>LOT "A": ACTUAL</u>	<u>LOT "B": ACTUAL</u>
LOT WIDTH (SF)	150	100	100	100
LOT SIZE (SF)	22,500	13,500	41,750	41,500

Staff Comments

Both lots have 3 side lot lines, both meet the current RS-1 bulk and area requirements and would meet the proposed RE bulk and area requirements except for lot width.

The Tulsa City-County Health Department (TCCHD) at first denied the lot-split on the basis of insufficient drainage area for a septic system but on further investigation approved it with the condition that any house built on the property should be limited to four bedrooms.

This lot-split meets all the applicable subdivision regulations and zoning requirements for RS-1 zoning, and therefore, was considered as a Prior Approval Lot-split by Staff. Deeds were stamped with Lot-split Approval Stamp on July 14, 1994 and were filed July 18, 1994.

TMAPC Comments

Ms. Wilson inquired as to how the condition, that the house built on the subject property be limited to four bedrooms, will be imposed to ensure that in the future no additions are allowed.

Mr. Stump replied that when a building permit is applied for, the record search will reflect that condition.

There was discussion as to the course the Planning Commission could take should it be decided that the lot-split does not meet the criteria for lot-split approval.

In response to inquiry from Chairman Parmele regarding an appeal process for the applicant, Mr. Linker informed that the appeal would be to District Court.

Interested Parties

Steve Schuller

525 South Main, #1111 74103

Mr. Schuller, attorney for Mr. and Mrs. Fredric Dorwart and Mr. Darwin Smith, deemed that the subject lot-split does not meet the approval guidelines and Subdivision Regulations. He declared that it does not conform to the existing zoning, RE, that was approved for this area by the Planning Commission July 6, 1994. RE zoning requires a minimum lot width of 150'; neither of these two lots created by the lot-split has this minimum. Mr. Schuller revealed that the lot-split does not provide sufficient additional area to accommodate both the house and the septic system. He declared that the Planning Commission has not been furnished evidence of an appropriate passing soil percolation test for each lot, which the regulations require. Mr. Schuller revealed that percolation tests submitted by TCCHD are for the east lot only and are nine years old.. He noted that these percolation tests were for a different lot-

split application and that the applicant has added a substantial amount of area where the lateral lines are proposed. No percolation tests are submitted for that area. Mr. Schuller informed that the deeds do not contain the restrictive covenants required by the Subdivision Regulations for the utilization of private septic sewage disposal devices. He declared that these deeds do not contain any restrictive covenant reflecting the condition imposed by the TCCHD for approval. Mr. Schuller perceives it to be risky to rely on the building permit process to catch this condition, and that it should have been made a requirement of the deed by way of a covenant. Mr. Schuller deems this lot-split contravenes the purpose of the Subdivision Regulations, does not adequately provide for public health, safety and general welfare, and is inconsistent with the RE zoning which was previously approved. He pointed out that the lot-split application was filed in May, and through the approval process it was denied by the TCCHD in June. Mr. Schuller noted that in July the application was resurrected without notice to area residents after the TCCHD reversed its decision. Mr. Schuller deems this to set a poor precedent when an application is denied for some regulatory infirmity, and when that infirmity is cured at a later date that these lot-split applications can be resurrected without a new fee, without any new review process, without a new lot-split application and approval granted for those previously-denied applications. He urged the Planning Commission to review that procedure.

There was discussion over whether each lot passed percolation tests. Mr. Schuller cited Subdivision Regulation 6.5.4.(e) requiring passing soil percolation tests required for each lot created.

Mr. Schuller answered questions from the Planning Commission regarding percolation tests, noting that the percolation tests date back to 1985 and that no new tests were made.

There was lengthy discussion among the Planning Commission as to whether or not percolation tests have been performed on the lot created and whether Subdivision Regulations have been met.

Mr. Stump informed that if the Sanitarian determines that there is no difference in soils between one side of a lot and another side of a lot, he may, as a professional, decide that there is no need for an additional percolation test.

The Planning Commissioners wanted to know who reversed the decision by the TCCHD and it was determined that the same individual made both decisions.

Interested Parties

Harrison Townes	2685 East 38th Street 74105
President Greater Oakview Estates Homeowner's Association	
Richard Sevenoaks	2648 East 38th Street 74105

The above-listed individuals made the following comments:

Opposition to the proposed lot-split was expressed since the entire area was recently approved for RE zoning. It was also noted that this property will not meet RE requirements.

