



Cass County
Planning Commission/Board of Adjustment

October 9, 2017

The Cass County Planning Commission/Board of Adjustment conducted a regular meeting October 9, 2017 in the meeting room of the Cass County Land Department in Backus. The field inspection for the meeting was conducted October 2, 2017 with PC members Fitch, Kostial, La Porte and Sundberg along with ESD staff Fairbanks in attendance.

Sundberg called the meeting to order at 9:30 a.m.

Members present: Fitch, Froehlig, Kostial, LaPorte, Pehling and Sundberg.

Staff Present: Berg, Fairbanks and Ringle.

Citizens Present: Craig Anderson, Paul Cibuzar, Sandy Gregerson, Tom Gregerson, Joe McDilda, Nadine McDilda, Joe Ranweiler, Barb Schmidt, Dave Schmidt, Marla Yoho, and Craig Wadell.

MS/P Fitch/Pehling to approve the minutes of the 09/11/17 PC/BOA meeting.

MS/P LaPorte/Fitch to recommend to the County Board that a 1st Reading Hearing be established for the Planning Commission to consider reclassification procedure revisions to the Land Use Ordinance.

Variance

Baybridge LLC, Thunder Lake Township on property described as Part of Govt Lot 1, Section 9-140-26, PID #42-009-1102 located at 4302 Baybridge Trail NE. An application submitted to be allowed to replace an existing residential structure with new larger construction. The property contains five residential structures which will remain unchanged. The applicable portions of the Land Use Ordinance include Section 800 which establishes the variance criteria and Section 1120 which allows for one primary residence per single family residential lot. The property contains 30.98 acres riparian to Thunder Lake (GD).

PC members were at the site 10/02/17. 11 notices of the application were mailed with no responses received. The application was reviewed and discussed with Baybridge caretaker Mr. Wadell.

MS/P Kostial/LaPorte to approve the application to replace an existing residence with new residential construction located at PID #42-009-1102 upon review of the criteria contained in

Sections 800 and 1120 of the Land Use Ordinance along with M.S. 394.27, Subdivision 7 with the following findings and conditions:

Findings:

1. The property was occupied by six residences prior to the adoption of land use regulation.
2. The application calls for the replacement of an existing residence which will not result in an increase of the total residences located on the property.
3. As allowed by statute and ordinance, the structure could be replaced at existing footprint and volume.
4. The residential structure to be replaced, caretaker residence, although containing a modest increase in footprint will be relocated further away from the OHWL than the current set back location.
5. The proposed replacement structure, although larger in size but further from the lake, is a reasonable use of the property when taking into account the location of the residence within property and not be readily observable from the lake or any neighbors which therefore will not contradict the purpose of the Land Use Ordinance which is to protect, preserve and enhance the quality of the lakes, rivers, forests, wetlands, natural land forms and open space for future generations and to promote health, safety, and general welfare.
6. Approval will not allow a use that is prohibited in the zoning district in which the subject property is located.
7. Approval of the application assuming compliance with applicable erosion control related conditions will not restrict the passage of storm water in such a manner as to increase the height of flooding or impact adjacent properties.
8. Approval will not result in an incompatible land use that would be detrimental to the protection of ground and surface water quality.
9. There is no reason or evidence to conclude that financial consideration is the sole reason for the application.
10. The lot contains 30.98 acres.
11. Based upon the above findings and the following conditions associated with this approval, there is nothing to indicate that the proposed porch will alter, disturb or negatively impact existing land use or neighboring property which does not contradict the purpose of the Land Use Ordinance which is to protect, preserve and enhance the quality of the lakes, rivers, forests, wetlands, natural land forms and open space for future generations and to promote health, safety, and general welfare or the purpose of the Comprehensive Plan which is to 1.) Provide a rational basis to make difficult land and resource decisions wisely, 2.) Eliminate the conflicts caused by unplanned development, 3.) Improve coordination and communication between county, local governments and the citizens in land use planning, and 4.) Protect the County's natural resources from degradation.

If the following conditions are included no permit to implement shall be issued until:

1. ESD required and approved erosion control is installed.

2. If shoreline vegetative enhancement, restoration or no mow is required by ESD or the Planning Commission, a plan shall be approved by ESD and agreed to be implemented by applicant.
3. As determined by ESD staff the plan may be substantially implemented or financial assurance in an amount determined by ESD staff in the form of cash or a letter of credit shall be submitted.

