

**TULSA COUNTY BOARD OF ADJUSTMENT**  
**MINUTES of Meeting No. 406**  
Tuesday, March 18, 2014, 1:30 p.m.  
Ray Jordan Tulsa County Administration Building  
500 South Denver, Room 119

**MEMBERS PRESENT   MEMBERS ABSENT   STAFF PRESENT   OTHERS PRESENT**

Dillard	Charney, Chair		West, Inspector
Hutchinson		Back	
Osborne, Secretary		Sparger	
Walker, Vice Chair		Wilkerson	
		Hoyt	

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, 13<sup>th</sup> day of March, 2014 at 9:49 a.m., as well as in the Office of INCOG, 2 West Second Street, Suite 800.

After declaring a quorum present, Vice Chair Walker called the meeting to order at 1:30 p.m.

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**MINUTES**

On **MOTION** of **DILLARD**, the Board voted 4-0-0 (Dillard, Hutchinson, Osborne, Walker "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** the Minutes of February 18, 2014 (No. 405).

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Ms. Back read the rules and procedures for the County Board of Adjustment Public Hearing.

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Mr. Walker explained to the applicants that there were only four board members present at this meeting. If an applicant would like to postpone his or her hearing until the next meeting he or she could do so. If the applicant wanted to proceed with the hearing

today it would be necessary for him to receive an affirmative vote from three board members to constitute a majority and if two board members voted no today the application would be denied. Mr. Walker asked the applicants if they understood and asked the applicants want they would like to do. None of the applicants requested to have their cases continued to the next Board of Adjustment meeting and all nodded consent showing they understood Mr. Walker.

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**UNFINISHED BUSINESS**

**2488—Sisemore, Weisz & Associates – Mark Capron**

**Action Requested:**

Special Exception to permit a manufactured home (Use Unit 9) in an RS District (Section 410). **LOCATION:** West of SW/c of West 59<sup>th</sup> Street South & South 39<sup>th</sup> Avenue West

**Presentation:**

**Mark Capron**, Sisemore, Weisz & Associates, 6111 East 32<sup>nd</sup> Place, Tulsa, OK; stated he is representing the property owner. This case was continued a couple of months ago and since then the owner has completed a lot-split to divide the property. The lot-split was approved at the last Planning Commission meeting on the consent agenda per staff recommendations without any discussion.

Mr. Osborne asked Mr. Capron if clear ownership has been established on the property since the inheritance of the subject property. Mr. Capron stated the ownership is established and the owner is in the process of getting the necessary documents filed. The owner is currently working with an abstract company.

**Interested Parties:**

No interested parties stepped forward.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **DILLARD**, the Board voted 4-0-0 (Dillard, Hutchinson, Osborne, Walker “aye”; no “nays”; no “abstentions”; Charney “absent”) to **APPROVE** the request for a Special Exception to permit a manufactured home (Use Unit 9) in an RS District (Section 410); for the following property:

**TR 21 BEG 2435 W & 370 N SE COR SE QTR TH W 300 N 335 E 300 S 335 TO BEG SEC 33-19-12, OF TULSA COUNTY, STATE OF OKLAHOMA**

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**NEW APPLICATIONS**

**2491—Joshua Potteiger**

**Action Requested:**

Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet to 0 feet to allow for the construction of a home (Section 207). **LOCATION:** 5020 South 225<sup>th</sup> West Avenue

**Presentation:**

**Joshua Potteiger**, 4810 South 209<sup>th</sup> West Avenue, Sand Springs, OK; stated the subject property is land locked. He has spoke with the County Engineer Tom Rains about the road extension going south and Mr. Rains stated the County had no plans to extend the road. Mr. Potteiger stated he spoke with Teresa Tosh in the permit office and she advised him to purchase as much land as possible that is connected to the county road. He spoke with Mr. McVicker and he gave him a right-of-way across a corner of his property but he would not split his 80 acres. There is an easement in place and it has been filed with the County. He would like to build a single family home on the subject property.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **OSBORNE**, the Board voted 4-0-0 (Dillard, Hutchinson, Osborne, Walker “aye”; no “nays”; no “abstentions”; Charney “absent”) to **APPROVE** the request for a Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet to 0 feet to allow for the construction of a home (Section 207). The hardship is the fact that the property is land locked. This approval is attached to the 40 acre tract only. Finding that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code; for the following property:

**A part of the East Half of the Northeast Quarter of the Northeast Quarter (E/2 NE/4 NE/4) of Section 33, Township 19 North, Range 10 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit: Beginning at the Northeast corner of said E/2 NE/4 NE/4; thence S 00°08'36" E along the East line of said E/2 NE/4 NE/4 a distance of 1323.56 feet to the Southeast corner of**

said E/2 NE/4 NE/4; thence N 89°46'37" W along the South line of said E/2 NE/4 NE/4 a distance of 330.31 feet; thence N 00°09'24" E a distance of 1323.68 feet to a point on the North line of said E/2 NE/4 NE/4; thence S 89°45'23" E along said North line a distance of 330.00 feet to the Point of Beginning, containing 10.03 acres, more or less; AND A part of the East Half of the Northeast Quarter of the Northeast Quarter (E/2 NE/4 NE/4) of Section 33, Township 19 North, Range 10 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit: Beginning at the Northeast corner of said E/2 NE/4 NE/4; thence S 00°08'36" E along the East line of said E/2 NE/4 NE/4 a distance of 1323.56 feet to the Southeast corner of said E/2 NE/4 NE/4; thence N 89°46'37" W along the South line of said E/2 NE/4 NE/4 a distance of 330.31 feet; thence N 00°09'24" E a distance of 1323.68 feet to a point on the North line of said E/2 NE/4 NE/4; thence S 89°45'23" E along said North line a distance of 330.00 feet to the Point of Beginning, containing 10.03 acres, more or less; AND The Southwest Quarter of the Northwest Quarter (SW/4 NW/4) of Section Thirty-four (34), Township Nineteen (19) North, Range Ten (10) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof; AND A Road Easement being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Nineteen (19) North, Range Ten (10) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit: Commencing at the Northeast corner of said NE/4; thence S 00°08'36" E along the East line of said NE/4 a distance of 1323.56 feet to the Point of Beginning of said Easement; thence continuing S 00°08'36" E along the East line a distance of 30 feet; thence N 89°46'37" W a distance of 30 feet; thence N 00°08'36" W a distance of 30 feet; thence S 89°46'37" E a distance of 30 feet to the Point of Beginning of said Easement, OF TULSA COUNTY, STATE OF OKLAHOMA

**2492—Sharon Erby**

**Action Requested:**

Special Exception to permit manufactured home in an RS district (Section 410);

Variance to allow two (2) dwellings on one lot of record (Section 208).

**LOCATION:** 6038 North Quincy Avenue East

**Presentation:**

**Sharon Erby**, 6038 North Quincy Avenue, Tulsa, OK; stated she owns Lots 1 and 2. There is a home on one lot and there was a mobile home on the other lot that was there when she purchased the property and she has had it removed. She would like to replace the mobile home that was removed with a newer mobile home. Her daughter lived in the old mobile home and if she is allowed to place a new mobile home on the lot her daughter will live in it.

Mr. Walker asked Ms. Back about the terminology “two dwellings on one lot of record” in the advertisement. Ms. Back stated that Ms. Erby does own Lots 1 and 2 in Block 3, but they are tied together.

Mr. Walker asked Ms. Erby if she knew that she would be required to have a concrete or asphalt parking pad. Ms. Erby stated that she was not aware of that condition. Ms. Erby asked if that meant the driveway needed to be concrete or asphalt. Mr. West stated that the driveway did not need to be concrete or asphalt but the place where a vehicle was going to be parked must be concrete or asphalt. Ms. Erby stated that her daughter did not have a car. Mr. West stated that did not matter, because at some point in time there will be a vehicle driven to the residence and that vehicle must have a concrete or asphalt pad to park on.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **OSBORNE**, the Board voted 4-0-0 (Dillard, Hutchinson, Osborne, Walker “aye”; no “nays”; no “abstentions”; Charney “absent”) to **APPROVE** the request for a Special Exception to permit manufactured home in an RS district (Section 410); Variance to allow two (2) dwellings on one lot of record (Section 208). This approval is subject to the new mobile home must meet all the DEQ requirements and receive all necessary permits. The mobile home is to have tie downs, skirting, and a concrete or asphalt parking surface on the subject lot; for the following property:

**LTS 1 & 2 BLK 3, EAST TURLEY ADDN AMD B1&4-5&8, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2493—Randall Canady**

**Action Requested:**

Use Variance to permit equipment trailer sales (Use Unit 17) in an AG zoning district (Section 310, Table 1). **LOCATION:** 9005 West 51<sup>st</sup> Street South

**Presentation:**

**Lou Reynolds**, 2727 East 21<sup>st</sup> Street, Tulsa, OK; stated he represents the applicant, Randall Canady. The property has been in Mr. Canady’s family for many years, and in 1993 his father received relief from the Board to sell farm implements on the subject property. The area is slowly becoming developed but currently there is still little in the area. About 10 years ago Mr. Canady’s father started selling trailers that are shown in exhibits in the Board’s agenda packet. Mr. Canady’s father passed away about 18 months ago and has since inherited the subject business. Mr. Reynolds explained several photos and the site plan in the Board’s agenda packet. Mr. Reynolds stated the

zoning in the County is interesting because of the mix of uses. As a person travels west on 51<sup>st</sup> Street coming from West 49<sup>th</sup> Street, it is amazing how much commerce has grown along that street. There are several businesses tucked in that area. There are businesses being operated out of homes, wineries, farm businesses, just to name a few of the types of businesses in the area. When Mr. Canady realized he needed to come before the Board he visited with his neighbors, and several of his neighbors signed a petition in support of Mr. Canady's business. The subject business is not a large business. They sell about 40 trailers a month, and about ten of those trailers are sold from purchase orders with no one visiting the subject site. There is not a lot of traffic generated by the business. His operation is open Monday thru Saturday morning. There are no deliveries by semi-trucks, so it is an unobtrusive type operation. The only work that is performed at the site is some warranty work and some light-duty work. The business has been done as it is today for 10 to 15 years without any complaints. The products offered for sale are trailers only that can be pulled by a pick-up truck. The signage for the subject business would be limited to one monument sign with only 32 square feet of display area, and it would not be lit. There would be no more lighting added to the one single light pole that exists now. The maximum number of employees would be three. The hardship for the request is that the family owns 120 acres of land and to the west to the next section line road. The closest neighbor is about 300 feet away from the business. The family owns the house and the property on each side of the subject business. The construction of the trailers takes place in a barn that is at the rear of the subject property, which is about 350 feet away from the property line. There is not a lot of noise and not a lot of traffic coming and going, so it is a rural kind of business. Mr. Reynolds stated that he visited the site a couple of times for a couple of hours at a time, and drove past the subject business at least five times and there was never a customer on the site. Mr. Reynolds thinks he has proven this to be an unobtrusive business and with the support of the ten neighbors, he would respectfully request approval of today's Use Variance request.

**Interested Parties:**

**Jack Brotton**, P. O. Box 471555, Tulsa, OK; stated this is a commercial use request. The only other commercial property in the area is a little barbecue place that has been there since he was a child. There have been a lot of beautiful homes built in the area. He would like to purchase Buford Colony piece by piece and have a commercial business there, because it is on the corner. He owns property west of the subject business which is about ¾ mile away. He purchased those 75 acres to rid the area of the existing mobile home park, because he did not want a mobile home park next to his property. If the Board thinks trailers need to be in this area then he will go back to the City and have a trailer park placed back on the land. He has tried to purchase the 40 acres to the west but Sand Springs is asking too much per acre, and the owner of the 40 acres to the south will not sell. When Mr. Canady, Sr. was alive he went to the Planning Commission of Sand Springs and presented a request for the trailers on the property and the Planning Commission denied his request. Unfortunately, the trailers stayed and nothing was done. To have these trailers strung out about 600 feet up and down the street is not what he wants to see next to his property. The area is beautiful

and Tulsa County has expressed an interest in some his land for a park. There is a community garden in the area that is an asset to the area.

