

**MINUTES**

**SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION**

**PLANNING AND RESEARCH COMMITTEE**

Tuesday, May 10, 2011

1:35 p.m.

SEWRPC Office Building  
Commissioners' Conference Room  
W239 N1812 Rockwood Drive  
Waukesha, Wisconsin

Present:

Excused:

Committee Members:

Daniel S. Schmidt, Chairman  
William R. Drew  
William E. Johnson  
Robert W. Pitts  
John Rogers  
Nancy Russell  
David L. Stroik  
Paul G. Vrakas  
John F. Weishan, Jr.

Gilbert B. Bakke  
Kimberly L. Breunig  
Susan S. Greenfield  
Daniel W. Stoffel

Staff:

Kenneth R. Yunker  
Elizabeth A. Larsen  
Debra A. D'Amico

Executive Director  
Business Manager  
Executive Secretary

Guests:

John Bennett  
Basil Ryan

City Engineer, City of Franklin  
Citizen (Former City of Franklin Alderman)

**ROLL CALL**

Chairman Schmidt called the meeting to order at 1:35 p.m. Roll call was taken and a quorum was declared present. Mr. Yunker noted for the record that Commissioners Bakke, Breunig, Greenfield, and Stoffel had asked to be excused.

**APPROVAL OF MINUTES OF MEETING OF NOVEMBER 9, 2010**

Chairman Schmidt asked if there were any changes or additions to the November 9, 2010, meeting minutes.

On a motion by Mr. Vrakas, seconded by Mr. Drew, and carried unanimously, the minutes of the meeting of November 9, 2010, were approved as published.

**CONSIDERATION OF AMENDMENTS TO THE REGIONAL WATER QUALITY MANAGEMENT PLAN**

Chairman Schmidt noted that the sanitary sewer service area planning and delineation process is a joint regional/local planning process. He said that the Commission's responsibility as the designated regional water quality management planning agency for the seven county Southeastern Wisconsin Region is to review locally proposed sewer service area boundaries and to assess their consistency with the Commission's regional water quality management plan, and regional land use plan. The Commission makes recommendations to the Wisconsin Department of Natural Resources for their consideration and action with respect to approval of the locally proposed sanitary sewer service area based on this assessment of consistency with the regional water quality management plan. He added that Chapter NR 121 of the *Wisconsin Administrative Code* defines the elements of this review, including assessments to establish that

- the proposed sanitary sewer service area and service area population is consistent with planned population projections for the area;
- there is adequate planned sewage treatment plant and conveyance capacity, and;
- environmentally sensitive lands have been identified and recommendations for their preservation have been made in the sanitary sewer service area.

He also stated that given the advisory nature of the Commission under State enabling legislation, the Commission has taken the position that the determination of specific boundaries of a sewer service area--provided that it meets these three criteria--is largely a local matter that should take into account local development objectives.

Mr. Yunker noted that the Commission's regional land use plan recommends that future growth in the Southeastern Wisconsin Region should largely occur in the Region's urban centers at urban densities which can support urban services such as sewer, water, and public transit. Some of this proposed growth may be accommodated as infill, and redevelopment within the Region's urban centers, with the remainder as new development adjacent to, and outward from, existing development in each urban center.

**Sewer Service Area Plan for the City of Hartford** (copy attached to Official Minutes)

Chairman Schmidt asked Mr. Yunker to review with the Committee the proposed amendment to the adopted regional water quality management plan pertaining to the sanitary sewer service area for the City of Hartford. A copy of the preliminary draft of a SEWRPC Staff Memorandum dated June 2011 concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Yunker indicated that by letter dated March 1, 2011, the City of Hartford requested that the Commission amend the Hartford and environs sanitary sewer service area tributary to the City of Hartford sewage treatment facility. That area is currently documented in SEWRPC Community Assistance Planning Report No. 92 (3rd Edition), *Sanitary Sewer Service Area for the City of Hartford and Environs, Washington County, Wisconsin*, dated September 2001, as amended. The basic purpose of this amendment is to include within the planned Hartford sewer service area certain lands located immediately adjacent to, but outside, the currently adopted sewer service area.