TMAPC Review Session

In response to a question from Chairman Parmele, Mr. Stump informed that the subject property lacks lot width to comply with RE standards; however, it has almost twice as much land area as required by RE zoning.

Mr. Linker informed that the Planning Commission must determine whether or not the Subdivision Regulations have been complied with, and if they have, the Planning Commission must approve the request.

Mr. Doherty noted that, given the citation Mr. Schuller presented on a percolation test for each lot, he cannot find the lot-split to be in accordance with Subdivision Regulations. He requested dates and locations of percolation tests, since this seems to be a point of contention.

Ms. Pace expressed concern over the ability of both pieces of property to pass percolation tests.

Mr. Carnes made a motion to ratify L-17890. The motion died for lack of a second.

The Planning Commission questioned as to whether or not the applicant received notification that this item was to appear on the agenda, since the applicant was not present.

Ms. Pace made a motion to continue this item to ensure that the applicant is given notification that this item is being reviewed. The motion was seconded by Mr. Carnes.

TMAPC Action; 7 members present:

On **MOTION** of **PACE**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions", Broussard, Harris, Midget, Neely "absent") to **CONTINUE PRIOR APPROVAL LOT-SPLIT L-17890** to August 17, 1994 to ensure the applicant receives notification and that additional information is obtained from the TCCHD.

CONTINUED ZONING PUBLIC HEARING:

PUD-190-34: Minor Amendment request to reduce livability requirement on 8 lots: 15 and 17, Block 1; 2, 3, 4 and 5, Block 2; and Lots 8 and 9, Block 3, Minshall Pointe Addition, Development Area CL-2.

The applicant requests that the minimum livability space requirements be reduced from 4,000 SF per unit to 2,500 SF per unit and that an amendment to the restrictive covenants be approved accordingly.

Staff has reviewed the PUD standards for this area and has found that the livability requirement was defined as square feet per dwelling unit rather than square feet per lot.

Therefore, Staff recommends **APPROVAL** of the following amendment to the livability requirement for the above-listed lots with the appropriate revision to the restrictive covenants:

At least 50% of each lot shall be provided as livability space (open space not allocated to or used for off-street parking or loading areas, or for vehicular access to off-street parking or loading areas).

NOTE: Staff recommends that other lots within this addition adhere to this standard should similar amendments be requested.

Applicant's Comments

Mr. Johnsen, attorney for the developer, gave a history of the development. He noted that livability requirements of 4,000 SF will still be met for the addition as a whole.

Interested Parties

Dawn Symons

5943 East 76th Place

Ms. Symons presented a history of changes made within the subdivision and the developers' attempts in changing the livability requirements. She pointed out that existing properties surrounding the subject lots are two to three times the size of the proposed lots. Ms. Symons expressed dissatisfaction of area homeowners with what has been represented to them by the developer. She expressed concern that the value of area homes may be adversely affected by the smaller lots. Ms. Symons suggested that utility easements be changed to allow merging two lots and pointed out that the developer knew the size of the lots when the property was purchased and further suggested the undeveloped lots be sold to homeowners on either side of them for green space. Ms. Symons requested that in the future members of the HOA be allowed to review plans for all proposed changes.

Nicholas Ede

5828 East 77th Street

Mr. Ede, President of the Minshall Park Homeowners Association, questioned whether an environmental impact study has been performed to determine what the effect of a reduction in the green belt will be and whether Stormwater Management has any information assuring that drainage will not be adversely affected.

Applicant's Comments

Mr. Johnsen explained how his client acquired ownership of the property and that the development was replatted for larger lots to meet market demands. He explained the difficulty the developer has incurred in replatting the subject property.

Ms. Wilson asked if other lots in the subdivision may pose a similar problem.

Mr. Johnsen informed that the balance of the lots will have no difficulty in meeting the requirements.

Mr. Stump informed that some of the lots being referred to are as small as 4,350 SF making it impossible to have 4,000 SF of livability. He revealed that this was an oversight when the deed restriction was imposed.

Ms. Wilson suggested that the front of the record for PUD 190 reflect this action.

TMAPC Action; 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions", Broussard, Harris, Midget, Neely "absent") to **APPROVE** PUD 190-34 Minor Amendment and **APPROVE** the revision to the restrictive covenants as recommended by Staff.

ZONING PUBLIC HEARING:

Application No.: Z-6455

Applicant: LouAnn Daniels

Location: East of the southeast corner of East Pine Street and N. 69th East Avenue.

