

MOBILE CITY PLANNING COMMISSION AGENDA

JUNE 7, 2001 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

HOLDOVERS:

Case #ZON2001-00750 (Planned Unit Development)

Professional Associates Subdivision

801 South University Boulevard (Northeast corner of University Boulevard and Georgian Drive).

Planned Unit Development Approval to allow shared access and shared parking between multiple building sites.

Recommended for approval subject to: 1) dedication of a radius at the intersection of University Boulevard and Georgian Avenue, exact size to be determined by the City Engineering and Traffic Engineering Departments; 2) documents establishing a property owners association and specifying the responsibility and method of maintenance be prepared and recorded in Probate Court (documents to be reviewed and approved by the Commission's attorney prior to recording); 3) relocation of the driveway to Georgian Avenue, as recommended by the Traffic Engineering Department, size, location and design to be approved by the Traffic Engineering Department; 4) relocation of the signs located in the right-of-way onto private property (proper permitting required); 5) compliance with the landscaping and tree planting requirements of the Ordinance, to be coordinated with the Urban Forester; and 7) full compliance with all municipal codes and ordinances.

AND

Case #SUB2001-00064 (Subdivision)

Professional Associates Subdivision

801 South University Boulevard (Northeast corner of University Boulevard and Georgian Drive).

Number of Lots / Acres: 6 Lots / 5.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended that this plat be considered an innovative subdivision and granted approval subject to: 1) dedication of a radius at the intersection of University Boulevard and Georgian Avenue, exact size to be determined by the City Engineering and Traffic Engineering Departments; 2) documents establishing a property owners association and specifying the responsibility and method of maintenance be prepared and recorded in Probate Court (documents to be reviewed and approved by the Commission's attorney prior to recording); and 3) relocation of the driveway to Georgian Avenue, as recommended by the Traffic Engineering Department, size, location and design to be approved by the Traffic Engineering Department.

Case #SUB2001-00093

Hamilton Oaks Park Subdivision

North side of Jeff Hamilton Road, 4/10 mile± East of Repoll Road.

Number of Lots / Acres: 1 Lot / 9.6± Acres

Engineer / Surveyor: Austin Engineering Company, Inc.

Recommended that this application to be heldover to the June 7th meeting to allow the applicant to submit a deed establishing the site and other parcels as a legal lot of record prior to 1984 or a revised plat including all properties, as well as additional postage. *At the time of mailout, the applicant had not submitted any additional information.*

Case #ZON2001-01079

GeoNET Towers, Inc.

(Southwest corner of Girby Road and Arrington Drive)

Planning Approval to allow a 180' Monopole Telecommunications Tower in a B-2, Neighborhood Business District.

Recommended for approval subject to: 1) the approval of the necessary variances from the Board of Adjustment; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; 3) the provision of an eight-foot wooden privacy fence along the West and South property lines; 4) the provision of co-location for five carriers; 5) *that the driveway be relocated to Girby Road;* and 6) full compliance with all municipal codes and ordinances. *The Commission had discussed the possibility of the applicant locating the tower elsewhere in the area. At the time of mailout, the applicant had not submitted additional information. At the previous meeting, the Commission discussed the possibility of relocating the proposed driveway to Girby Road, which is reflected in the above recommendation.*

EXTENSIONS:

File #PUD2000-21 (Case #ZON2001-01117)

Cottage Hill S.C.

South side of Cottage Hill Road, 125' ± West of Azalea Road.

Planned Unit Development to allow shared access between two building sites.

Recommended for approval.

AND

File #S2000-112 (Case #SUB2001-00109)

Cottage Hill S.C. Subdivision

South side of Cottage Hill Road, 125' ± West of Azalea Road.

Number of Lots / Acres: 2 Lots / 6.9 ± Acres

Engineer / Surveyor: Rester & Coleman Engineers, Inc.

Recommended for approval.

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File #S98-143 (Case #SUB2001-00133)

Augusta, Addition to

West side of Dawes Road, ½ mile± North of Jeff Hamilton Road, and extending through to the South side of the proposed Grelot Road, ¼ mile± West of Dawes Road.

