

**OFFICIAL PROCEEDINGS OF THE
RICE COUNTY PLANNING COMMISSION
Commissioner's Room / Government Services Building
Thursday, July 11, 2024 at 6:00 PM**

I. Call to Order

A. Roll Call

The meeting was called to order both in-person and electronically by Chair Charlie Peters at 7:03 p.m.

Members present were: Charlie Peters, Matt Purfeerst, Garrett Johnson, Kenneth Engen.

Members absent were: Julia Hogan

Staff present were: Zoning Administrator Trent McCorkell, Senior Planner Jeremy Edwards, Administrative Coordinator Anna Aguilar, Clerk MacKenzie Klett.

Commissioners present: Jeff Docken.

Others present: see Sign-in Sheet and Registrant List.

B. Motion by Garrett Johnson, seconded by Matt Purfeerst, Reading of the Notice

RESULT: Approved, AYES: Charlie Peters, Garrett Johnson, Matt Purfeerst, Ken Engen, NAYS: None

C. Motion by Ken Engen, seconded by Matt Purfeerst, Approval of the Agenda

RESULT: Approved, AYES: Charlie Peters, Garrett Johnson, Matt Purfeerst, Ken Engen, NAYS: None

D. Motion by Matt Purfeerst, seconded by Ken Engen, to approve the minutes of May 30, 2024.

RESULT: Approved, AYES: Charlie Peters, Garrett Johnson, Matt Purfeerst, Ken Engen, NAYS: None

II. Public Hearing

1. 7:00PM Zoning Map Amendment Hearing - Section 25, Webster Township

Public hearing on adoption of a Zoning Map Amendment to change the Zoning of a property from A, Agricultural to HC, Highway Commercial. The property is described as: Part of the NW1/4 of the SE1/4, Section 25, Webster Township, Rice County, Minnesota. PID# 02.25.4.25.001.

Motion by Matt Purfeerst, seconded by Garrett Johnson, to conduct a public hearing on adoption of a Zoning Map Amendment to change the Zoning of a property from A, Agricultural to HC, Highway Commercial.

RESULT: Approved, AYES: Charlie Peters, Garrett Johnson, Matt Purfeerst, Ken Engen, NAYS: None

Hearing Minutes:

Senior Planner Jeremy Edwards (JE) presented the request to the Planning Commission (PC).

Chair Peters opened the public testimony portion of the item to the public and no one spoke.

Chair Peters closed the public testimony portion of the item to the public.

Discussion:

CP - It is consistent with what is going on around the interstate.

KE - The plan is for that area to go Highway Commercial (HC) in the future based on the 2040 Comprehensive Plan.

GJ - There was some concern brought up at the last meeting, but this only pertains to the zoning, where those concerns would be addressed later.

KE - Once they want to build, they have to go through the processes.

MP - I will make a motion that we recommend approval to the Board of Commissioners.

GJ - I second.

Motion to recommend approval made by Purfeerst, seconded by Johnson, and approved unanimously.

III. Old Business

1. **Conditional Use Permit/Nelson - Section 28, Wells Township**

Todd Nelson, on behalf of landowner T Nelson Properties LLC, has applied for a Conditional Use Permit to allow for additional structures for a Contractors Office and Yard for an electrical contractor business. The property is described as: Part of the SE1/4 of the SW1/4, Section 28, Wells Township, Rice County, Minnesota. The property address is: 4563 Cedar Lake Blvd, Faribault, MN 55021. PID# 10.28.3.75.001 The property is Zoned A, Agricultural.

CONDITIONS OF APPROVAL – Nelson – Conditional Use Permit (CUP)

1. The applicant is to follow all Federal, State, County and Local rules and regulations.
2. The conditional use permit is for a contractor's office and yard for an electrical contractor business. Changes to the business are not permitted without approval of a new/amended permit.
3. The submitted site plan shall be followed.
4. A stormwater management plan shall be created and implemented meeting all state federal and local requirements.
5. Restroom facilities shall be provided onsite. This requirement may be met by having a portable toilet onsite.
6. Outdoor storage shall be limited to trailers and equipment and shall be screened to the roadway and neighboring properties by storing the items north of the existing business building.
7. All vehicles and trailers stored/parked outside shall be operable and have a current license.
8. A survey of the property boundary shall be completed and submitted to Rice County Environmental Services. All storage and buildings shall be within the property boundaries/setbacks.
9. Only business equipment owned or leased by the onsite business shall be stored on the site.
10. All buildings shall meet building code for the intended use.
11. Failure to comply with conditions may result in revocation of the conditional use permit.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).