Date of Hearing: August 10, 1994

Presentation to TMAPC:

Present Zoning: CS

Proposed Zoning: CH

Relationship to the Comprehensive Plan:

The District 16 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract as Medium Intensity - Commercial.

According to the Zoning Matrix the requested CH is **not in** accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property contains approximately 1 acre. The property is partially wooded, flat, vacant, and is zoned CS.

Surrounding Area Analysis: The subject tract is abutted on the south by single-family dwellings, zoned RS-3; to the west by a warehouse and office, zoned CS; to the east by apartments, zoned CS; and to the north, across Pine Street, is a furniture warehouse, zoned IL.

Zoning and BOA Historical Summary: There has been no rezoning activity within the immediate area for several years; however, the Board of Adjustment approved a special exception to allow an apartment complex on the property located to the east of the property and a special exception to allow an existing non-conforming tavern within a block of the subject tract.

Conclusion: The Comprehensive Plan designates the subject tract as medium intensity commercial land use. The applicant is proposing to construct an addition to an existing warehouse structure on the property adjoining the subject tract to the west and which is zoned CH. Due to the surrounding residential development and the fact that CH zoning is contrary to the Plan and has no setback requirement from residential areas, staff recommends **DENIAL** of CH zoning and **APPROVAL** of CG which could allow the proposed use as a special exception and still have setback requirements.

Jerry Lemers, owner of the subject property, was in attendance.

There were no interested parties in attendance.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions", Broussard, Harris, Midget, Neely "absent") to recommend **DENIAL** of CH and **APPROVAL** of Z-6455 for CG zoning as recommended by Staff.

LEGAL DESCRIPTION

Lot 4, Block 1, Huffman Heights, and being located east of the southeast corner of East Pine Street and North 69th East Avenue, Tulsa County, Oklahoma.

Application No.: PUD-517
Applicant: Greg Breedlove/Oakview Terrace partnership
Location: Northeast corner of East 38th Street South and South Atlanta Place.
Date of Hearing: Jeff Levinson
Presentation to TMAPC:

The applicant is requesting approval of a 5-lot, single-family development in an RS-2 district. This tract is within the area covered by Z-6449, which TMAPC initiated and recommended for rezoning to RE. Transmittal of Z-6449 to the City Council has been delayed so that this PUD could be processed under the existing zoning.

The proposed minimum lot sizes would be larger than RS-1 standards but smaller than the RE requirements. The reason for the PUD is to allow three of the five lots to be served by a private street which joins with Atlanta Place.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, Staff finds PUD-517 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff recommends **APPROVAL** of PUD-517 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. **Development Standards:**

Permitted Uses:	Use Unit 6 and customary accessory uses
Maximum Number of Dwelling Units:	5
Minimum Lot Width:	100'
Minimum Lot Area:	17,500 SF
Maximum Structure Height:	35'
Minimum Livability Space Per Lot:	9,000 SF
Minimum Lot Depth:	175'
Minimum Required Yards	
Front:	35'
Rear:	25'
Side - one side:	5'
other side:	10'

3. All private roadways shall be a minimum of 20' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb or edge-to-edge of paving if center drained streets are used.
4. No Building Permit shall be issued until the requirements of Section 1107E of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants.
5. Subject to conditions recommended by the Technical Advisory Committee which are approved by TMAPC.

Applicant's Comments

Jeff Levinson

35 East 18th Street

Mr. Levinson, attorney representing the property owners, gave a brief history of the application. He disclosed that the proposed layout is a five-lot development, reduced from eight lots as requested by area residents. Mr. Levinson answered questions from the Planning Commission regarding the original preliminary plat of eight lots, which area residents opposed, and informed that many of the residents have indicated that a five lot proposal would be acceptable. He informed that the minimum house size will be 3,200 SF with 7,000' of livability space. Mr. Levinson disclosed that the proposed structures will be larger than over 25% of those belonging to individuals who protested at the previous zoning hearing. He perceives the development to be compatible with the existing neighborhood.

Interested Parties

Mike Stone

3844 South Atlanta Place 74105

Harrison Townes

2685 East 38th Street 74105

President, Greater Oakview Estates

Lloyd Prueitt

3710 South Atlanta Place 741054

Barry VonHartzsch

2532 East 38th Street

Diane Smith

2677 East 38th Street 74105

Steve Schuller

525 South Main #111 74103

Attorney for The Greater Oakview Estates HOA

Fred Gilbert

3919 South Atlanta 74105

The above-listed individuals made the following comments:

This application was presented after RE zoning was approved and it does not comply with RE zoning.