Number of Lots / Acres: 99 Lots / 41.67± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval.

File #S94-223 (Case #SUB2001-00110)

Hunters Park Subdivision, Unit III

East side of Dykes Road, 850' ± North of Airport Boulevard

Number of Lots / Acres: 26 Lots/ 19.0 ± Acres

Engineer / Surveyor: John H. Crigler, P.E.

Recommended for denial.

File #S2000-119 (Case #SUB2001-00141)

Plantation Commercial Park Subdivision

East side of U.S. Highway 90, 330' ± South of Plantation Road, and extending North and East to the East termini of Plantation Road and East Road.

Number of Lots / Acres: 24 Lots / 94± Acres

Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.

Recommended for approval.

File #S2000-148 (Case #SUB2001-00137)

Polo Place (formerly Summergrove Subdivision)

North side of Cottage Hill Road, 750' ± East of Jeff Hamilton Road, extending North to the South side of Jeff Hamilton Road, 1000' ± North of Cottage Hill Road.

Number of Lots / Acres: 41 Lots / 16.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval.

File #S2000-149 (Case #SUB2001-00134)

Richard's Place

Northeast corner of Jeff Hamilton Road and Dawes Road.

Number of Lots / Acres: 14 Lots / 6.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval.

File #S2000-151 (Case #SUB2001-00107)

Willow Lake Estates Subdivision

East side of Moffett Road, 350' ± North of Erhard Drive, extending East to the North termini of Rommell Drive and Hannover Drive.

Number of Lots / Acres: 53 Lots / 38.2 ± Acres

Engineer / Surveyor: Speakes & Associates Consulting Engineers, Inc.

Recommended for approval.

GROUP APPLICATIONS:

1. Case #ZON2001-01245 (Rezoning)
(& 2) **Helix Properties, Inc.**
East side of South Wilson Avenue, 250'± North of Osage Street, extending through to the West side of Moye Avenue (Cherokee Street [unopened right-of-way]).
Rezoning from R-1, Single-Family Residential and B-3, Community Business to B-3, Community Business for a motel.
Recommended for denial.

2. Case #SUB2001-00126 (Subdivision)
(& 1) **Patel – Wilson Avenue Addition**
East side of South Wilson Avenue, 250'± North of Osage Street, extending through to the West side of Moye Avenue (Cherokee Street [unopened right-of-way]).
Number of Lots / Acres: 1 Lot / 1.2± Acres
Engineer / Surveyor: Richard B. McMullan
Recommended that the subdivision be denied because it would create a split-zoned property.

3. Case #ZON2001-01269 (Rezoning)
(& 4) **Merritt and Walding Properties**
559 Virginia Street (South side of Virginia Street, running from the West side of Interstate 10 to the East side of South Warren Street).
Rezoning from R-1, Single-Family Residential to B-2, Neighborhood Business for an addition to an existing gas station and convenience store.
Recommended for approval subject to: 1) that the existing curb cuts to South Warrant Street be closed, filled and grassed; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; 3) the provision of sidewalks along all street frontages; 4) that any additions provide a minimum setback of 10 feet from residential zoning; 5) the provision of a six-foot wooden privacy fence, where the site abuts residential zoning; and 6) full compliance with all municipal codes and ordinances.

4. Case #SUB2001-00132 (Subdivision)
(& 3) **MWP10 Subdivision**
559 Virginia Street (South side of Virginia Street, running from the West side of Interstate 10 to the East side of South Warren Street).
Number of Lots / Acres: 1 Lot / .5± Acres
Engineer / Surveyor: Frank A. Dagley and Associates, Inc
Recommended for approval subject to: 1) placement of a note on the final plat stating that access to South Warren Street is denied.