The PC asked the applicant, Todd Nelson (TN), to come forward to add comments or answer questions regarding the request.

TN - I am the owner of the property and Dynamic Electric and T Nelson Properties. We have decided to put another building up at the site. We have equipment sitting outside that we would like to get enclosed for the winter. We have a spot on that corner of the property where there is a brush pile. We will get that burned down and level that out, so we can put the new shed there. It probably wouldn't be heated, it will be more like a cold stage building for equipment and electrical supplies.

CP - Are you aware of the 11 conditions?

TN - Yes, I am.

Chair Peters opened the public testimony portion of the item to the public and no one spoke.

Chair Peters closed the public testimony portion of the item to the public.

Discussion:

GJ - They are just looking to expand. It makes sense to me and getting all the shipping containers permitted.

KE - And back on their property.

GJ - Yes.

MP - It looks like a good plan, and it will get stuff inside.

GJ - I will make a motion to recommend approval with the 11 conditions.

MP - I will second that.

Motion to recommend approval with stated conditions and findings made by Johnson, seconded by Purfeerst, and approved unanimously.

2. **Conditional Use Permit/Rud(Hautman) - Section 29, Webster Township**

Tim Rud, on behalf of landowner Jennifer Hautman Trust, has applied for a Conditional Use Permit to allow for a Contractors Office and Yard for an excavating and construction business. The property is described as: Part of the NE1/4 of the SW1/4, Section 29, Webster Township, Rice County, Minnesota. PID# 02.29.3.00.001. The property is Zoned A, Agricultural.

Motion by Matt Purfeerst, seconded by Ken Engen, to recommend approval of the Conditional Use Permit with the following conditions and findings for Tim Rud, on behalf of landowner Jennifer Hautman Trust. The property is located in Section 29 of Webster Township.

RESULT: Approved, AYES: Charlie Peters, Garrett Johnson, Matt Purfeerst, Ken Engen, NAYS: None

CONDITIONS OF APPROVAL – Rud (Hautman) – Conditional Use Permit (CUP)

1. The applicant is to follow all Federal, State, County and Local rules and regulations.
2. The Conditional Use Permit (CUP) is for a contractor's office and yard for an excavating and construction contractor business. Changes to the business are not permitted without approval of a new/amended permit.
3. The submitted site plan shall be followed.
4. A stormwater management plan shall be created and implemented meeting all state, federal and local requirements.
5. Restroom facilities shall be provided onsite. Prior to recording of the proposed parcel split suitable septic locations must be identified.
6. Outdoor storage shall be limited to trailers and equipment and shall be screened to the roadway and neighboring properties by storing the items on the parking area south of the proposed business building.
7. All vehicles and trailers stored/parked outside shall be operable and have a current license.
8. Only business equipment owned or leased by the onsite business shall be stored on the site.
9. All buildings shall meet building code for the intended use.
10. Failure to comply with conditions may result in revocation of the conditional use permit.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).

The PC asked the applicant, Dan Rud (DR), to come forward to add comments or answer questions regarding the request.

DR - *on behalf of Tim Rud* - Looking to build a contractor's yard for storage of equipment and an office connected to it. We are aware of all the conditions, and we are ok with them.

CP - You are moving your other yard? Closer to Lonsdale?

DR - Correct, and with Highway 19 being right there.

CP - It's a better highway.

DR - Correct.

Chair Peters opened the public testimony portion of the item to the public and no one spoke.

Chair Peters closed the public testimony portion of the item to the public.

Discussion:

CP - It's probably a better location with Highway 19.

GJ - Looks like a good spot. They don't need a wetland delineation or anything.

CP - The County Highway department didn't have any comments.

MP - I motion to approve with the 10 conditions.
KE - Second.

Motion to recommend approval with stated conditions and findings made by Purfeerst, seconded by Engen, and approved unanimously.

