

7:00 o'clock p.m. Chairperson Eisenhower called the meeting of the Zoning Board of Appeals to order.

MEMBERS PRESENT: Eisenhower, Montgomery, Marlar, Kraus, Oprita

MEMBERS ABSENT: None.

ALSO PRESENT: Liz Austin, Recording Secretary

VISITORS:
 Mike Cansfield, 4701 Desmond Bch, Fort Gratiot, MI 48059
 Nathan Waggner, 402 E. 13th St, Jasper, IN 47553
 Steve & Jodi Smith, 4269 Greenview Cir, Fort Gratiot, MI 48059
 Mike Kinney, 3344 Abbottsford Rd, Clyde, MI 48049
 Marc Polack, 5328 Lakeshore Rd, Fort Gratiot, MI 48059
 Jeff Klausing, 5334 Lakeshore Rd, Fort Gratiot, MI 48059
 Steve & Lynne Beeler, 5338 Lakeshore Rd, Fort Gratiot, MI 48059
 Thomas Blount, 2014 10th Ave, Port Huron, MI 48060
 Sue Watson, 4645 Desmond Bch, Fort Gratiot, MI 48059
 Deborah & Brian Seely, 2676 B St, Fort Gratiot, MI 48059
 Mark Sharrard, 4121 Velma Dr, Fort Gratiot, MI 48059
 Mike & Mary Cotter, 5340 Lakeshore Rd, Fort Gratiot, MI 48059
 H. Mehta, 2669 Whitney Pl, Fort Gratiot, MI 48059
 Richard Edie, 3261 Keewahdin Rd, Fort Gratiot, MI 48059

Motion by Oprita, supported by Marlar, to approve the agenda as printed and posted.
Vote, 5/0. MOTION CARRIED. AGENDA APPROVED.

Motion by Kraus, supported by Oprita, to approve the minutes of the meeting of July 16, 2019.
Vote, 5/0. MOTION CARRIED. MINUTES APPROVED.

CITIZENS WISHING TO ADDRESS THE BOARD (for items not on the agenda): None.

NEW BUSINESS:

ITEM #1: ELECTION OF OFFICERS (Positions Expire 12/31/2020):

Motion by Kraus, supported by Marlar, to appoint Oprita, as temporary chair.
Vote, 4/1. MOTION CARRIED. MEMBER OPRITA APPOINTED TEMPORARY CHAIRPERSON.

Chairperson Oprita opens the nominations for the 2020 Zoning Board of Appeals Officers.

NOMINATIONS:

CHAIRPERSON	VICE CHAIRPERSON	SECRETARY
Eisenhauer	Oprita	Kraus
Montgomery		

Chairperson Oprita closes the nominations for the 2020 Zoning Board of Appeals Officers.

CHAIRPERSON: (Responsible for presiding over all meetings)

Motion by Oprita, supported by Kraus, to appoint Montgomery, as 2020 Chairperson.
Vote, 5/0. MOTION CARRIED. MONTGOMERY APPOINTED 2020 CHAIRPERSON OF THE ZONING BOARD OF APPEALS.

VICE CHAIRPERSON: (Acting Chair in case of absence or conflict of interest)

Motion by Kraus, supported by Montgomery, to appoint Oprita, as 2020 Vice Chairperson.
Vote, 5/0. MOTION CARRIED. OPRITA APPOINTED 2020 VICE CHAIRPERSON OF THE ZONING BOARD OF APPEALS.

SECRETARY: (Responsible for taking attendance & roll call for voting)

Motion by Montgomery, supported by Oprita, to appoint Kraus, as 2020 Secretary.
Vote, 5/0. MOTION CARRIED. KRAUS APPOINTED 2020 SECRETARY OF THE ZONING BOARD OF APPEALS.