5. **Case #ZON2001-01246 (Rezoning)**
(& 6) **Milton Mitchell**
1300 Arlington Street (Northwest corner of Arlington Street and Ann Street, extending through to the East side of Olive Street).
Rezoning from R-1, Single-Family Residential to B-2, Neighborhood Business for a retail shopping center.
Recommended for denial.
6. **Case #SUB2001-00130 (Subdivision)**
(& 5) **Melrose Place, Resubdivision of Lots 7, 8, 14 & 15, Square 3**
1300 Arlington Street (Northwest corner of Arlington Street and Ann Street, extending through to the East side of Olive Street).
Number of Lots / Acres: 1 Lots / .6± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Recommended that the subdivision be denied because it would create a split-zoned property.
7. **Case #ZON2001-01250 (Planned Unit Development)**
(& 8) **Dunleith Court Subdivision**
132 South McGregor Avenue (East side of South McGregor Avenue, 350± North of Dogwood Circle).
Planned Unit Development approval to allow a five-lot, gated community, with a private street and reduced front yard setbacks.
Recommended for approval subject to: 1) dedication of sufficient right-of-way along McGregor Avenue to provide 50' from centerline, as shown on the plan submitted; 2) provision of underground detention, to be approved by the Engineering Department; 3) full compliance with the private street requirements of the Subdivision Regulations, with the location of improvements to be coordinated with the Urban Forester to save as many trees as practicable; 4) the gate to remain operational and in use, if gate ceases to be used, the street must be brought into compliance with city standards and dedicated to the city; 5) compliance with standard side and rear setbacks and site coverage requirements; and 6) full compliance with all municipal codes and ordinances.
8. **Case #SUB2001-00135 (Subdivision)**
(& 7) **Dunleith Court Subdivision**
132 South McGregor Avenue (East side of South McGregor Avenue, 350± North of Dogwood Circle).
Number of Lots / Acres: 5 Lots / 1.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Recommended for approval subject to: 1) dedication of sufficient right-of-way along McGregor Avenue to provide 50' from centerline, as shown on the plan submitted; 2) provision of underground detention, to be approved by the Engineering Department; 3) full compliance with the private street requirements of the Subdivision Regulations, with the location of improvements to be coordinated with the Urban Forester to save as many trees as practicable; 4) the gate to remain operational and in use, if gate ceases to be used, the street must be brought into compliance with city standards and dedicated to the city; 5) compliance with standard side and rear setbacks and site coverage requirements; and 6) full compliance with all municipal codes and ordinances.

9. Case #ZON2001-01280 (Planning Approval)
(& 10) St. Mary's Parish

107 North Lafayette Street (Northwest corner of Old Shell Road and North Lafayette Street).

Planning Approval to allow a cafeteria, kitchen and nursery addition for an existing school in an R-1, Single-Family Residential district.

Recommended for approval subject to: 1) that the stucco walls be properly landscaped on both sides, and approved by Traffic Engineering; 2) the approval of the ODW Review Board; 3) full compliance with the landscaping and tree planting requirements of the Ordinance, to the greatest degree practicable, to be coordinated with, and approved by the Land Use Staff and Urban Forestry; 4) the dedication of any necessary right-of-way to provide 25 feet from the centerline of Providence Street; and 5) full compliance with all municipal codes and ordinances.

10. Case #ZON2001-01279 (Planned Unit Development)
(& 9) St. Mary's School Cafeteria

107 North Lafayette Street (Northwest corner of Old Shell Road and North Lafayette Street).

Planned Unit Development Approval to allow a building addition and expansion, and a six-foot stucco wall within reduced setbacks on the St. Mary's School Campus, and necessitating shared parking and access with the McGill-Toolen Campus.

Recommended for approval subject to: 1) that the stucco walls be properly landscaped on both sides, and approved by Traffic Engineering; 2) the approval of the ODW Review Board; 3) full compliance with the landscaping and tree planting requirements of the Ordinance, to the greatest degree practicable, to be coordinated with and approved by the Land Use Staff and Urban Forestry (only for the Planning Approval site); 4) the dedication of any necessary right-of-way to provide 25 feet from the centerline of Providence Street; and 5) full compliance with all municipal codes and ordinances.