IV. New Business

1. **Conditional Use Permit/Saemrow - Section 7, Morristown Township**

Wayne Saemrow, on behalf of landowner Saemrow Dairy, has applied for approval of a Conditional Use Permit(CUP) for an earthen-basin liquid manure storage area and an expansion of a dairy feedlot over 750AU in the Ag. District. The proposed site is to include the addition of a two-compartment liquid manure earthen storage basin and to increase the total animal units (AU) of the site from 1,289AU to 1,710AU. The property is described as: Part of the SE1/4 and Part of the NE1/4, Section 7, Morristown Township, Rice County, Minnesota. PID# 13.07.4.00.001 & part of 13.07.4.25.001. The property address is 22490 Lake Ave, Waterville, MN 56096. The property is Zoned A, Agricultural.

Motion by Garrett Johnson, seconded by Matt Purfeerst, to recommend approval of the Conditional Use Permit with the following conditions and findings for Wayne Saemrow, on behalf of landowner Saemrow Dairy. The property is located in Section 7 of Morristown Township.

RESULT: Approved, AYES: Charlie Peters, Garrett Johnson, Matt Purfeerst, Ken Engen, NAYS: None

CONDITIONS OF APPROVAL – Saemrow – Conditional Use Permit (CUP)

1. Earthen-basin and site must follow all local and State feedlot requirements.
2. A fence must be maintained around the entire manure storage area.
3. Failure to comply with conditions may result in revocation of the Conditional Use Permit.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).

The PC asked the applicant, Wayne Saemrow (WS), to come forward to add comments or answer questions regarding the request.

WS - I want to start out by introducing my family and my farm. I partner with 3 brothers who are here tonight. We have been farming since 1988. We had expansion in 1994 and 1999. In that time we have had no feedlot violations. We have had no environmental violations. We are proposing some expansion and this manure storage basin. The basin is part of a 25-year quest to be in compliance with current regulations. I would say looking at the growth we are proposing; 1) we are positioning the next generation, who is also here in the room tonight, for the future; and our growth won't really be growth, but rather, we currently operate five other satellite sites in addition to this main dairy site. All of them are regulated under the county feedlot ordinance and none of them are really in environmental compliance based on what our main site is currently regulated under. The plan would be to eventually shut down a couple of these sites. Its bringing cattle back to the main site, not really growth.

CP - You are aware of the 3 conditions?

WS - I am.

Chair Peters opened the public testimony portion of the item to the public and no one spoke.

Chair Peters closed the public testimony portion of the item to the public.

Discussion:

CP - It makes sense. They are trying to get in line with state and county regulations.

MP - I like that they are bringing more back to the main farm and shutting down other sites that are noncompliant. That makes a lot of sense.

GJ - I motion to recommend approval with the 3 conditions.

MP - I will second that.

Motion to recommend approval with stated conditions and findings made by Johnson, seconded by

Purfeerst, and approved unanimously.

2. **Wavier of Plat/Fisher - Section 27, Webster Township**

Anthony Fisher has applied for approval of a Waiver of Plat to create a 4.2-acre single family dwelling building site through the use of a Transfer Development Right (TDR). The property is described as: Part of the NW1/4 of the SE1/4, Section 27, Webster Township, Rice County Minnesota. PID# 02.27.4.25.001. The property is Zoned A, Agricultural.

Motion by Ken Engen, seconded by Garrett Johnson, to recommend approval of the Wavier of Plat with the following conditions and findings for Anthony Fisher. The property is located in Section 27 of Webster Township.

RESULT: Approved, AYES: Charlie Peters, Garrett Johnson, Matt Purfeerst, Ken Engen, NAYS: None

CONDITIONS OF APPROVAL – Fisher – Wavier of Plat (WOP)

1. The new 4.20-acre Transfer Development Right (TDR) receiving parcel shall contain one principle single family dwelling.
2. Any new construction on the parcels is to adhere to all Rice County codes and ordinances.
3. Within one year of this approval and prior to any onsite construction, the applicant shall record a new deed at the Rice County Records Office separating the TDR receiving parcel.
4. The remaining parcel and TDR receiving parcel shall not be further subdivided or combined with other land(s) unless approved under the Rice County subdivision regulations.
5. The conservation easement for the TDR sending area shall be recorded at the same time or before the new parcel is recorded.
6. The home on the existing parcel shall be shown to have a compliant septic system within one year of this approval.
7. In-lieu park dedication fee of \$500 shall be paid prior to recording of the new parcel.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).