Mr. Yunker directed the attention of the Committee members to Map 1 of the memorandum document, indicating that the proposed amendment involves the addition to the sewer service area of a site encompassing 181 acres

including 40 acres located in the Town of Hartford in Washington County, and 141 acres located in the Town of Rubicon in Dodge County. Of the proposed 181 acre addition to the sewer service area, about four acres consists of existing farm homes and farm buildings; four acres consists of small wetlands less than five acres in area; and 173 acres consists of agricultural and other open land. He noted that City of Hartford plans call for an expansion of the existing industrial park into this area. He indicated that the proposed addition of 181 acres to the Hartford sanitary sewer service area represents an increase in the planned sewer service area of about 1.6 percent.

Mr. Yunker noted that a public hearing on the proposed sewer service area amendment, sponsored jointly by the City of Hartford and the Regional Planning Commission, was held on April 19, 2011. He said that a representative of one of the landowners in the subject area expressed concern about the potential that sanitary sewers would be constructed at the expense of the landowners and that some consideration should be given to how sewers would be financed. In response, City officials at the hearing noted that the proposed amendment would expand the area where sewer service is allowed and that there is no proposal for the construction of sanitary sewers at this time. City officials further noted that provision of sanitary sewer would occur as development of the industrial park proceeds, and financing of sewer construction would be part of that development.

In response to a question from Ms. Russell, Mr. Stauber indicated that the preliminary draft report and notice of the public hearing had been sent to the Towns of Hartford and Rubicon, and that no comments had been received from either Town.

There being no further questions or discussion, on a motion by Mr. Vrakas, seconded by Mr. Johnson, and carried unanimously, the SEWRPC Staff Memorandum dated June 2011, was approved and recommended for Commission adoption.

**Sewer Service Area Plan for the City of Elkhorn** (copy attached to Official Minutes)

Chairman Schmidt asked Mr. Yunker to review with the Committee the proposed amendment to the adopted regional water quality management plan pertaining to the sanitary sewer service area for the City of Elkhorn. A copy of the preliminary draft of a SEWRPC Staff Memorandum dated June 2011 concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Yunker indicated that by letter dated March 7, 2011, the Walworth County Metropolitan Sewerage District (WalCoMet) requested that the Commission amend the Elkhorn sanitary sewer service area as that area is currently documented in SEWRPC Community Assistance Planning Report No. 56 (2nd Edition), *Sanitary Sewer Service Areas for the Walworth County Metropolitan Sewerage District, Walworth County, Wisconsin*, dated November 1991, as amended. He explained that the basic purpose of the amendment would be to include within the planned sewer service area certain lands located immediately adjacent to, but outside, the currently adopted sewer service area.

Mr. Yunker directed the attention of the Committee members to Map 1 of the memorandum document, indicating that the area proposed to be added to the Elkhorn sanitary sewer service area encompasses 168 acres in the Town of Lafayette in Walworth County. He said the subject area includes about 19 acres of land identified as secondary environmental corridors, 146 acres of agricultural and other open land including a farmstead, and about three acres of road right-of-way. Initially, portions of the subject area would be developed for utility use—including two new municipal wells and a new water supply treatment facility. The remainder of the subject area is designated for future residential development in the City comprehensive plan.

Mr. Yunker noted that a public hearing on the proposed sewer service area amendment, sponsored jointly by WalCoMet and the Regional Planning Commission, was held on April 12, 2011. He said that representatives of the Town of Lafayette spoke in opposition to the amendment stating that it conflicts with the Town comprehensive plan, which proposes continued agricultural use in the subject area. He said that the County Land Conservation Committee is also on record as not supporting the amendment because it does not comply with the County comprehensive plan, which proposed continued agricultural use in that area. He added that the County Board is

expected to consider this matter at its meeting this evening.

[Secretary's Note: At its meeting on May 10, 2011, the Walworth County Board adopted a resolution indicating that it does not support the amendment, citing the County Land Conservation Committee finding that the proposed amendment does not comply with the County comprehensive plan, the County park and open space plan, and the Town of Lafayette comprehensive plan. (copy of Walworth County Land Conservation Committee *Resolution No. 07-05/11* attached to Official Minutes)]

Ms. Russell indicated that the Walworth County comprehensive plan recommends that the subject area be retained in agricultural use and that residential development there would conflict with the County plan. She said that, because of this, she would have to vote against the proposed amendment. Mr. Yunker noted that conflicts exist between the City comprehensive plan and the County comprehensive plan, because the City plan provided for growth of the City beyond its current corporate boundaries, whereas the County and Town comprehensive plans provided for no future growth of the City beyond its current corporate boundaries. He noted that the proposed expansion of the Elkhorn urban area is in conformance with the regional land use plan, and the regional water quality management plan. Lastly, he noted with respect to the proposed expansion of the Elkhorn sewer service area:

- the size of the area and area population are consistent with planned and projected population levels;
- there is adequate planned sewage treatment plant and conveyance capacity; and,
- environmentally significant lands are appropriately identified, and recommendations are included in the sanitary sewer service area plan for their preservation.