NEW PLANNING APPROVAL APPLICATION:

11. **Case #ZON2001-01244**
Trustees of St. Mark United Methodist Church
439 Azalea Road (East side of Azalea Road, 1050'± South of Michael Boulevard).
Planning Approval Application to construct 23 additional parking spaces for a church in an R-1, Single-Family Residential district.
Recommended for approval subject to: 1) removal of the first stall on the North side and the first two stalls on the South side at the entrance of the circular drive; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; 3) provision of a sidewalk along Azalea Road; and 4) full compliance with all municipal codes and ordinances, including but not limited to the above referenced Engineering Comments.

NEW SUBDIVISION APPLICATIONS:

12. **Case #SUB2001-00139**
Alexander Trace
2154 Clubhouse Road (North side of Clubhouse Road, 370'± West of Short Van Liew).
Number of Lots / Acres: 8 Lots / 5.2± Acres
Engineer / Surveyor: Lovitte Surveying, Inc.
13. **Case #SUB2001-00138**
Brookley Heights, Resubdivision of Lots 1, 2, 3 & the West 8.63 feet of Lot 4, Block 1, First Sector
East side of Dauphin Island Parkway, between South Maryvale Street and Delta Street.
Number of Lots / Acres: 1 Lot / .9± Acres
Engineer / Surveyor: Polysurveying of Mobile
Recommended for approval subject to: 1) the placement of note on the final plat stating that the development is limited to two curb cuts to Dauphin Island Parkway service road, with the locations and design to be approved by Traffic Engineering Department; 2) the placement of a note on the final plat stating that access to South Maryvale Street and Delta Street be denied; and 3) the placement of twenty-five foot minimum building setback lines along all street frontages on the final plat.
14. **Case #SUB2001-00128**
Brookwood Commercial Subdivision
2692 Government Boulevard (West side of Government Boulevard, 200'± North of Brookley Avenue).
Number of Lots / Acres: 1 Lot / 1.3± Acres
Engineer / Surveyor: Lawler and Company, Inc.

Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 125' from centerline of Government Boulevard should be required and; 2); the provision of a buffer in compliance with Section V.A.7 of the Subdivision Regulations where the site adjoins residential property.

15. Case #SUB2001-00142

Broughton Place

10600 Broughton Road (North side of Broughton Road at its western terminus, and extending Westwardly on the North and South side of West Ridge Drive [private street].

Number of Lots / Acres: 6 Lots / 44 Acres

Engineer / Surveyor: Sims Surveying Services, Inc.

Recommended for approval subject to: 1) either Lot 4 be eliminated, of the existing dwelling on Lot 5 be incorporated into Lot 4 by relocating the lot line between Lots 4 & 5 to the East of the dwelling on Lot 5 (Lot 5 would have no frontage on the private street); 2) placement of a note on the final plat stating that 1, 2, 5 & 6 be denied direct access to South Ridge Drive; and 3) placement of a note on the final plat stating there shall be no future resubdivision of Lots 2-6 unless all access is provided via a dedicated and constructed county road.

16. Case #SUB2001-00131

Bryant Subdivision

3385 & 3395 North Schillinger Road (West side of Schillinger Road, 130'± South of Moffett Road, and extending to the South side of Moffett Road, 150'± West of Schillinger Road).

Number of Lots / Acres: 3 Lots / 9.4± Acres

Engineer / Surveyor: CarlanKillam Consulting

Recommended for approval subject to: 1) the placement of a note on the final plat stating that Lot 1 & 3 share one curb cut to Schillinger Road, with the location and design to be approved by County Engineering Department; 2) the placement of a note on the final plat stating the Lot 2 be limited to two curb cuts to Schillinger Road, with the location and design to be approved by County Engineering Department; 3) the placement of a note on the final plat stating that access to Moffett Road is denied; 4) the placement of a note on the final plat stating that if the lot is developed commercially and adjoins residentially developed property a buffer, in accordance with Section V.A.7, of the Subdivision Regulations shall be provided; and 5) the placement of twenty-five foot minimum building setback lines along all street frontages on the final plat.

17. **Case #SUB2001-00136**
Compass Addition to Range Line-Hamilton Industrial Park
6070, 6110 & 6030 Range Line Road (West side of Range Line Road, 2000'± South of Rabbit Creek Drive).
Number of Lots / Acres: 4 Lots / 4.6± Acres
Engineer / Surveyor: Rester and Coleman Engineering, Inc.
Recommended for approval.