**Jeff Schwickerath**, 5802 West 51<sup>st</sup> Street, Tulsa, OK; stated he owns the property that is east of the subject property, about a mile away. He has a flea market and auction on that property. He also owns property on the north side of the road that the City of Sapulpa has annexed. He has owned this property for about 12 years, and has drove past Mr. Canady's property for those 12 years. He disagrees with Mr. Brotton about the trailers being strung up and down the road. Mr. Canady has very nice fence and the trailers are set behind that fence. Mr. Canady's property looks like a golf course year around and is always immaculate. Mr. Canady owns the property on each side of the subject business so there are no neighbors to be affected. In the area there is a race track next to his (Mr. Schwickerath) property, there is a dirt pit also next to his property, there is a church, there is a new farmer's market going in at the top of the hill, and there is also another agricultural type business at the top of the hill. Mr. Canady's business is a small and clean operation, and the property is not a detriment to the area. Mr. Canady is big supporter of the Berryhill Community and has a good clean business.

**Rebuttal:**

Lou Reynolds came forward and stated there is a world of difference between Mr. Canady's business and a trailer park. Mr. Canady does not sell the kind of trailers that are placed in a trailer park, and there is no connection to that type of trailer. The property Mr. Brotton refers to is ½ mile north of Mr. Canady's property. Mr. Reynolds stated there is a very limited purpose of the conditions that were presented to the Board by Mr. Canady, and this was an attempt to make the business of less value to another person and keep the business in the family. The conditions ensure the rural character of the business. Mr. Schwickerath presented the Board with a picture of a varied pallet of the neighborhood; there are all kinds of business on 51<sup>st</sup> Street.

Mr. Walker asked Mr. Reynolds about the three employees he mentioned earlier. Mr. Reynolds stated that one of the three employees is Mr. Canady.

Mr. Osborne asked Mr. Reynolds if the other two employees were family members. Mr. Reynolds stated they were not, though one is a relative but not a direct family member.

Mr. Walker stated that the Board's initial approval was for a home occupation, and that does not include any employees. Mr. Reynolds stated that Mr. Canady did understand and know that, and that is why Mr. Canady is applying for the Use Variance so he could keep the business his father started so many years ago. The business has evolved and the home occupation classification would not apply today, thus the Use Variance request.

Mr. Osborne asked Mr. Reynolds if he was an attorney. Mr. Reynolds answered affirmatively. Mr. Osborne asked Mr. Reynolds if it was his stance that what Mr. Canady is doing on the site is not a commercial business. Mr. Reynolds stated it is a commercial business, and the home occupation was a commercial business in the

broadest sense. In the zoning code there are home occupied business allowed in AG zones subject to some tight conditions. Mr. Osborne stated that he is struggling with the request because this does appear to be a commercial business with employees that are not part of the family. It appears that the applicant is in violation of a number of the items that were specified and approved items in the original variance. Mr. Reynolds confirmed that statement. Mr. Reynolds stated the applicant has not asked this to be a home business. The applicant has moved away from that concept and that is why he has requested a Use Variance. A home occupation business has not been the intent throughout this process. Mr. Osborne stated that what the Board originally approved and what has been going on on the property for a long period of time is far removed from anything this Board approved. Mr. Reynolds agreed and stated that is why the applicant has requested the Use Variance relief, to make the activity lawful. Mr. Osborne asked if the applicant had investigate the rezoning of the property. Mr. Reynolds stated that zoning is not something that is typically done, and he believes to zone the property commercial would be speculative in nature because the property does not have the hallmarks or characteristics of a typical commercial business or commercial enterprise. Mr. Osborne Mr. Reynolds to explain. Mr. Reynolds stated that by looking at the proposed hours of operations because 9:00 to 5:00 limits an operation. There are very few employees for the size of the operation. The limited amount of work that is performed. The limited lighting. All these things are not typically a commercial operation.