Concerns were expressed over anticipated increased drainage problems. Area residents cannot support this application since stormwater issues are addressed after the platting process. It was suggested that the process be changed to make known early on how the stormwater problem will be addressed.

An overhead was presented depicting the present runoff of stormwater in the area. One resident detailed problems currently being experienced with drainage and expressed concern that increased density will add to the existing problem. Pictures were presented of the area after a rainfall depicting standing water about to crest into the driveways.

Reference was made to a 5' strip along Atlanta Place which one individual would like to see included with this proposal. The individual informed that residents are in support of selling the strip and including it with the subject property. The difference of property rights because of conditions placed on those who are on septic tanks was discussed and noted that the purpose of RE zoning is to give all property owners equal rights.

Residents expressed opposition to this five-lot proposal because the lot sizes are much smaller than ½ acre, with only one lot conforming to the ½ acre requirement.

Residents urged that existing stormwater drainage problems be addressed before the PUD is approved.

Areas residents do not feel the PUD is compatible with surrounding intensity of land uses and will not be in harmony with surrounding properties which are one acre or larger.

The PUD will increase congestion of population and traffic in the area.

This proposed development is not consistent with the safety and welfare of the owners of neighboring properties and should be denied.

TMAPC Comments

Mr. Doherty reminded interested parties that at the time this plat was applied for, RE rezoning had not been filed and the Planning Commission delayed transmittal of the recommendation to allow this PUD to be dealt with.

Ms. Wilson recalled that when this application was first reviewed as an eight lots proposal area residents adamantly opposed eight lots and expressed support of a five-lot development. She noted that the Planning Commission also agreed that eight lots was excessive. Ms. Wilson deemed that this five-lot development is appropriate and suggested red-flagging this file to draw attention to drainage concerns. Ms. Wilson made a motion for approval. Mr. Carnes seconded the motion.

There was discussion regarding accommodation of the 11' strip owned by Mr. Rogers should accommodation be reached and requirements needed to redesign the basic layout of the subject plat.

TMAPC Action; 7 members present:

On **MOTION** of **WILSON**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions", Broussard, Harris, Midget, Neely "absent") to recommend **APPROVAL** of PUD 517 as recommended by Staff.

LEGAL DESCRIPTION

A Resubdivision of Lot 6 and a part of Lot 7, Block 3, Oakview Estates, Tulsa, Tulsa County, State of Oklahoma and being located on the northeast corner of East 38th Street S. and South Atlanta Place, Tulsa, Oklahoma.

At the conclusion of the Planning Commission meeting Mr. Schuller requested that the RE rezoning request be transmitted to the City Council at the same time as PUD 517.

Chairman Parmele deemed it inappropriate to transmit the requests at the same time. He explained that the RE rezoning transmittal was being held in order to clear the PUD, since that application was made before the RE rezoning application.

Mr. Stump advised that the PUD should be published and the plat recorded to create those lots before the RE rezoning is considered.

* * * * *

Application No.: **PUD-313-8**

Applicant:

Location:

Date of Hearing:

Presentation to TMAPC:

Minor Amendment to allow a lot-split reducing three lots (Lots 9, 10 and 11 of Block 1) to two

The applicant's request will create two 66' wide lots from three 44' wide lots. Staff review indicates that the lots in this area have been previously enlarged from 39' to 44' by reducing the density by two. Staff finds the proposed revision compatible with the character of the surrounding development and therefore recommends **APPROVAL** subject to the following:

Compliance with PUD standards, specifically regarding front and side setbacks.

There were no interested parties in attendance.

TMAPC Action; 6 members present:

On **MOTION** of **WILSON**, the TMAPC voted **6-0-0** (Ballard, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions", Broussard, Carnes, Harris, Midget, Neely "absent") to recommend **APPROVAL** of PUD 313-8 **MINOR AMENDMENT** as recommended by Staff.