The PC asked the applicant, Anthony Fisher (AF), to come forward to add comments or answer questions regarding the request.

AF - We want to split off a 4-acre parcel on the north side that borders Highway 19 and share the same driveway we currently use. It's pretty simple.

CP - You are aware of the 7 conditions?

AF - Yes sir.

Chair Peters opened the public testimony portion of the item to the public and no one spoke.

Chair Peters closed the public testimony portion of the item to the public.

Discussion:

CP - It looks like a nice site.

GJ - I think this is what TDRs are meant to do.

MP - They are sharing the same driveway, using the same access point off Highway 19 which is nice.

KE - I will motion to approve with the 7 conditions.

GJ - I second.

Motion to recommend approval with stated conditions and findings made by Engen, seconded by Johnson, and approved unanimously.

3. **Conditional Use Permit/Skluzacek - Section 29, Wheatland Township**

Mike Skluzacek has applied for a Conditional Use Permit (CUP) for a contractor office and yard for an excavation business. The property is described as: Part of the NW1/4 of the NW1/4, Section 29, Wheatland Township, Rice County, Minnesota. PID# 01.29.2.25.002. The property is Zoned A,

Agricultural.

Motion by Matt Purfeerst, seconded by Ken Engen, to approve the Conditional Use Permit with the conditions and findings recommended by the Planning Commission for Mike Skluzacek. The property is located in Section 29 of Wheatland Township.

RESULT: Approved, AYES: Charlie Peters, Garrett Johnson, Matt Purfeerst, Ken Engen, NAYS: None

CONDITIONS OF APPROVAL – Skluzacek – Conditional Use Permit (CUP)

1. The applicant is to follow all Federal, State, County and Local rules and regulations.
2. The Conditional Use Permit (CUP) is for a contractor's office and yard for an excavating business. Applicant is to follow the approved site plan. Changes to the business are not permitted without approval of a new/amended permit.
3. All outside storage and parking shall be screened as shown on the submitted site plan. Trees with earthen berms used for screening shall have an initial height of at least 4-ft.
4. There shall be no parking or storage within the Road Right of Way.
5. All vehicles, equipment and trailers stored/parked outside shall be operable and have a current license if said license is required for use on a roadway.
6. There shall be no outside storage of inoperable equipment or waste materials.
7. Bathroom facilities shall be provided for employees. A compliant septic system shall be installed before use of the building.
8. A stormwater plan shall be created and implemented to control runoff from the parking and building areas. This plan must be approved by Rice County Environmental Services prior to construction.
9. Approval is subject to removal of the conservation easement covering the proposed site.
10. All buildings shall meet building code for the intended use.
11. The site is allowed to have one onsite sign meeting the county zoning requirements.
12. Failure to comply with conditions may result in revocation of the conditional use permit.

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Hearing Minutes:**

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).

The PC asked the applicant, Chad Skluzacek (CS), to come forward to add comments or answer questions regarding the request.

CS - TM covered everything that we are asking.

CP - Access to the yard is coming off of Lake Ave?

CS - Yes, off of Lake Ave.

Chair Peters opened the public testimony portion of the item to the public and no one spoke.

Chair Peters closed the public testimony portion of the item to the public.

Discussion:

CP - It looks like they got everything organized. It's a good spot for it and I like that the access isn't off of 70th.

MP - I think it looks good. I motion to approve with the 12 conditions.

KE - I will second.

Motion to recommend approval with stated conditions and findings made by Purfeerst, seconded by Engen, and approved unanimously.

4. Conditional Use Permit/Sevcik - Section 27, Warsaw Township

Clint Sevcik, on behalf of landowner Noreen Sevik, has applied for approval of a Conditional Use

Permit (CUP) for a private airstrip. The property is described as: Part of the SE1/4, Section 27, Warsaw Township, Rice County, Minnesota. PID# 14.27.4.00.001. Property address is 25596 Canby Ave, Faribault, MN 55021. The property is Zoned A, Agricultural.