ITEM #2: VARIANCE/CLASS A DESIGNATION – 4645 DESMOND BEACH / 74-20-220-0035-001:**APPLICANT:** Michael Kinney, 3344 Abbottsford Rd, Clyde, MI 48049**OWNER:** Suzanne C. Watson Trust, 2480 Five Mile Rd, Allegany, NY 14706**REQUEST:** 5' setback variance between accessory structure and main dwelling; Class A designation.
*Alternate request in the case of denial: 5' north side yard setback variance for addition to main dwelling; Class A designation.**LOCATION:** 4645 Desmond Beach**PARCEL ID #:** 74-20-220-0035-001**LEGAL:** LOTS 11-12 & LOTS 19-20 BLOCK 3 DESMOND BEACH**APPLICANTS PRESENTATION:** Mr. Kinney explained that Ms. Watson would like to be able to keep her gazebo outbuilding in place. It is not interfering with the neighboring properties.**PUBLIC COMMENT:** None.**BOARD DISCUSSION:**

Member Kraus asked if the building was already in place, and it was confirmed that it was originally placed without a permit. This request is in attempt to rectify the existing nonconforming status.

Member Eisenhower voiced his concern over granting a Class A designation with the current setbacks of the existing detached garage on the property.

Member Kraus agreed and feels it is too close to allow the garage or existing home to be rebuilt within their footprints in case of a demolition and rebuild.

Findings of Facts:

- The area was platted in 1907.
- This property is not within a High Risk Erosion Area
- This property is located in flood zone AE (EI. 584), FEMA FIRM 05/03/2010, Panel 0237D.
- This property is within an area of minimal flood hazard.
- This parcel is a lawfully existing non-conforming platted lot and is 50'x200'.
- The front yard setback does meet the Schedule of District Regulations setback.
- The accessory building would be less than required set back from main structure.

Contacts/Communications/Correspondence: As of the date of this review, no correspondence has been received. (6-1-2020)**MOTION #2-1 SETBACK VARIANCE – 4645 DESMOND BEACH / 74-20-220-0035-001:**

Motion by Kraus, supported by Marlar, to grant the request from Michael Kinney, for a 5' setback variance between accessory structure and main dwelling at 4645 Desmond Beach / 74-20-220-0035-001.

Vote, 5/0. MOTION CARRIED. 5' SETBACK VARIANCE GRANTED BETWEEN GAZEBO/ACCESSORY BUILDING AND EXISTING DWELLING.**MOTION #2-2 CLASS A DESIGNATION – 4645 DESMOND BEACH / 74-20-220-0035-001:**

Motion by Montgomery, supported by Kraus, to grant the request from Michael Kinney, for a Class A designation with conditions at 4645 Desmond Beach / 74-20-220-0035-001.

Vote, 5/0. MOTION CARRIED. CLASS A DESIGNATION GRANTED WITH THE CONDITIONS THAT IF THE MAIN DWELLING AND/OR DETACHED GARAGE WERE TO BE DEMOLISHED AND REBUILT, THEY BE LOCATED A MINIMUM OF 3' FROM THE SOUTH SIDE PROPERTY LINE.**ITEM #3: VARIANCE/CLASS A DESIGNATION – 5338 LAKESHORE ROAD / 74-20-175-0034-000:****APPLICANT:** Steve Smith/Builder, 4269 Greenview Circle, Fort Gratiot, MI 48059**OWNER:** Stephen & Lynne Beeler, 5338 Lakeshore Road, Fort Gratiot, MI 48059**REQUEST:** Proposed dwelling: 9' north side yard setback variance; 5' south side yard setback variance; Class A designation.**LOCATION:** 5338 Lakeshore Road**PARCEL ID #:** 74-20-175-0034-000**LEGAL:** LOT 42 CEDARCROFT

APPLICANTS PRESENTATION: Mr. Steve Smith of Stephen Smith Builders explained that the variance request of 1.1' from the north property line was not for the entire north wall of the proposed structure, the 1.1' setback was for a 3'5" section of the chimney cantilever, not the entire north wall. He clarified that the chimney cantilever does not sit at grade. It doesn't affect the footprint of the proposed dwelling.

There was a discussion about architectural features permitted into a required yard.

Mr. Smith spoke to the property owners and they agreed that they can work with the 3.1' north side yard setback and the 6" permitted for architectural features.

PUBLIC COMMENT:

Mr. Cotter of 5340 Lakeshore Road, the property just to the north of the Beeler's. He noted that their existing home is about 3' from the property line and it's only a single story home. They are concerned that the new home is 2 stories and feels that 3' from the property line is intrusive. They wondered if it were possible to center the proposed home on the lot rather than keeping it closer to the north property line.

Discussion was held regarding the neighborhood esthetics and that most of the homes along the lake on 40' wide lots are off set as opposed to being centered.