Ms. Back stated that in regards to the rezoning perspective, the property is surrounded on the north, east, south and a little on the west by AG. For the applicant to apply for a rezone, the application would not be supported by staff because the subject property is surrounded by agriculture.

Mr. Brotton came forward and stated that he loves his property and that is why he purchased it, and not done anything with it. He kept the land from being ruined by a lot of businesses. The businesses that referred to are about 4 or 5 miles away from the subject property. The area is country where people are building large beautiful homes not businesses.

Mr. Walker asked Mr. Reynolds if he would like to make a comment in relation to Mr. Brotton's rebuttal. Mr. Reynolds stated he would like the Board to study the photos presented to them in their packet, and they will see the area for what it truly is.

**Comments and Questions:**

Mr. Osborne stated that he understands the hardships the family is faced with but the hardship that must be presented in relation to the land and cannot be a family hardship. Cases similar to this have come before the Board where a family business had grown and become successful and simply outgrew the family farm then had to be moved to a location more appropriate. He would support this request for a five year term.

Mr. Dillard stated that he could support this request with a sunset of five years, and with the full understanding that this Board is not joking. In five years can be moved to more appropriate place or go back to selling only nine units.

Mr. Hutchinson stated he could support the request with a five year ending term to allow the family time to locate a desirable piece of commercial property.

Mr. Walker stated that typically a person given years will wait until the fourth year before they start to do anything. He would support a three year term with no extension.

**Board Action:**

On **MOTION** of **DILLARD**, the Board voted 4-0-0 (Dillard, Hutchinson, Osborne, Walker "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** the request for a **Use Variance** to permit equipment trailer sales (Use Unit 17) in an AG zoning district (Section 310, Table 1). This approval is subject to a five year term that is to end on March 18, 2019. The days of operation will be Monday through Saturday with the hours of operation to be 9:00 A.M. to 5:00 P.M. Monday through Friday, and 9:00 A.M. to 1:00 P.M. on Saturday; delivery hours are to be the same as the hours of operation but there are to be no deliveries by semi-trucks. The products offered for sale are trailers only with no semi-trailers. There will be no repair work with the exception of warranty work or make-ready work only on the trailers sold. The maximum number of trailers offered for sale will be 175. There will be one monument sign which is not to exceed 32 square feet of display surface area, and the sign will not be lit. There will be a single pole farm light near the center of the property not to exceed 30 feet in height. The maximum number of employees will be three; for the following property:

**SW SW SW LESS W231 SEC 25 19 11 6.50ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2494—Taylor King**

**Action Requested:**

**Special Exception** to allow an event center (Use Unit 5) in an IL District (Section 910). **LOCATION:** 4812 East 76<sup>th</sup> Street North

**Presentation:**

**Taylor King**, 2215 South Florence Avenue, Tulsa, OK; stated the property is located in the Cherokee Industrial Park where Whirlpool is now located. Just recently the Macy's Distribution Center has been brought into the park which is 1.3 million foot facility. The Cherokee Industrial Park is an important economic piece of the southwest side of Owasso. The land owners have five acres on the southwest corner of Whirlpool Avenue and 76<sup>th</sup> Street North. The owners purchased the property for a concrete company and do not need the full five acres. They would like to take the north part of the five acres, which front on 76<sup>th</sup> Street North, where there is an off-ramp for Highway 75 and erect an event center to serve the area. The event center would become an

architectural buffer between 76<sup>th</sup> Street North and the actual industrial park which is typically metal buildings. The owner has completed quite a bit of research on the demographic perspective. Most of the industrial parks have event centers. One of the largest industrial parks in the United States is the Mid-America Industrial Park located in Pryor, and they have two event center in the park which is utilized for many different functions. The event centers serve many different functions, i.e., trade shows for the industrial park, be a staging place for construction, etc. What the owner would like to have is the event center function as a meeting place for the industrial park during the week and on the weekend serve the community for functions, i.e., family reunions, birthday parties, award ceremonies, educational functions, etc. The owner has not spent money on any architectural engineering because they want to know they will be allowed to have an event center.