Mr. Pitts noted his concern with the disagreement between the City and County. He suggested that the staff meet with representatives of the City and County. Mr. Yunker noted that, while the State planning law requires communities and counties to prepare comprehensive plans, it does not provide any direction for addressing future municipal boundaries or conflicting land use recommendations. Mr. Drew suggested that, at a future meeting, the Committee could discuss potential ways for resolving such conflicts and consider making recommendations to the State.

After further discussion, on a motion by Mr. Pitts, seconded by Mr. Drew, and carried unanimously, the Committee directed the Commission staff to convene a meeting of representatives from Walworth County, the City of Elkhorn, and the Town of Lafayette.

**Sewer Service Area Plan for the City of Franklin** (copy attached to Official Minutes)

Chairman Schmidt asked Mr. Yunker to review with the Committee the proposed amendment to the adopted regional water quality management plan pertaining to the sanitary sewer service area for the City of Franklin. A copy of the preliminary draft of SEWRPC Community Assistance Planning Report No. 176 (2<sup>nd</sup> Edition), *Sanitary Sewer Service Area for the City of Franklin*, concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Yunker indicated that by letter dated April 5, 2011, the City of Franklin requested that the Commission amend the Franklin sanitary sewer service area. That area is currently documented in the first edition of SEWRPC Community Assistance Planning Report No. 176, dated October 1990. The basic purpose of this amendment is to include within the planned Franklin sewer service area the remainder of the City of Franklin, specifically, the south-central and southwestern portions of the City.

Mr. Yunker directed the Committee's attention to Map 2 of the draft report, noting that the proposed addition to the sewer service area encompasses 8.3 square miles. With the proposed addition, the entirety of the City would be

included in the sewer service area. Mr. Yunker noted that environmentally significant lands within the expanded sewer service area are identified on Map 3 and on the photo-maps at the back of the report. He summarized the sewer service area plan policies for the protection of these areas as set forth on page 11 of the draft report.

Mr. Yunker indicated that the proposed amendment is in conformance with regional land use and water quality management plans, and is consistent with the provisions of Chapter NR 121 of the *Wisconsin Administrative Code* governing planned sanitary sewer service areas. Specifically, he noted that the proposed amendment of the Franklin sewer service area is consistent with long-range planned and projected population levels; that there is adequate planned wastewater treatment plant capacity and planned major sewer conveyance capacity to serve the proposed sewer service area; and that environmentally significant lands have been appropriately identified in the plan and that the plan includes policies for the protection of those lands.

Mr. Yunker indicated that a public hearing was held on the proposed amendment on May 3, 2011. He noted that a summary of hearing results had been emailed to the Committee prior to this meeting, and printed copies of that summary were distributed to Committee members at this meeting.

Mr. Yunker noted that the record of the hearing includes testimony both for and against the proposed sewer service area amendment. He indicated that two persons, including the City of Franklin Mayor, spoke in favor of the proposed amendment at the hearing. He noted that, in his testimony, the Mayor stated that Ryan Creek interceptor sewer and expansion of sewer service in the southwest part of the City has been under consideration for a long time and that the expansion is consistent with the City comprehensive plan; that sewer service is essential to economic development in the City, including additional commercial and industrial development; and, that without sewer service, the southwest area of the City would be subject to pressure for development served by onsite wastewater treatment systems. Mr. Yunker indicated that two individuals—Milwaukee County Board Supervisor Mark A. Borkowski and the former Franklin City planner had submitted letters in support of the sewer service area plan amendment.