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OTHER BUSINESS

PUD-378: Detail Site Plan - southwest corner of East 101st Street South and South Memorial Drive - Lot 2, Development Area 2

The applicant, Albertson's Inc., has submitted a revision to a previously approved (12-15-93) Site Plan for this site. The major changes are a relocation of the access to the parcel in the northeast corner of the site and an increase in the size of the Albertson's store. Staff has reviewed the plan and recommends **APPROVAL** of the Site Plan for the Albertson's parcel only subject to the following provisions:

1. Documentation that the proposed access change in the north has been approved by the City's Traffic Engineering Department.
2. Documentation that the City's Traffic Engineering Department will allow access directly into the northeast parcel from 101st Street.
3. That the 8'6" masonry screening fence surrounding the trash compactor be indicated on the plan.
4. That the previously approved 6' masonry screening fence along the southerly portion of the site be indicated on the plan.

TMAPC Comments

Chairman Parmele informed of a request for continuance from Joe Westervelt.

~~Mr. Stump advised that Mr. Westervelt was withdrawing that request, explaining that clarification was given regarding access to Memorial and 101st Street.~~

Chairman Parmele asked if the mutual access which the Planning Commission made as a condition is still in place. Mr. Stump replied that it was.

Chairman Parmele inquired about the grading plans. Mr. Stump informed that grading plans have been provided and is sufficient to provide access to the southern side.

TMAPC Action; 6 members present:

On **MOTION** of **WILSON**, the TMAPC voted **6-0-0** (Ballard, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions", Broussard, Carnes, Harris, Midget, Neely "absent") to **APPROVE** PUD 378 **DETAIL SITE PLAN** as recommended by Staff..

PUD-378: Detail Landscape Plan - southwest corner of East 101st Street South and South Memorial Drive - Lot 2, Development Area 2

The applicant has submitted a plan for Lot 2 of Development Area 2, the Albertson's grocery store site. Staff has reviewed the plan and finds it in conformance with the Landscape Chapter. Therefore, Staff recommends **APPROVAL** subject to the following:

1. Demonstration that the 10' clear zone located below any overhead electrical transmission lines is observed or that the growth characteristics of the chosen plant material are compatible with the proposed location.
2. Approval of the revised site plan currently under review.

TMAPC Action; 7 members present:

On **MOTION** of **WILSON**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions", Broussard, Harris, Midget, Neely "absent") to **APPROVE** PUD 378 **DETAIL LANDSCAPE PLANS** as recommended by Staff.

PUD-168: Detail Sign Plan - southeast corner of East 81st Street South and South Harvard Avenue - 8215 South Harvard Avenue

The applicant's request is for one wall sign for a Pizza Hut delivery or take-out store. Staff finds the sign to comply with the PUD conditions and therefore recommends **APPROVAL**.

TMAPC Action; 7 members present:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions", Broussard, Harris, Midget, Neely "absent") to **APPROVE** PUD 168 **DETAIL SIGN PLAN** as recommended by Staff.

PUD-435: Detail Site Plan - Area Number 5 of Lot 1, Block 1, Warren Medical Center - northeast corner of East 66th Street South and South Yale Avenue

The applicant requests expansion to an existing parking structure located in the west central portion of the Warren Medical Center site (north of East 66th Street). The proposed expansion will add 20,572 square feet to the structure (9460 SF floor 1; 11,112 SF floor 2) and 75 parking spaces. Staff has reviewed the request and determined that it will comply in character and intensity with the intent of the PUD and surrounding development. Staff therefore recommends **APPROVAL** subject to the following:

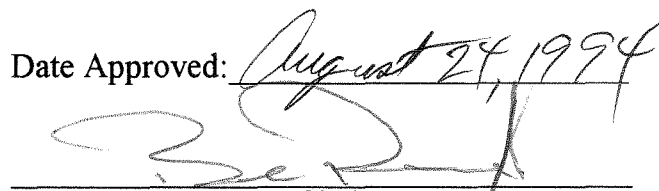
1. New construction will conform to architectural and lighting standards approved with the PUD.
2. Plant material removed during construction will be replaced with similar material of similar placement.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions", Broussard, Harris, Midget, Neely "absent") to **APPROVE** PUD 435 **DETAIL SITE PLAN** as recommended by Staff.

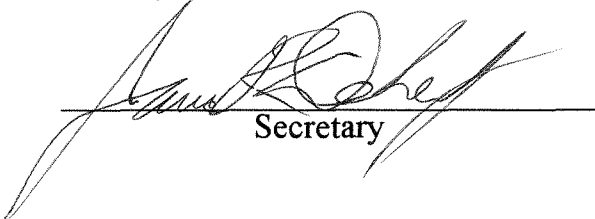
There being no further business, the Chairman declared the meeting adjourned at 3:25 p.m.

Date Approved: August 24, 1994



Chairman

ATTEST:



Secretary