Mr. Steve Beeler said that when they bought the property, they liked the look of the neighborhood. They did notice that most of the houses were offset to give those property owners a side with more open space. He indicated that Mr. Cotter has a newer garage constructed in the same manner, offset rather than centered, just as their house sits. They will not be impeding the line of site.

Steve Smith clarified that the 2nd story of the proposed home is only 34' long and steps away from the property line a few feet. The proposed home is actually considered a 1.5 story home.

Chairperson Montgomery asked why they weren't attempting to center the proposed home on the lot. Mr. Smith said that in 1909 when the property was platted, all of the homes were constructed off-center for the possible reason of giving property owners the opportunity to get equipment down to the lake.

Jodi Smith presented a copy of the new construction print to show the board members and audience what the proposed home will look like.

BOARD DISCUSSION:

Chairperson Montgomery asked if we knew if the surrounding homes had Class A designations. We do not have this information on hand, however, it was mentioned that after the ordinance was created for non-conforming properties, there was a notice and opportunity for the property owners of non-conforming properties to acquire Class A designations.

Member Oprita acknowledges that he feels it's our responsibility to help everyone live peacefully after the meeting is over. He recognizes the positions the neighbors are in and hopes that we can find a happy median for both so everyone can be comfortable with the decision.

Chairperson Montgomery stated that 3' away from a property line is the closest he feels comfortable with because people still need to maintain their property and also have room to access a front yard with equipment. If 2 houses are both 3' away from a common property line, there is 6' between the structures giving adequate access.

Member Kraus pointed out that the existing garage is only a little over 3' from the property line as well.

Findings of Facts:

- The area was platted in 1909.
- This property is not within a High Risk Erosion Area
- This property is located in flood zone AE (El. 584) and X-Shade, FEMA FIRM 05/03/2010, Panel 0237D.
- This parcel is a lawfully existing non-conforming platted lot and is 40'x200'.
- Current setbacks; south side 6.5' and is 10.5' from dwelling to the south, north side 3.1' and is 14.1' from dwelling to the north.

Contacts/Communications/Correspondence: Letter of support was received from Robert & Susan Pearson of 5320 Lakeshore Rd. After the printing of the agenda, an email was received from Mike & Mary Cotter of 5340 Lakeshore Rd.

MOTION #3-1 NORTH SIDE YARD SETBACK VARIANCE – 5338 LAKESHORE RD / 74-20-175-0034-000:
 Motion by Marlara, supported by Kraus, to grant the request from Steve Smith, for a 7' north side yard setback variance for proposed dwelling at 5338 Lakeshore Rd / 74-20-175-0034-000.

Vote, 5/0. MOTION CARRIED. 3' NORTH SIDE YARD SETBACK GRANTED FOR PROPOSED DWELLING.

MOTION #3-2 SOUTH SIDE YARD SETBACK VARIANCE – 5338 LAKESHORE RD / 74-20-175-0034-000:
 Motion by Kraus, supported by Eisenhauer, to grant the request from Steve Smith, for a 5' south side yard setback variance for proposed dwelling at 5338 Lakeshore Rd / 74-20-175-0034-000.

Vote, 5/0. MOTION CARRIED. 5' SOUTH SIDE YARD SETBACK GRANTED FOR PROPOSED DWELLING.

MOTION #3-3 CLASS A DESIGNATION – 5338 LAKESHORE RD / 74-20-175-0034-000:
 Motion by Eisenhauer, supported by Marlara, to grant the request from Steve Smith, for a Class A designation at 5338 Lakeshore Rd / 74-20-175-0034-000.

Vote, 5/0. MOTION CARRIED. CLASS A DESIGNATION GRANTED.

ITEM #4: VARIANCE/CLASS A DESIGNATION –4701 DESMOND BEACH / 74-20-220-0017-000:

APPLICANT: Steve Smith/Builder, 4269 Greenview Circle, Fort Gratiot, MI 48059
OWNER: Michael & Andrea Cansfield, 4292 Gratiot Avenue, Port Huron, MI 48060
REQUEST: Variances from existing Class A designation for proposed dwelling: 1' north side yard setback variance to allow 1' north side yard setback; 1' south side yard setback variance to allow 3' south side yard setback; 138 square foot lot coverage variance to allow 947 square foot lot coverage; Class A designation.
LOCATION: 4701 Desmond Beach
PARCEL ID #: 74-20-220-0017-000
LEGAL: S 24' OF LOT 6 & N 2' OF LOT 7 BLK 2 DESMOND BEACH

APPLICANTS PRESENTATION: Mr. Steve Smith indicated that they're requesting a variance for both side yard setbacks for a new dwelling.