Motion by Garrett Johnson, seconded by Ken Engen, to recommend approval of the Conditional Use Permit with the following conditions and findings for Clint Sevcik, on behalf of landowner Noreen Sevik. The property is located in Section 27 of Warsaw Township.

RESULT: Approved, AYES: Charlie Peters, Garrett Johnson, Matt Purfeerst, Ken Engen, NAYS: None

CONDITIONS OF APPROVAL – Sevcik – Conditional Use Permit (CUP)

1. The applicant is to follow all Federal, State, County and Local rules and regulations.
2. The Conditional Use Permit (CUP) is for a private personal non-commercial use airstrip. Changes to the use or airstrip location are not permitted without approval of a new/amended permit.
3. Prior to construction and use the applicant is to verify compliance of the proposed airstrip with applicable requirements of the onsite pipeline and powerline utilities.
4. The operation shall follow the CUP application plans.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC). MP - I have a question on the public comment, are there any restrictions to the neighboring properties such as landing and take-off zones?

TM - We do not have any no. I am not sure if the FFA has anything, but nothing that would restrict neighbors from using their properties. There may be some private flying restrictions, but I don't know what those are, such as how low you can be when flying over a neighboring property.

JD - This is the first time I can remember in the 18 years I have been here that someone is requesting a private airstrip. I didn't know you had to have a permit for that. If I wanted to land in my hayfield, I would need a permit for that?

TM - If you were going to develop and use it as an airstrip, yes, you would need a conditional use permit. If it's a one-off landing, then no. It's tied more to regular usage or improvements to the area to construct the runway. We do have a number of these around the county; none that have been recently done. There are 2 or 3 that come to mind, that are on individual farm sites and a larger one that is used by a group of homes. It's been zoned that way for quite a while, even prior to the current zoning ordinance there was a conditional use requirement. I think it is more so we can try to get a handle on what the impacts to neighbors could be.

MP - They can use this for personal farm use?

TM - Yes, if they have an active farm operation and it's for spraying or something like that, that would fall under this personal use category, but if they were doing it commercially or spraying aerial for other farm sites, that would be considered an Ag business and have to be permitted separately.

KE - In the application, it says that it could help other farms in the area that need aerial application.

Does that mean they are going to use it commercially or that other farmers are going to use the airstrip?

TM - This would not allow for additional farmers to use it. That's leading beyond personal use, but definitely a question you can ask the applicant as far as their intent for this.

The PC asked the applicant, Clint Sevcik (CS), to come forward to add comments or answer questions regarding the request.

CS - I am a crop farmer; corn and soybeans. Aerial applicator, looking to put in a grass strip to land an Ag plane for immediate purposes of my own personal use, then potentially in the future, doing custom work for local farmers.

CP - You realize that would become an Ag business and require another conditional use permit.

CS - Yes. If or when that day comes, would the private use airstrip still hold in addition to the Ag business one?

CP - If this gets approved.

CS - Right, if this gets approved I can use it for personal use, but down the road I can apply for a commercial CUP, otherwise it stands as is?

CP - Is that correct TM?

TM - Yes, prior to using it as a business site, he would need to obtain a CUP for an Ag business. Until that point, it would remain as private personal Ag use.

MP - Do you know, as far as restrictions on neighboring properties, if a neighbor wants to put up a shed, would this create restrictions on the neighbors and what they want to build on their property, whether it be a shed or wind turbines?

CS - I am not 100% sure.

CP - I don't think it has laws like a normal airport. We do have several in the county.

Chair Peters opened the public testimony portion of the item to the public and the following spoke:

- Lyndon O'Conner - *Canby Ave* - My house is going to be roughly 600 feet from the end of the runway. First, the restrictions. I did bring that up, and both TM & JE said they didn't think there would be any restrictions to my property, but the end of the runway with crop dusters coming in. I can imagine they are noisy. I don't have a problem with the personal use, but as far as business use, that noise could be a lot more. Maybe they could adjust the runway to a different angle, or point it to the west where it's not close to anyone. Also, the applicants don't live on the property, they live in Steele County. It does sound like it is morphing into a business. I think it would make sense to adjust it for a business right now before it gets that way.