18. **Case #SUB2001-00129**
Heron Creek Subdivision
6373 Bay Road (East side of Bay Road, 1000'± South of its Northern terminus).
Number of Lots / Acres: 1 Lot / .2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

19. **Case #SUB2001-00127**
Jackson & Cummings' Florida Heights Subdivision, Resubdivision of Lots 7 & 8, Block 2.
2550 Emogene Street (Northwest corner of Emogene Street and Florida Street).
Number of Lots / Acres: 1 Lot / .3± Acres
Engineer / Surveyor: Lawler and Company, Inc.
Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 40' from the centerline of South Florida Street; and 2) the dedication of a 35' radius at the intersection of South Florida Street and Emogene Street; and 3) the placement of a note on the final plat stating that the all curb cuts to be approved by Traffic Engineering.

20. **Case #SUB2001-00121**
Janeroux Subdivision
North side of Government Boulevard, 550'± East of Eslava Creek.
Number of Lots / Acres: 1 Lot / .74± Acres
Engineer / Surveyor: Anil Badve & Associates
Recommended for approval subject to: 1) placement of a note on the final plat stating that the site is limited to one curb cut to Government Boulevard, size, location and design to be approved by the Traffic Engineering Department and ALDOT; 2) compliance with Section V.A.7, of the Subdivision Regulations where the site abuts property zoned or used residentially; and 3) the placement of a twenty-five foot minimum building setback line on the final plat.

21. **Case #SUB2001-00120**
Katherine Place
South side of Brill Road, 275'± West of Brill Circle.
Number of Lots / Acres: 2 Lots / 1.2± Acres
Engineer / Surveyor: Marshall A. McLeod

Recommended for approval subject to: 1) the provision of a buffer in compliance with Section V.A.7 along the East property line; and 2) the placement of the 25-foot minimum building setback along Brill Road.

22. **Case #SUB2001-00123**
Kingswood, Resubdivision of Lot 4, 3rd Addition, Lots 16 & 17, 4th Addition and Hawthorne Place Subdivision, Resubdivision of Lots 27 & 28
4504 Kingsway Court, 4507 & 4511 Kingsway Drive, and 55 & 57 Hawthorne Place North (South side of Kingsway Drive, 200'± West of its intersection with Queens Way, and extending Southeastwardly to the North side of Kingsway Court, and Southwestwardly to the Northeast side of Hawthorne Place North).
Number of Lots / Acres: 5 Lots / 1.7± Acres
Engineer / Surveyor: Polysurveying of Mobile
Recommended for approval.
23. **Case #SUB2001-00124**
Lowé Brothers Subdivision
5460 & 5482 Leytham Road (West side of Leytham Road, 750'± South of Theodore Dawes Road).
Number of Lots / Acres: 2 Lots / 4 Acres
Engineer / Surveyor: Polysurveying of Mobile
Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 25' from the centerline of Leytham Road; and 2) the placement of the 25-foot setback line on the final plat.
24. **Case #SUB2001-00140**
MWP20 Subdivision
2258 Airport Boulevard (Northeast corner of Airport Boulevard and Seminole Street).
Number of Lots / Acres: 1 Lot / .75± Acres
Engineer / Surveyor: Frank A. Dagley and Associates, Inc.
Recommended for approval subject to: 1) the dedication of sufficient right-of-way to provide 50' from the centerline of Airport Boulevard; 2) placement of a note on the final plat stating the site be limited to two curb cuts to Airport Boulevard, with the size, location and design to be approved by Traffic Engineering Department; 3) placement of a note on the final plat stating the site is denied access to Seminole Street; 4) the provision of 25' minimum building setback lines on the final plat; 5) compliance with Section V.A.7, of the Subdivision Regulations where the site abuts property zoned or used residentially; and 6) provision of sidewalks along Airport Boulevard and Seminole Street.