Mr. Yunker indicated that much of the opposition to the proposed amendment expressed at the hearing was related to property tax concerns. The concern was that residents should not have to pay for sewer service if they are some distance away from the proposed interceptor and would not receive service for a lengthy period of time. Mr. Yunker indicated that the City attorney had explained sewer-related property tax matters at the hearing. Mr. Yunker indicated that, in his remarks at the hearing, the City attorney explained that the inclusion of land in a sewer service area allows sewers to be extended, but, by itself, has no property tax impact; that property within the Milwaukee Metropolitan Sewerage District (MMSD) boundary is subject to the MMSD capital improvements property tax levy; that MMSD will be taking steps to expand the Sewerage District in the City of Franklin in a separate process involving a separate public hearing; and that, the City attorney noted that, under State law, expansion of the Sewerage District is subject to a determination based on fact as to whether or not an area is likely to receive sewer service from the District within ten years.

Mr. Yunker indicated that at the hearing several landowners from the Root River “Loop” area—the area south of the Root River and Root River Canal, in the southeastern portion of the City—opposed the inclusion of that area in the sewer service area. He indicated that, in their testimony, those landowners stated that existing homes in that area are served by functioning onsite systems; that extending sewer service to that area would be difficult and expensive; that the extension of sewer service to that area would be years away, given the location and physical constraints of serving that neighborhood; that they should not have to pay property taxes for a service they do not receive; that the City comprehensive plan indicates no change in land use in the area; and that sewer service would be inconsistent with the City comprehensive plan for the area.

Mr. Yunker indicated that the Commission staff discussed the concerns raised regarding the Root River Loop area with City of Franklin staff at a meeting subsequent to the hearing, as noted in the handout. He reported that, at this meeting, the City staff said that the City comprehensive plan envisions that the Root River Loop area would remain residential in nature; that it does not address the density of residential development; and that it does not preclude the

extension of sewer service to this area. The City staff further said that to serve the Root River Loop area would require two lift stations and force mains in addition to gravity sewers, which would be more expensive than gravity sewers alone. They said that including the Root River Loop area in the sewer service area would allow for the extension of sewers as a remedy for failing onsite wastewater treatment systems, if needed. They said that, ever since sewer service became available to the City from MMSD, many residents once served by onsite systems have requested sewer service, and about 90 percent have now been converted to sewer service.

Mr. Weishan asked how urgent this matter is to the City. City of Franklin Engineer John Bennett responded that this matter is very urgent for the City. He indicated that the City is seeking Clean Water Fund financing in support of the proposed Ryan Creek interceptor sewer which would serve the south-central and southwestern areas of the City. The deadline for the Clean Water Fund application is in June of 2011. The area that would be served by the Ryan Creek interceptor must be included in the sewer service area at the time of the application. If the June deadline was not met and the City was forced to delay its Clean Water Fund application until next year, the financing cost over the term of the loan would increase by about \$2 million.

Mr. Rogers asked how many individuals had spoken against the proposed sewer service area amendment at the hearing. Mr. Stauber responded that about 15 persons spoke in opposition. Chairman Schmidt recognized Mr. Ryan, a resident of the Root River Loop area. Mr. Ryan said that it would be very costly to provide sewer service to the Loop neighborhood; that the City plan does not show planned growth in that neighborhood; and that there is no interest in sewer service on the part of residents of that area. He said that population, cost, and demand considerations argue against including the Root River Loop area in the sewer service area.

In response to a question from Mr. Pitts, Mr. Yunker stated that there had been a public hearing on the proposed sewer service area amendment and that the City Common Council had attended the hearing and heard the testimony. He again noted that the proposed amendment meets the criteria regarding population, sewerage system capacity, and protection of environmentally significant areas. He said that the City Common Council at their meeting following the public hearing approved the proposed sanitary sewer service amendment on a 5 to 1 vote.

Mr. Weishan suggested that this matter be laid over. He indicated that the southwestern area of Franklin is a unique part of Milwaukee County, the last rural area in the County, and that the situation in Franklin may be similar to that in the City of New Berlin, where the City has decided to confine its urban area to its eastern side. He said that, if the sewer service area is expanded as proposed, the Milwaukee Metropolitan Sewerage District would expand similarly, the area would be taxed, the land would be developed, agricultural land would be lost, and flooding problems may increase. He questioned whether the future population of southwestern Franklin would be as high as projected.