PUBLIC COMMENT: None.

BOARD DISCUSSION:
 Member Marlara asked for the variance request for the north side yard setback. Mr. Smith indicated that, as noted in the previous request, there is a cantilever. Now that he is aware of the ordinance, he'll take that into consideration, but the property owner would like to be 1' from the north property line.

Member Kraus clarified that the request is from the existing Class A designation on the home.

Chairperson Montgomery noted that the proposed overhang of the bump-out on the north side would only sit 0.5' from the north property line.

Member Kraus asked for the current lot coverage amount. The existing lot coverage is 809 sq. ft. by means of existing Class A designation. 780 sq. ft. is permitted by ordinance. 947 sq. ft. lot coverage is proposed, therefore, the variance request is for the difference of 138 sq. ft.

Mr. Smith mentioned that the existing home has many "jigs and jogs" whereas the proposed home will be squared off. That's where the additional proposed square footage comes from.

It was determined that the proposed home is not as deep/long as the existing home.

Findings of Facts:

- The area was platted in 1907.
- This property is not within a High Risk Erosion Area
- This property is located in flood zone AE (El. 584) and X-Shade, FEMA FIRM 05/03/2010, Panel 0237D.
- This parcel is a lawfully existing non-conforming platted lot and is 26'x100'.
- The front yard setback (10') does not meet the Schedule of District Regulations setback if allowed to go to the retaining wall. A measurement allowed on the lakefront due to the changing water line and was used on the construction of the home to the north.
- The proposed new dwelling to be built on crawl space.

Contacts/Communications/Correspondence: As of the date of this review, no correspondence has been received. (6-2-2020)

MOTION #4-1 NORTH SIDE YARD SETBACK VARIANCE – 4701 DESMOND BEACH / 74-20-220-0017-000:

Motion by Kraus, supported by Marlar, to deny the request from Steve Smith, for a 1' north side yard setback variance from existing Class A for proposed dwelling at 4701 Desmond Beach / 74-20-220-0017-000.

Vote, 5/0. MOTION CARRIED. 1' NORTH SIDE YARD SETBACK FOR PROPOSED DWELLING WAS DENIED. 2' NORTH SIDE YARD SETBACK FOR PROPOSED HOME PERMITTED BY EXISTING CLASS A DESIGNATION.

MOTION #4-2 SOUTH SIDE YARD SETBACK VARIANCE – 4701 DESMOND BEACH / 74-20-220-0017-000:

Motion by Montgomery, supported by Eisenhauer, to grant the request from Steve Smith, for a 1' south side yard setback variance from existing Class A for proposed dwelling at 4701 Desmond Beach / 74-20-220-0017-000.

Vote, 5/0. MOTION CARRIED. 3' SOUTH SIDE YARD SETBACK GRANTED FOR PROPOSED DWELLING.

MOTION #4-3 LOT COVERAGE VARIANCE – 4701 DESMOND BEACH / 74-20-220-0017-000:

Motion by Eisenhauer, supported by Marlar, to grant the request from Steve Smith, for a 138 sq. ft. lot coverage variance from existing Class A for proposed dwelling at 4701 Desmond Beach / 74-20-220-0017-000.

Vote, 5/0. MOTION CARRIED. 947 SQ. FT. LOT COVERAGE GRANTED FOR PROPOSED DWELLING.

MOTION #4-4 CLASS A DESIGNATION – 4701 DESMOND BEACH / 74-20-220-0017-000:

Motion by Montgomery, supported by Kraus, to grant the request from Steve Smith, for a Class A designation at 4701 Desmond Beach / 74-20-220-0017-000.

Vote, 5/0. MOTION CARRIED. CLASS A DESIGNATION GRANTED.