No site preparation or building construction shall be commenced until issuance of Permit. Commencement of either prior to issuance of a Permit may result in withholding, withdrawal or revocation of a permit until inspection by ESD, correction of any circumstances in violation of laws or ordinances or the terms of this variance, deposit of financial assurance as determined by ESD to secure correction of violations and completion of other measures as required by ESD.

Conditions:

1. The structure shall be of the size and configuration as submitted 09/15/17.
2. Any revision shall be approved by ESD or if necessary the Planning Commission.
3. No run-off to the lake or adjoining properties is permitted. Run-off shall be directed by gutters or other means to natural water retention features located upon the property or structures such as rain gardens.
4. ESD staff must determine and if required construction erosion control shall be installed.
5. Any material resulting from demolition and construction not reused or recycled must be disposed of in a permitted facility.
6. Applicant shall consent to inspection of the property by ESD staff to verify compliance with conditions.
7. Unless commenced or otherwise extended or revised by the Planning Commission this approval shall be effective until 10/09/19.

COMPLIANCE WITH ALL CONDITIONS IS REQUIRED. FAILURE TO COMPLY WITH ANY CONDITION SHALL RESULT IN A VIOLATION AND SUBJECT THE APPLICANT TO ENFORCEMENT PROCEDURES WHICH MAY INCLUDE, BUT NOT LIMITED TO, REVOCATION OF THIS VARIANCE, REMOVAL OF VIOLATIONS AND MITIGATION.

McDilda, Joseph & Nadine, Wabedo Township on property described as Lots 6 & 7, "Manders Muskie Bay 1st Addition", Section 26-140-28, PID #46-447-0060 located at 1646 Muskie Bay Road NE. An application submitted, "after the fact", to be allowed to retain a 339 square feet platform/fire pit, a retaining wall and a stairway to the lake all of which require a Shoreland Alteration Permit which was not obtained. The applicable portions of the Land Use Ordinance include Section 800 which establishes variance criteria, Section 1126.6 which establishes stairway criteria, Section 1126.7 which establishes criteria platform size and location and Section 1126.9 which establishes retaining wall criteria. The property contains .9 acre riparian to Lake Wabedo (RD).

PC members were at the site 10/02/17. 37 notices of the application were mailed with two responses, including that of the Wabedo Township Planning Commission, both recommending

remedial action for the actions taken by the applicants received. The application was reviewed and discussed with Mr. McDilda.

MS/P Kostial/Froehlig to approve, "after the fact" the retention of a 339 square feet platform/fire pit, a retaining wall and a stairway to the lake all of which require a Shoreland Alteration Permit which was not obtained located at PID #46-447-0060 based upon review of the criteria contained in Sections 800, 1126.6 and 1126.7 of the Land Use Ordinance along with the Stadsvold "after the fact (ATF)" criteria:

Findings:

1. "Manders Muskie Bay" was platted in 1958 prior to the adoption of land use regulation which includes bluff and shoreland alteration regulation.
2. The location of the residence was approved by VP16-140-28-1.
3. It appears that the shoreland activity that has taken place sans permit has had no appreciable negative effect to neighboring property or the lake.
4. Approval will not allow a use that is prohibited in the zoning district in which the property is located.
5. Approval of the application assuming implementation of erosion control and vegetative recommendations by ESD staff will not restrict the passage of storm water in such a manner as to increase the height of flooding or impact adjacent properties.
6. Approval will not result in an incompatible land use that would be detrimental to the protection of ground and surface water quality.
8. There is no reason or evidence to conclude that financial consideration is the sole basis of the application.
9. The platform complies with lake setback, is located on a level area within the top of bluff setback area and is not visible from the lake or neighboring properties.
10. Based upon the above findings and the following conditions associated with this approval, there is nothing to indicate that the structures have not altered, disturbed or negatively impacted land use or neighboring property which does not contradict the purpose of the Land Use Ordinance which is to protect, preserve and enhance the quality of the lakes, rivers, forests, wetlands, natural land forms and open space for future generations and to promote health, safety, and general welfare or the purpose of the Comprehensive Plan which is to 1.) Provide a rational basis to make difficult land and resource decisions wisely, 2.) Eliminate the conflicts caused by unplanned development, 3.) Improve coordination and communication between county, local governments and the citizens in land use planning, and 4.) Protect the County's natural resources from degradation.