Mr. Yunker said that the situation in Franklin may be different from that in New Berlin. He noted that New Berlin's comprehensive plan allows the west side of the City to develop on two- to five-acre lots with onsite wastewater treatment systems. He noted that the City of Franklin comprehensive plan envisions urban development with sewer service throughout the City. He stated that to deny the proposed expansion of the sewer service area would be in conflict with the City of Franklin comprehensive plan, actions taken by the City of Franklin Common Council, and also the recommendations of the Commission's regional land use plan and water quality management plans.

Mr. Pitts noted that the City of Franklin Common Council, following the public hearing, approved the sanitary sewer service area amendment on a five-to-one vote.

Mr. Rogers said that he would reluctantly vote in favor of the proposal, noting the comments made on both sides of the issue.

There being no further discussion, the Committee approved a motion by Mr. Pitts, seconded by Mr. Johnson, recommending that the Regional Planning Commission approve the sanitary sewer service area amendment on a 7 ayes to 2 nays vote, with Mr. Stroik and Mr. Weishan voting "no."

**Sewer Service Area Plan for the Village of Sussex-Town of Lisbon** (copy attached to Official Minutes)

Chairman Schmidt asked Mr. Yunker to review with the Committee a proposed amendment to the adopted regional water quality management plan pertaining to an amendment to the sanitary sewer service area for the Village of Sussex and Town of Lisbon. A copy of the preliminary draft of SEWRPC Community Assistance Planning Report No. 84 (3<sup>rd</sup> Edition), *Sanitary Sewer Service Area for the Village of Sussex and Town of Lisbon, Waukesha County, Wisconsin*, concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Yunker indicated that the sewer service area amendment was proposed by the Village of Sussex and Town of Lisbon. He indicated that the areas proposed by the Village of Sussex to be added to the sewer service area, as identified on Map 2, encompass a total of about 1,346 acres, including about 115 acres of existing urban land, 353 acres of environmentally significant lands, and 878 acres of agricultural and other open land. He stated that, under the Village comprehensive plan, the developable land within the Village-proposed additions to the sewer service area would be developed primarily for residential use, along with some commercial and industrial use.

Mr. Yunker indicated that the areas proposed by the Town of Lisbon to be added to the planned sewer service area encompass a total of about 840 acres, including about 95 acres of existing urban land, 98 acres of environmentally significant lands, and 647 acres of agricultural and other open land. Under the Town comprehensive plan, developable lands within the Town-proposed additions to the sewer service area would also be developed primarily for residential use, along with some commercial and industrial use.

Mr. Yunker noted that the estimated buildout population of the expanded sewer service area of about 17,200 persons compares to a projected year 2035 population range of 17,800 to 24,900 persons set forth in the adopted regional land use plan. He also noted that the proposed expansion of the sewer service area for the Village of Sussex and Town of Lisbon could be accommodated via the wastewater flow allocations for the Village and Town set forth in the 2004 facilities plan for the Sussex sewage treatment plant. He indicated that the proposed amendment meets the key criteria to be considered in evaluating sewer service area plans, noting that the plan is consistent with long-range planned and projected population levels; that there is adequate sewerage system capacity; and that environmentally significant areas have been identified and provisions have been made for their preservation. He also noted that the proposed amendment is consistent with the Commission's regional land use and water quality management plans.

Mr. Yunker stated that a public hearing on the proposed sewer service area amendment, sponsored jointly by the Village of Sussex, Town of Lisbon and the Regional Planning Commission, is scheduled for this evening. He said that staff would recommend adoption of the sanitary sewer service area amendment, contingent on the results of the hearing, and Village and Town approval of the amendment following the hearing.

Ms. Russell noted that the proposed amendment is based upon a boundary agreement between the Village and Town.

Mr. Pitts questioned why the Committee was considering the sewer service area amendment prior to the hearing. Mr. Yunker said that the quarterly meeting schedule of the Commission sometimes necessitated this, in order to comply with local scheduling needs. Mr. Rogers indicated that the public review process is important and questioned whether the Committee should make a recommendation prior to a hearing. He said that, without seeing the results of a hearing, he would have to vote "no" on a recommendation to approve. Mr. Drew said that over the years it had sometimes been difficult to accommodate community schedules within the framework of the Commission's quarterly meeting schedule. He suggested that the Committee may want to establish a policy that a hearing be held on proposed amendments prior to consideration by the Committee.