ITEM #5: CLASS A DESIGNATION – 2676 B STREET / 74-20-220-0011-000:

APPLICANT: Deborah L. Dunlap, 2676 B Street, Fort Gratiot, MI 48059

OWNER: Deborah L. Dunlap, 2676 B Street, Fort Gratiot, MI 48059

REQUEST: Class A designation.

LOCATION: 2676 B Street

PARCEL ID #: 74-20-220-0011-000

LEGAL: E 50' OF W 75' OF LOTS 16, 17 & 18 BLK 1 DESMOND BEACH

APPLICANTS PRESENTATION: Brian Seely indicated that he and Deborah were married last week and she is now Deborah Seely. They are requesting a Class A designation for insurance purposes only. They are not planning on rebuilding or adding any new structures at this time.

PUBLIC COMMENT: None.

BOARD DISCUSSION:

The board members verified the existing setbacks and the nature of the request.

Findings of Facts:

- The area was platted in 1907.
- This property is not within a High Risk Erosion Area
- This property is located in flood zone AE (El. 584) and X-Shade, FEMA FIRM 05/03/2010, Panel 0237D.
- This parcel is a lawfully existing non-conforming platted lot and is 50'x75'.

Contacts/Communications/Correspondence: As of the date of this review, no correspondence has been received. (6-2-2020)

MOTION #5-1 CLASS A DESIGNATION – 2676 B STREET / 74-20-220-0011-000:

Motion by Montgomery, supported by Eisenhauer, to grant the request from Deborah Dunlap, for a Class A designation at 2676 B Street / 74-20-220-0011-000.

Vote, 5/0. MOTION CARRIED. CLASS A DESIGNATION GRANTED.

ITEM #6: VARIANCE/CLASS A DESIGNATION –KRAFFT ROAD (VACANT) / 74-20-022-4026-001:

APPLICANT: Nathan Waggnar, 402 E 13th Street, Jasper, IN 47546

OWNER: Z & M Associates, LLC, 2669 Whitney Place, Fort Gratiot, MI 48059

REQUEST: Proposed 5 building/180 unit apartment complex: variance to allow 535 rooms; 72’ building length variance on 5 buildings; 1.5 acre density variance per building; Class A designation.

LOCATION: Krafft Road (vacant – behind/north of Social Security Administration building)

PARCEL ID #: 74-20-022-4026-001

LEGAL: E 220' OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 & W 1/2 OF E 1/2 OF E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 EXC S 435' & W 1/2 OF E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 EXC BEG N 89D 46M 52S W 902.7' FROM S 1/4 COR, TH N 89D 48M 52S W 200', TH N 0D 5M 43S W 433', TH S 89D 48M 52S E 200', TH S 0D 5M 43S E 433' TO BEG & EXC BEG N 89D 46M 52S W 1212.70' FROM S 1/4 COR TH N 00D 05M 43S W 450', TH S 89D 46M 52S E 110', TH S 00D 05M 43S E 450', TH N 89D 46M 52S W 110' TO BEG FRAC SECTION 22

APPLICANTS PRESENTATION: Nathan Waggnar provided copies of a revised site plan to each zoning board member. It was confirmed that if they’ve changed anything to cause it to be violating any other ordinances than those considered in the initial request, they would not be addressed at this time.

Mr. Waggnar indicated that the changes made actually move the proposed apartment buildings further away from the single family residential neighborhood to the east.

PUBLIC COMMENT:

Mr. Sharrard of 4121 Velma Drive indicated that the original site plan was much different and the new site plan has one building with balconies all overlooking his yard. Originally he had the end of a building. He mentioned that it’s a big change to their neighborhood. He said he sent an email and asked Chairperson Montgomery to read his email.

Chairperson Montgomery read Mr. Sharrard’s email.

Mr. Sharrard just wanted the board to acknowledge his concerns and asked that his email be forwarded on to the Planning Commission after Chairperson Montgomery explained that the Zoning Board of Appeals only hears variance requests, not decides on whether or not the project takes place.

Member Marlar noted that there was another email received from another resident. Chairperson Montgomery read that email to the audience as well and reiterated that the Planning Commission will review and address most of their concerns when reviewing their site plan requirements.

H. Mehta, current property owner of the parcel in which the proposed apartment complex will occupy, spoke to Mr. Sharrard about some existing trees Mr. Sharrard was concerned about being taken down. They will discuss this in the future.