"Stadsvold" - After the Fact Findings:

1. There is nothing to indicate or anyway to determine that the owner intended to purposely circumvent ordinance requirements or did not act in good faith when the shoreland activity took place sans permit by the landscape contractor.

2. There is nothing to indicate or anyway to determine if the landscape contractor on behalf of the owner inquired or elected to ignore permit requirements or failed to act "in good faith".
3. Construction has been completed.
- 4 There are similar structures throughout the county.
5. Complete restoration to pre-construction conditions would create more turmoil and potential erosion that the worth of such an endeavor.
6. The degree of impact to the area and the land use system is not significant and the County's benefits by denying a variance to the land use standards are outweighed by the applicant's burden if the applicant were required to comply with the ordinance and in light of all factors, the interest of justice is served by granting the ATF variance.

If the following conditions are included no permit to implement shall be issued until:

1. ESD required and approved erosion control is installed.
2. If shoreline vegetative enhancement, restoration or no mow is required by ESD or the Planning Commission, a plan shall be approved by ESD and agreed to be implemented by applicant.
3. As determined by ESD staff the plan may be substantially implemented or financial assurance in an amount determined by ESD staff in the form of cash or a letter of credit shall be submitted.

No site preparation or building construction shall be commenced until issuance of Permit. Commencement of either prior to issuance of a Permit may result in withholding, withdrawal or revocation of a permit until inspection by ESD, correction of any circumstances in violation of laws or ordinances or the terms of this variance, deposit of financial assurance as determined by ESD to secure correction of violations and completion of other measures as required by ESD.

Conditions:

1. The applicable land use permits along with any administrative fees as determined by ESD must be obtained by 10/31/17.
2. Applicant shall consent to inspection of the property by ESD staff to verify compliance with conditions.
3. If vegetative enhancement or restoration is required by ESD staff or the Planning Commission, a plan shall be approved by ESD and agreed to be implemented by applicant.
4. As determined by ESD staff the plan may be substantially implemented or financial assurance in an amount determined by ESD staff in the form of cash or a letter of credit shall be submitted.
5. The applicants must consult with ESD staff to determine and install appropriate run-off retention mechanisms for the "after the fact" construction and to include gutters and run-off collection for the residence.
6. If financial assurance is required, ESD shall determine a schedule to return and/or reduce the amount of financial assurance.

COMPLIANCE WITH ALL CONDITIONS IS REQUIRED. FAILURE TO COMPLY WITH ANY CONDITION SHALL RESULT IN A VIOLATION AND SUBJECT THE APPLICANT TO ENFORCEMENT PROCEDURES WHICH MAY INCLUDE, BUT NOT LIMITED TO, REVOCATION OF THIS VARIANCE, REMOVAL OF VIOLATIONS AND MITIGATION.

Schmidt, David & Barbara, Crooked Lake Township on property described as Lot 6, Block 1, "Wandrus Estates", Section 20-139-26, PID #12-446-0112 located at 5138 Andrus Lake Road NE. An application to construct a 40 feet x 60 feet residence that will be 120 feet from the lake at the closest point due to shoreline and plat configuration. The applicable portions of the Land Use Ordinance include Section 800 which establishes the variance criteria and Section 1126.1 A. which requires structures to be located 150 feet from a lake classified Natural Environment (NE). The property contains 3.2 acres riparian to Andrus Lake (NE).

PC members were at the site 10/02/17. 27 notices of the application were mailed with two response supporting approval of the application were received. The application was reviewed and discussed with Barbara and David Schmidt.

MS/P LaPorte/Fitch to approve the application for decreased setback from the lake for the residence to be located at PID #12-446-0112 based upon the criteria of Section 800 and 1126.1 A. of the Land Use Ordinance and MS 394.27 Subdivision 7 with the following findings and conditions:

Findings:

1. The proposed residence will comply with lake setback for its primary exposure, view and access.
2. "Wandrus Estates" was platted in 1985 and includes an unusual lot configuration which causes the proposed residence to be less than 150 feet from the lake across an adjacent lot.
3. The existing vegetation and trees will provide screening from the lake and neighboring property.
4. Based upon the location, size and configuration of the proposed residence, there is no evidence or indication that it will have a negative effect on neighboring property or lake users.
5. Approval will not allow a use that is prohibited in the zoning district in which the subject property is located.
6. Approval of the application assuming compliance with applicable erosion control related conditions will not restrict the passage of storm water in such a manner as to increase the height of flooding or impact adjacent properties.
7. Approval will not result in an incompatible land use that would be detrimental to the protection of ground and surface water quality.
8. There is no reason or evidence to conclude that financial consideration is the sole reason for the application.
9. Based upon the above findings and the following conditions associated with this approval, there is nothing to indicate that the proposed residence will alter, disturb or negatively impact existing land use or neighboring property which does not contradict the purpose of the Land Use

Ordinance which is to protect, preserve and enhance the quality of the lakes, rivers, forests, wetlands, natural land forms and open space for future generations and to promote health, safety, and general welfare or the purpose of the Comprehensive Plan which is to 1.) Provide a rational basis to make difficult land and resource decisions wisely, 2.) Eliminate the conflicts caused by unplanned development, 3.) Improve coordination and communication between county, local governments and the citizens in land use planning, and 4.) Protect the County's natural resources from degradation.

NOTICE TO APPLICANT: If the following conditions are included no permit to implement shall be issued until:

1. ESD required and approved erosion control is installed.
2. If shoreline vegetative enhancement, restoration or no mow is required by ESD or the Planning Commission, a plan shall be approved by ESD and agreed to be implemented by applicant.
3. As determined by ESD staff the plan may be substantially implemented or financial assurance in an amount determined by ESD staff in the form of cash or a letter of credit shall be submitted.

No site preparation or building construction shall be commenced until issuance of Permit. Commencement of either prior to issuance of a Permit may result in withholding, withdrawal or revocation of a permit until inspection by ESD, correction of any circumstances in violation of laws or ordinances or the terms of this variance, deposit of financial assurance as determined by ESD to secure correction of violations and completion of other measures as required by ESD.

Conditions:

1. The residence shall not be less than 120 feet from the lake at the closest point across Lot 5, PID #12-446-0110.
2. Any revision to the setback of the residence must be approved by ESD or if necessary the Planning Commission.
3. No run-off to the lake or adjoining properties is permitted. Run-off shall be directed by gutters or other means to natural water retention features located upon the property or structures such as rain gardens.
4. ESD staff must determine and if required construction erosion control shall be installed.
5. Any material resulting from demolition and construction not reused or recycled must be disposed of in a permitted facility.
6. Applicant shall consent to inspection of the property by ESD staff to verify compliance with conditions.
7. Unless commenced or otherwise extended or revised by the Planning Commission this approval shall be effective until 10/09/19.

COMPLIANCE WITH ALL CONDITIONS IS REQUIRED. FAILURE TO COMPLY WITH ANY CONDITION SHALL RESULT IN A VIOLATION AND SUBJECT THE APPLICANT TO

ENFORCEMENT PROCEDURES WHICH MAY INCLUDE, BUT NOT LIMITED TO, REVOCATION OF THIS VARIANCE, REMOVAL OF VIOLATIONS AND MITIGATION.

Conditional Use Permit

Little Wolf Resort, Pike Bay Township on property described as Part of Govt Lot 6, Section 6-145-31, PID #29-006-3107 located at 7170 Little Wolf Road NW. An application submitted to add 6 RV sites to the resort and to be allowed to retain, "after the fact", a partitioned storage building containing 12 units constructed sans permit. The applicable portions of the Land Use Ordinance (02/15/13) include Section 705 which establishes CUP criteria and Section 1104.9 which establishes resort expansion criteria. The combined parcels contain 45.1 acres riparian to Little Wolf Lake (RD).

PC members were at the site 10/02/17. 28 notices of the application were mailed with one response of support for approval of the application received. The application was reviewed and discussed with Sandy and Tom Gregerson.