**Interested Parties:**

**Ronnie Hill**, 4702 East 76<sup>th</sup> Street North, Sperry, OK; stated his concerns are that the proposed event center turns into a dance hall and bar with music being played into the wee hours of the morning. He does not have an issue with the building being erected it is what will happen in the center.

**Denise Davis**, 6809 South 29<sup>th</sup> West Avenue, Tulsa, OK; stated her main concern is that she owns a house to the west of the proposed event center, and it has been in the family for many years. The house is unoccupied and she has held onto the house and property waiting to see if the property would be rezoned into commercial.

Mr. Osborne stated that rezoning is not the Board's responsibility. The Board's role is to review property uses of land after receiving the zoning classification. Ms. Davis stated she understood that. Mr. Osborne stated that the process for rezoning a piece of land is the responsibility of the land owner. The action taken by the Board today would have no bearing on Ms. Davis' property. Ms. Davis stated that it could be deterrent.

Ms. Back stated that rezoning could also be initiated by the County.

Mr. King stood up and stated that eventually all or most of that area will be rezoned commercial because there is a moratorium on building permits for the area. Mr. West stated he was not aware of a moratorium. He would need to review the 20 year plan to see what future plans are proposed. Mr. King stated he went to the County to look at the 20 year plan and the maps had to be fixed to have Ms. Davis's house shown back on the map. Ms. Davis stated that Mr. King's statement is correct because when she went to County the house wasn't even shown on the maps.

Mr. Osborne stated that currently the area is zoned AG, or agricultural, and even though the Board cannot dictate what will happen, the probability of the area going commercial are high.

Ms. Back stated the Board of Adjustment is in place to make an adjustment to the code. If an applicant does not meet the code they must appear before the Board requesting

an adjustment to the zoning code. The Tulsa Metropolitan Area Planning Commission is the power that a person goes before to have property rezoned. Ms. Back informed Ms. Davis that since her property is zoned AG she can request a rezoning to a more intensified use, but to request Commercial use for a small pocket of land there is industrial use surrounding it might be difficult to achieve. Ms. Back gave Ms. Davis her business card and told her she come to INCOG to discuss the possibility of rezoning her property.

**Rebuttal:**

Mr. King came forward and stated that he agrees with Mr. Hill, that his client does not want the event center to become a booming bar. They are looking for an event center that will have multiple uses or an accessory use to the industrial park. His clients agree, they do not want to have the event center open until 3:00 A.M. But at the same time they need the leeway to be able use the center for different functions. They would like to move to the next step. They will follow the zoning code, meet the parking requirements and follow all necessary steps but they do not want to come back before the Board of Adjustment just to be able to move forward.

**Comments and Questions:**

Mr. Walker stated that the Board cannot give a blanket approval on just a concept event center, because what may be presented may not be what is the final project. Mr. Walker stated the Board has given concept approval but subject to the presentation of the final proposed project.

Mr. Dillard stated he can support the concept of an event center in the subject area. There are several major employers in the area that can utilize an event center if it is built in adequate size.

**Board Action:**

On **MOTION** of **WALKER**, the Board voted 4-0-0 (Dillard, Hutchinson, Osborne, Walker "aye"; no "nays"; no "abstentions"; Charney "absent") to **CONTINUE** the request for a **Special Exception** to allow an event center (Use Unit 5) in an IL District (Section 910) to the June 17, 2014 County Board of Adjustment meeting. The Board accepted the event center concept and subjected the approval to the applicant returning to the Board of Adjustment with a detailed site plan, building elevations, the architectural character of the building, hours of operation, and a general list of the proposed uses for the proposed event center; for the following property:

**TR BEG 90S NEC NE TH S569.96 W396 N569.87 E396 POB LESS E50 THEREOF FOR RD SEC 33 21 13 4.527ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

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**NEW BUSINESS**

None.

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**OTHER BUSINESS**

None.

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**BOARD COMMENTS**

None.

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There being no further business, the meeting adjourned at 3:21 p.m.

Date approved: April 15, 2014

David E. Charney  
Chair