Chair Peters closed the public testimony portion of the item to the public.

Discussion:

GJ - Looking at the way it is proposed, I can see how noise could be a bit of a nuisance if it were to morph into something more, but as personal use I don't see it being that much. Maybe 2-3 flights a month? If he is going to be applying his own, you are talking about a short window of 3-weeks or less. The way it sits as proposed for personal use, probably isn't that big of a nuisance, but it could morph into something more and at that point they would have to get a new permit.

CP - I agree with you. Personal use, it's nice to have it. When it turns into commercial use, there are a lot of other regulations with chemicals and stuff that we will have to discuss.

MP - One recommendation: if it does go commercial, there would need to be screening done to help with the noise. As of right now, for private use I agree with both of you.

CP - I don't see this being a problem as long as it stays private use.

KE - I would say the same.

GJ - I motion to recommend approval with the 4 conditions.

KE - I'll second.

Motion to recommend approval with stated conditions and findings made by Johnson, seconded by Engen, and approved unanimously.

5. **Preliminary Plat/Hubers - Section 18, Northfield Township**

David Hubers has applied for approval of a Preliminary Plat for a five lot plat to create five single family dwelling lots through the use of Transfer Development Rights (TDR). The property is described as: Part of the NE1/4, Section 18, Northfield Township, Rice County, Minnesota. PID#s 08.18.1.50.004, 08.18.1.75.001 & 08.18.1.25.004. The property is Zoned A, Agricultural.

Motion by Garrett Johnson, seconded by Matt Purfeerst, to recommend approval of the Preliminary Plat with the following conditions and findings for David Hubers. The property is located in Section 18 of Northfield Township.

RESULT: Approved, AYES: Charlie Peters, Garrett Johnson, Matt Purfeerst, Ken Engen, NAYS: None

CONDITIONS OF APPROVAL – Hubers – Preliminary Plat (PP)

1. A final plat shall be submitted within six (6) months of the preliminary approval and shall closely follow the approved preliminary plat.
2. Signed conservation easements for the Transfer Development Rights (TDRs) sending sites and replacement of the conservation easement on parcels 08.18.1.50.004 and 08.18.1.25.004 are required to be submitted with the final plat.
3. Applicant shall continue to implement the submitted 2/23/2023 "Revegetation and Management

Plan” developed in conjunction with the MN DNR.

4. Final plat submittal shall include final signed engineered road construction and stormwater plans.
5. Proposed homeowner covenants must include operation and maintenance of the public dedicated roadway and shall be provided with the final plat.
6. Final provisions for timing, phasing and final engineered cost estimates, of all improvements, shall be submitted with the final plat.
7. The preliminary plat shall be null and void if the final plat is not submitted within six (6) months of this approval.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).

The PC asked the applicant, David Hubers (DH), to come forward to add comments or answer questions regarding the request.

DH - TM summed it up for us. This new plan that has been put in place works way better for us for three reasons: each lot will have its own septic and well, and our bond or letter of credit will be substantially less. We would like to take advantage of this plan instead of the previous one. We have to eliminate one lot, but it actually works better for us.

Chair Peters opened the public testimony portion of the item to the public and no one spoke.

Chair Peters closed the public testimony portion of the item to the public.

Discussion:

CP - It makes sense.

KE - Looks like it will be a nice little community.

GJ - We have seen this one a lot, you're getting there.

CP - There is a lot of money invested in a community septic. I can see how this works out better.

MP - Plus, it's nice to have larger lots. It's using the new rules that are in place and works perfectly.

GJ - I motion to recommend approval with the 7 conditions.

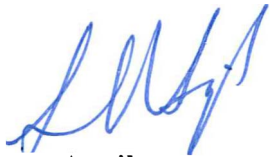
MP - Second.

Motion to recommend approval with stated conditions and findings made by Johnson, seconded by Purfeerst, and approved unanimously.

V. Adjournment

Hearing no other items before the PC, a motion was made by Purfeerst, second by Engen, to adjourn the meeting at 7:53 pm. Motion carried 4-0.

Respectfully Submitted



An a Aguilar
Administrative Coordinator

Planning Commission



Charlie Peters, Chair