MS/P LaPorte/Kostial to approve 6 RV sites to be located and for the storage unit structure already located at PID #29-006-3107 based upon the criteria of Section 800 of the Land Use Ordinance and along with M.S. 394.301 with the following findings and conditions:

Findings:

1. The RV sites will be located in Tier 2 more than 267 feet from the lake.
2. The RV sites are in compliance with the density requirements for Tier 2.
3. There is no evidence to conclude that over the years of operation that the resort has adversely affected adjoining property.
4. The resort clientele is temporary and transient which will have no impact to public facilities such as schools and parks.
5. The resort utilizes existing county and township roadways that will not require expansion or reconfiguration therefore additional public infrastructure will not be required.
6. No wetland or critical habitat will be disturbed by the RV site expansion.
7. No scenic or historic features will be affected by the RV site expansion.
8. No threat to public health, safety and welfare can be expected from the RV site expansion.
9. Waste water treatment will comply with applicable county and state standards with no public infrastructure required.
10. There is no evidence or reason to expect that the RV site expansion will adversely affect adjoining property.
11. The expansion does not reach the mandatory EAW review standards.
12. No evidence or information has been submitted to establish that the proposed RV sites or existing storage units have or will alter or be detrimental to land use in the general area.
13. Approval does not contradict the purpose of the official controls which are to protect, preserve and enhance the quality of the lakes, rivers, forests, wetlands, natural land forms and open space for future generations and also to promote the health, safety, general welfare.

14. The proposed RV sites will not be obtrusive to the neighborhood and does not contradict the purpose of the comprehensive plan which is to 1. Provide a rational basis to make difficult land and resource decisions wisely, 2. Eliminate the conflicts caused by unplanned development, 3. Improve coordination and communication between county, local governments and the citizens in land use planning, and 4. Protect the County's natural resources from degradation.
15. Approval includes the second storage unit structure constructed sans permit.

Conditions:

1. All applicable permits for the RV sites and the second storage unit structure must be obtained.
2. Appropriate SSTS sizing for the RV sites must be verified during the permit process.
3. Unless revoked or otherwise revised by the Planning Commission this approval shall be effective as long as the site is used for the approved land use.
4. There shall be no storage located outside of the storage units.
5. The storage units shall not have running water or holding tanks.

Reclassification

B-Dirt, Fairview Township on property described as Lot 1, Block 1, PID #14-417-0101, Lot 2, Block 1, PID #14-417-0102, Lot 3, Block 1, PID #14-417-0103, Lot 4, Block 1, PID #14-417-0104, Lot 5, Block 1, PID #14-417-0105, Lot 6, Block 1, PID #14-417-0106, Lot 7, Block 1, PID #14-417-0107, Lot 8, Block 1, PID #14-417-0108, Lot 9, Block 1, PID #14-417-0109, Lot 10, Block 1, PID #14-417-0110, Lot 11, Block 1, PID #14-417-0111, Lot 12, Block 1, PID #14-417-0112, Lot 13, Block 1, PID #14-417-0113, Lot 14, Block 1, PID #14-417-0114, Lot 15, Block 1, PID #14-417-0115, Lot 16, Block 1, PID #14-417-0116, Lot 17, Block 1, PID #14-417-0117, Lot 18, Block 1, PID #14-417-0118, Lot 19, Block 1, PID #14-417-0119, Lot 20, Block 1, PID # 14-417-0120, Lot 21, Block 1, PID #14-417-0121, Lot 22, Block 1, PID #14-417-0122, Lot 23, Block 1, PID #14-417-0123, Lot 24, Block 1, PID #14-417-0124, Lot 25, Block 1, PID #14-417-0125, Lot 26, Block 1, PID #14-417-0126, Lot 27, Block 1, PID #14-417-0127, Lot 28, Block 1, PID #14-417-0127, Lot 29, Block 1, PID #14-417-0129, Lot 30, Block 1, PID #14-417-0130, Lot 31, Block 1, PID #14-417-0131, Lot 32, Block 1, PID #14-417-0132, Lot 33, Block 1, PID #14-417-0133 & Lot 34, Block 1, PID #14-417-0134, Section 23-134-30, CIC #69, "The Ridge" located along County 77. An application to reclassify the property from Rural Residential 2.5 (RR-2.5) to Commercial 2 (C-2). The C-2 district requires a Conditional Use Permit (CUP) for any activity or use. If the reclassification is approved, the applicant will present a CUP application for the development of an indoor storage unit park. "The Ridge" was platted in 2007. The applicable portions of the Land Use Ordinance include Section 706, which establishes reclassification criteria and Section 903.8 which establishes the Commercial 2 (C-2) land use district description. The property contains 21.3 acres (RR-2.5).