25. **Case #SUB2001-00125**
Ollinger-Mostellar Subdivision
507 & 2859 Mill Street (South and West side of Mill Street, 550'± West of Bay Shore Avenue).
Number of Lots / Acres: 2 Lots / 1.1± Acres
Engineer / Surveyor: Polysurveying of Mobile
Recommended that this application be held over to the July 19th meeting to allow the applicant to include the remainder of the property to the South, or submit a deed to establish the parcels as a lot of record prior to 1952 and additional postage.
26. **Case #SUB2001-00118**
Scenic Yacht Basin (formerly River Yacht Basin)
3600, 3604, 3608 & 3620 Scenic Drive (West side of Scenic Drive at the West terminus of Michele Drive)
Number of Lots / Acres: 5 Lots / 7.9± Acres
Engineer / Surveyor: Rowe Surveying and Engineering
Recommended that the application be heldover until the July 19th meeting to allow for the submission of a revised plat.
27. **Case #SUB2001-00111**
Theodore Highland Estates
(Southwest corner of Nan Gray Davis Road and Browder Drive).
Number of Lots / Acres: 8 Lots/ 5.7 ± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Recommended for approval subject to: 1) the provision of radii at the intersection of Browder Drive and Nan Grey Davis Road, and Browder Road and Nan Grey Davis Road, as shown on the plat; 2) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut, exact size, location and design to be approved by County Engineering Department; and 3) the placement of a note on the final plat stating that access is denied to Lot 8 from Browder Road until Browder Road is constructed to county standards.
28. **Case #SUB2001-00119**
Toboco Place
1355 Navco Road (East side of Navco Road, running through to the West side of Odette Avenue, 75'± South of Juanita Street).
Number of Lots / Acres: 3 Lots / .6± Acres
Engineer / Surveyor: Marshall A. McLeod
Recommended that this application be held over to the July 19th meeting to allow the applicant to include the remainder of the property to the South or submit a deed to establish the parcels as a lot of record prior to 1952 and additional postage.

29. Case #SUB2001-00114

Glenn Waltman Estates

South side of Wulff Road, at the Southern terminus of Hardeman Road.

Number of Lots / Acres: 2 Lots / 81± Acres

Engineer / Surveyor: Harper & Garratt Engineering, Inc.

With a waiver of Section V.D.3. of the Subdivision Regulations, recommended for approval subject to: 1) dedication of additional right-of-way along Wulff Road, sufficient to provide a minimum of 50' from centerline, and an appropriate radius for the intersection of the two major streets; 2) placement of a 25' setback from the future Hardeman Road major street right-of-way; 3) placement of a note on the final plat stating the there shall be no future resubdivision of either lot until a county standard road has been dedicated and constructed; 4) placement of a note on the final plat stating that any commercial or multi-family residential use will require dedication and construction of a county standard road; and 5) placement of a note on the final plat stating that access to Wulff Road be limited to one shared curb cut.

30. Case #SUB2001-00122

West Bellingrath Commercial Park

West side of Bellingrath Road ¼± mile North of Half Mile Road, extending Southwestwardly to the North side of Half Mile Road, 500'± West of Bellingrath Road.

Number of Lots / Acres: 11 Lots / 76 Acres

Engineer / Surveyor: Polysurveying of Mobile

Recommended for approval subject to: 1) the dedication of the necessary rights-of-way along both Bellingrath Road and Half Mile Road, to provide 50 feet from the centerline; 2) the placement of a note on the final plat stating that Lots A-G are limited to one curb cut each, and Lots J and K are each limited to two curb cuts, with their location and design to be approved by County Engineering; 3) the provision of a buffer, in compliance with Section V.A.7., where the site abuts residential development; and 4) that Lots H & I be combined into one lot, with 60 feet of frontage to Bellingrath Road.

NEW SIDEWALK WAIVER APPLICATION:

31. Case #ZON2001-01247

Phan Nguyen (DIP Seafood)

1870 Dauphin Island Parkway (West side of Dauphin Island Parkway, extending from Bakers Lane to Forest Lane).

Request to waive sidewalks along Bakers Lane and Forest Lane.

Recommended that the application be heldover until the July 19th meeting, to allow for the submission of additional information.

OTHER BUSINESS:

Mr. Phil Crabtree