There being no more comments or discussion, on a motion by Mr. Pitts, seconded by Mr. Stroik, the Committee recommended Commission approval of the proposed amendment, subject to a report of the results of a public hearing, on a 7 ayes to 2 nays vote, with Mr. Pitts and Mr. Rogers voting "no."

[Secretary's Note:

At the public hearing, held on May 10, 2011, at the Sussex Village Hall, one individual, the owner of a home located adjacent to, but outside, the currently adopted sewer service area in Section 16 in the Town of Lisbon, spoke against the Town-proposed expansion of the sewer service area, particularly in Section 16. She indicated that residents in her neighborhood to the east of the proposed sewer service area experience basement seepage or flooding and that the groundwater level is high. She expressed concern that increased urban development in the expanded sewer service area to the west would increase stormwater runoff, which she said could compound these problems. She indicated that there are areas of high groundwater in Section 16, beyond the designated environmental corridors, and expressed concern about including those areas in the sewer service area.

In response to the resident's concerns, the Commission staff indicated that review of soil survey maps indicates that there are some areas with seasonally high groundwater located outside identified environmental corridors in Section 16. These areas have been identified on the Town comprehensive plan map. It is the Commission staff's understanding that the Town would consider these areas in future site planning for development. The Town "Storm Water Management and Erosion Control Ordinance" requires that basement floors be located above the seasonal high groundwater level to protect buildings from chronic groundwater-related problems.

With respect to stormwater concerns, the Town storm water ordinance requires the following for new development: 1) infiltration of runoff from new development consistent with State of Wisconsin requirements, subject to soil suitability for infiltration and certain exclusions and 2) limitation of the post-development peak rate of runoff to the pre-development peak rate for the two-, 10-, and 100- year 24-hour design storms. Infiltration of runoff from new development reduces the volume of runoff passing downstream, and control of the peak rate of runoff is intended to avoid creating downstream flooding problems.

As to the local action on the proposed plan amendment by the Sussex Village Board and the Lisbon Town Board, they both passed resolutions adopting the sanitary sewer service area amendment on May 10, 2011, and May 23, 2011, respectively.]

**CONSIDERATION OF SEWRPC PLANNING REPORT NO. 15 (2ND EDITION), A *JURISDICTIONAL HIGHWAY SYSTEM PLAN FOR WALWORTH COUNTY: 2035***

Chairman Schmidt asked Mr. Yunker to review with the Committee SEWRPC Planning Report No. 15 (2nd Edition), *A Jurisdictional Highway System Plan for Walworth County: 2035*, and noted that copies of this Report had been provided to the Committee members for review prior to the meeting.

Mr. Yunker gave a brief presentation highlighting the major components of this plan. He said that the plan was approved by the Advisory Committee on Jurisdictional Highway System Planning for Walworth County. Ms. Russell added that the plan was adopted unanimously by the Walworth County Public Works Committee, and will be considered for adoption by the full Walworth County Board of Supervisors this evening.

There being no questions or discussion, on a motion by Ms. Russell, seconded by Mr. Johnson, and carried unanimously, the Committee acted to recommend approval by the Commission of SEWRPC Planning Report No. 15, *A Jurisdictional Highway System Plan for Walworth County: 2035*, pending adoption by the Walworth County Board of Supervisors.

[Secretary's Note: The Walworth County Board of Supervisors on May 10, 2011, unanimously adopted SEWRPC Planning Report No. 15, *A Jurisdictional Highway System Plan for Walworth County: 2035*.]

**CONSIDERATION OF CHAPTER IV, "EXISTING HOUSING," AND CHAPTER VII "DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS" OF SEWRPC PLANNING REPORT NO. 54, "A REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN: 2035"**

Chairman Schmidt noted that a number of Commissioners had indicated that they would need to leave the meeting at 4:00 p.m., and that these two chapters of the regional housing plan could be considered by the Committee at its August meeting without any delay to the regional housing planning effort.

**CORRESPONDENCE/ANNOUNCEMENTS**

Chairman Schmidt asked Mr. Yunker if there was any correspondence or announcements. Mr. Yunker reported there was no correspondence to report or announcements to be made.

**ADJOURNMENT**

There being no further business to come before the Committee, on a motion by Mr. Pitts, seconded by Mr. Rogers, and carried unanimously, the meeting was adjourned at 3:48 p.m.

Respectfully submitted,

Kenneth R. Yunker  
Deputy Secretary