PC members were at the site 10/02/17. 65 notices of the application were mailed with one response of support for approval from the Fairview Township Planning Commission of the application received. The application was reviewed and discussed with Joe Ranweiler.

MS/P Fitch/Froehlig to recommend approval by the Cass County Board of Commissioners of the reclassification from RR-2.5 to C-2 the 21.3 acres which includes Lot 1, Block 1, PID #14-417-0101, Lot 2, Block 1, PID #14-417-0102, Lot 3, Block 1, PID #14-417-0103, Lot 4, Block 1, PID #14-417-0104, Lot 5, Block 1, PID #14-417-0105, Lot 6, Block 1, PID #14-417-0106, Lot 7, Block 1, PID #14-417-0107, Lot 8, Block 1, PID #14-417-0108, Lot 9, Block 1, PID #14-417-0109, Lot 10, Block 1, PID #14-417-0110, Lot 11, Block 1, PID #14-417-0111, Lot 12, Block 1, PID #14-417-0112, Lot 13, Block 1, PID #14-417-0113, Lot 14, Block 1, PID #14-417-0114, Lot 15, Block 1, PID #14-417-0115, Lot 16, Block 1, PID #14-417-0116, Lot 17, Block 1, PID #14-417-0117, Lot 18, Block 1, PID #14-417-0118, Lot 19, Block 1, PID #14-417-0119, Lot 20, Block 1, PID #14-417-0120, Lot 21, Block 1, PID #14-417-0121, Lot 22, Block 1, PID #14-417-0122, Lot 23, Block 1, PID #14-417-0123, Lot 24, Block 1, PID #14-417-0124, Lot 25, Block 1, PID #14-417-0125, Lot 26, Block 1, PID #14-417-0126, Lot 27, Block 1, PID #14-417-0127, Lot 28, Block 1, PID #14-417-0127, Lot 29, Block 1, PID #14-417-0129, Lot 30, Block 1, PID #14-417-0130, Lot 31, Block 1, PID #14-417-0131, Lot 32, Block 1, PID #14-417-0132, Lot 33, Block 1, PID #14-417-0133 & Lot 34, Block 1, PID #14-417-0134, Section 23-134-30, CIC #69, "The Ridge" based upon the criteria of Section 706 and 906.8 of the Land Use Ordinance and along with M.S. 394.361 with the following findings and conditions:

Findings:

1. The property is located along County #77 which is the primary roadway along the west side of Gull Lake.
2. The property is located two miles south of the junction of County #77 and County #15.
3. The property is directly adjacent to an existing commercial parcel.
4. The property is non-riparian and not visible from Gull Lake.
5. The property is platted with 15 lots and three structures of six units each that could be utilized for commercial use which will be likely have less impact than residential development.
6. The purpose of C-2 is to provide adequate commercial space for general retail and service activities as conditional uses in rural areas. C-2 commercial districts shall be located along federal, state, county or township roadways.
7. There is nothing to indicate that a use such as indoor storage unit structures will have a detrimental effect to neighboring property which therefore does not necessarily contradict the purpose of the Land Use Ordinance which is to protect, preserve and enhance the quality of the lakes, rivers, forests, wetlands, natural land forms and open space for future generations and to promote health, safety, and general welfare or contradict the purpose of the Comprehensive Plan which is to 1.) Provide a rational basis to make difficult land and resource decisions wisely, 2.) Eliminate the conflicts caused by unplanned development, 3.) Improve coordination and communication between county, local governments and the citizens in land use planning, and 4.) Protect the County's natural resources from degradation.
8. Approval will have no impact to the demand for governmental services.
9. Existing roadways will be utilized with no need to expand exiting public infrastructure.
10. No wetland or critical habitat will be disturbed.
11. No scenic or historic features will be affected.

12. No threat to public health, safety and welfare can be expected.

13. All proposed activity to be located on the property must be approved by a conditional use permit (CUP).

Other Business

* Request received from Arlen Johnson to revise Condition #1 of VP15-139-30-5 which was approved 10/12/15.

MS/P LaPorte/Froehlig the structure shall not exceed 16 feet x 26 feet and not be less than 10 feet from the closest property boundary line and not be less than 20 feet from the driving surface of 35th Avenue SW.

MS/P LaPorte/Pehling at 11:20 AM, to adjourn.

P. Fairbanks