BOARD DISCUSSION:

Member Kraus questioned the difference between the room variance, density variance and acreage requirements. It was explained that there are several different angles covered by our zoning ordinances. A certain number of rooms are permitted per building, each building requires a specific amount of acreage and there is a maximum length per building covered by our zoning ordinances. They may appear to overlap, however, they each cover specific allowances.

It was determined that the maximum number of rooms permitted by ordinance is 389 rooms, but if the length of the buildings are longer, more rooms would be included. If the building lengths are extended and each building contains more rooms, each building will require more acreage.

Mr. Waggner mentioned that they could do the project and comply with the ordinance requirements but that would only allow for each unit to be a one bedroom unit.

Members Oprita and Kraus both agreed that there would be a lot more interest if there were more than just one bedroom units.

Mr. Waggner went over the proposed site plan pointing out that they moved a few of the buildings further away from property lines and residential districts. The request to consolidate the number of building is due to the presence of wetlands. He also pointed out that there is one parcel they've had difficulty acquiring due to Covid-19, so the revised site plan removes that parcel from the plan. They'll redirect driveways to accommodate the project while working around the one parcel that may not be included in the sale/project. They've managed to keep all of the proposed apartment buildings to the parcel currently zoned multiple family residential. It was clarified that the other parcels identified with this project have been previously rezoned to office.

Mr. Waggner also wanted to let everyone know, residents included, that there are onsite resident managers there 24-7, not just someone who comes and works for 8 hours and goes home. They will live and work onsite.

These apartments are market-rate apartments, not governmentally subsidized.

Findings of Facts:

- The area is not platted.
- This property is not within a High Risk Erosion Area
- This property is located in flood zone AE (El. 584), FEMA FIRM 05/03/2010, Panel 239D
- This parcel is a lawfully existing conforming platted lot and is 468.18'x888.84'. Additional parcels are included with this project.
- The front yard setback does meet the Schedule of District Regulations setback. Side yard setbacks are also met.

Contacts/Communications/Correspondence: 1 email was received by an anonymous resident of Velma Drive and another was received from Mark Sharrard of 4121 Velma Drive.

MOTION #6-1 ROOM VARIANCE – KRAFFT ROAD (VACANT) / 74-20-022-4026-001:

Motion by Kraus, supported by Oprita, to grant the request from Nathan Waggner, for a variance to allow 535 rooms for proposed apartment complex at Krafft Rd (vacant) / 74-20-022-4026-001.

Vote, 5/0. MOTION CARRIED. 146 ROOM VARIANCE GRANTED TO ALLOW 535 ROOMS FOR PROPOSED APARTMENT COMPLEX.

MOTION #6-2 LENGTH VARIANCE – KRAFFT ROAD (VACANT) / 74-20-022-4026-001:

Motion by Eisenhauer, supported by Marlar, to grant the request from Nathan Waggner, for a 72' building length variance of 5 buildings for proposed apartment complex at Krafft Rd (vacant) / 74-20-022-4026-001.

Vote, 5/0. MOTION CARRIED. 72' LENGTH VARIANCE GRANTED TO ALLOW EACH PROPOSED APARTMENT BUILDING TO BE 252' IN LENGTH.

MOTION #6-3 DENSITY VARIANCE – KRAFFT ROAD (VACANT) / 74-20-022-4026-001:

Motion by Montgomery, supported by Kraus, to grant the request from Nathan Waggner, for a 1.5 acre variance per building for proposed apartment complex at Krafft Rd (vacant) / 74-20-022-4026-001.

Vote, 5/0. 1.5 ACRE VARIANCE GRANTED FOR EACH BUILDING FOR PROPOSED APARTMENT COMPLEX.

MOTION #6-4 CLASS A DESIGNATION – KRAFFT ROAD (VACANT) / 74-20-022-4026-001:

Motion by Kraus, supported by Marlar, to grant the request from Nathan Waggner, for a Class A designation at Krafft Rd (vacant) / 74-20-022-4026-001.

Vote, 5/0. CLASS A DESIGNATION GRANTED FOR PROPOSED APARTMENT COMPLEX.

BOARD DISCUSSION: None.

Motion by Montgomery, supported by Marlar, to adjourn. Time, 8:45 o'clock p.m. **Vote, 5/0. MEETING ADJOURNED.**