



## AGENDA

**Planning and Zoning Commission Meeting  
City Council Chambers, 540 Civic Boulevard  
September 13, 2021 at 7:00 PM**

### **Call Meeting to Order**

### **Approve Agenda**

### **Approve Minutes**

- 1. Draft Minutes 7/12/21.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held July 12, 2021.

### **Meeting Procedures**

### **Public Hearings**

- 2. REZN 21-012.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Four Point Seven-Seven (4.77) Acres, Located at 503 North West Avenue from Medium Density Single-Family Residential (R1-M) to General Commercial (C-3)

### **Other Business**

- 3. SUBD-PRE 21-005.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Ashford Place, a Residential Subdivision Consisting of 42 Lots on Approximately Nine Point Three Two (9.32) Acres Located at 924 North Main Street.

### **Citizen Participation**

### **Community Development Department Update**

### **Adjournment**

Individuals addressing the Commission are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 732-3101 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



# MINUTES

Planning and Zoning Commission Meeting  
540 W Civic Blvd  
July 12, 2021 at 6:00 PM

**PRESENT**

- Commissioner Brandon Andrews
- Commissioner Erik Pedersen
- Commissioner Kevin Haun
- Commissioner Randy Phelps
- Commissioner Chris Crosby
- City Council Liaison Garry Wilson

**ABSENT**

- Commissioner Ransom Ellis
- Commissioner Cynthia Hyder

**Approve Agenda**

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Phelps, Commissioner Crosby

**Approve Minutes**

1. **Approval of Draft Minutes** from June 6, 2021

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Phelps, Commissioner Crosby

**Meeting Procedures**

**Public Hearings**

2. PDD 21-004. Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ninety Two Point Eight-Five (92.85) Acres, Located at 3456 South Farm Road 101 from Agricultural (AG) and General Commercial (C-2) to Stone Creek Falls Planned Development District (PDD)

Speaking in Support: Sean Coatney

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Phelps, Commissioner Crosby

3. **REZN 21-011.** Public Hearing and Possible Vote to Recommend the Approval of an Application for a Rezone by S. Foreman Realty on behalf of ShoMe Fabrication of a parcel occupying 9.1 acres from General Commercial (C-2) to Heavy Manufacturing (M-2)

Speaking in Support: Derek Watson



Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Phelps, Commissioner Crosby

**Other Business**

- 4. **SUBD-PRE 21-004.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Olde Savannah Phase 3, a Residential Subdivision Consisting of Approximately Twenty-Two Point Nine Five (22.95) Acres Located at the 6400 Block of S FR 89

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Phelps, Commissioner Crosby

**Citizen Participation**

**Community Development Department Update**

**Adjournment**

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Phelps, Commissioner Crosby

\_\_\_\_\_  
Karen Haynes, Planning Manager

\_\_\_\_\_  
Ransom Ellis, Chairman

DRAFT





## EXHIBIT A

**Project/Issue Name:** REZN 21-012. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Four Point Seven-Seven (4.77) Acres, Located at 503 North West Avenue from Medium Density Single-Family Residential (R1-M) to General Commercial (C-3)

**Submitted By:** Empire District Electric Company

**Presented By:** Karen Haynes, Planning Manager, BUILDS Department

**Date:** September 13, 2021

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### ISSUE IDENTIFICATION

Empire District Electric Company has applied to change the Zoning Classification of approximately **(4.77) acres** of property located at 503 North West Avenue from Medium Density Single-Family Residential (R1-M) to **General Commercial (C-3)**.

### DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **(4.77) acres** of land located at 503 North West Avenue from Medium Density Single-Family Residential (R1-M) to General Commercial (C-3). Empire District Electric Company, operating as Liberty Utilities, intends to build a new building for their Republic crews; the building will house Liberty Utilities construction crews, work trucks and equipment, and staff.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

#### Consistency with the City's Adopted Plans

The City's Comprehensive Plan generally encourages the expansion of commercial development through proactive Rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan, with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to commercial development, including the following:

- **Goal:** Coordination with Infrastructure
  - **Objective:** Support new development that is well connected to the existing community



## EXHIBIT A

- **Objective:** Promote development aligning with current adopted plans of the City; the intensity of uses should match the capacity of infrastructure to serve the use

The general trend of development in the vicinity of the subject property has been the Rezoning and redevelopment of properties for commercial uses along the State Highway 174 corridor.

### Compatibility with Surrounding Land Uses

The subject property is surrounded by City of Republic Medium Density Single-Family zoned properties to the north, south, east, and west. Adjacent and nearby State Highway 174 frontage has been Rezoned in recent years to commercial zoned properties, consistent with the City's Major Thoroughfare Plan identifying this corridor as a Primary Arterial with commercial development potential.

The land uses permitted in the General Commercial (C-3) Zoning District relative to the intended use include heavy and civil engineering construction services.

### Capacity To Serve Potential Development and Land Use

**Municipal Water and Sewer Service:** The parcel is adjacent to a 6-inch waterline parallel to US Highway 60 along the property's frontage, which also runs north on West Avenue.

The parcel will be served by one of two existing gravity sanitary sewer mains, located on North West Avenue and adjacent to their western property line; both gravity sewer lines run directly to the Wastewater Treatment Facility. The City's water system and Wastewater Treatment Facility currently have capacity to serve the intended use.

**Transportation:** A Traffic Impact Study (TIS) was not required by MODOT due to the low volume of traffic generated by the proposed use. MODOT will require the closing of the existing residential driveway on North West Avenue and will issue a Construction Permit for improvements to the existing driveway on State Highway 174.

**Floodplain:** The subject parcel **does** contain a small amount of Special Flood Hazard Area (SFHA/Floodplain) at the northwest corner of the property; no development is proposed in this area.

**Sinkholes:** The subject parcel **does not** contain any identified sinkholes.

### STAFF RECOMMENDATION

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses, and able to be adequately served by**



**EXHIBIT A**

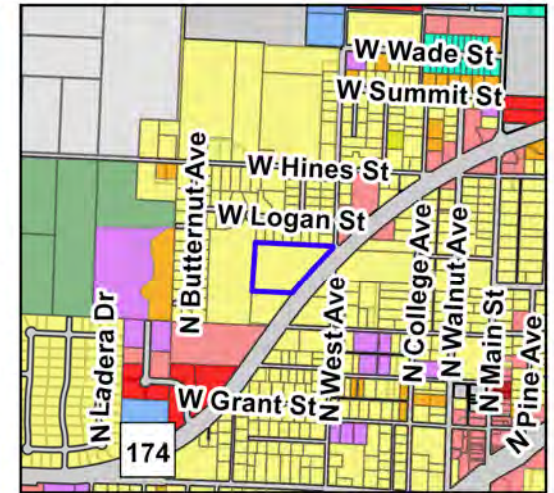
**municipal facilities.** Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**



# REZN 21-012: Liberty Electric

## Zoning Map

Item 2.



### Legend

Liberty

Parcels

### Zoning

AG Agricultural

C-1 Commercial

C-2 General Commercial

C-3 General Commercial

M-1 Light Manufacturing

M-2 Heavy Manufacturing

PDD Planned Development

R1-L Single Family Low Density

R1-M Single Family Medium Density

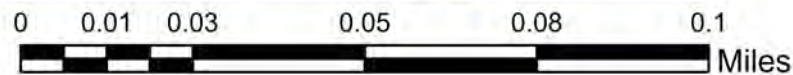
R1-H Single Family High Density

R1-Z Zero Lot Line Residential

R-2 Two-family Residential

R-3 Multi-family Residential

Parcel Owner: Empire District Electric Company  
 Parcel Address: 503 North West Avenue  
 Area: 4.74 acres  
 Existing Zoning: Single Family Medium-Density Residential (R1-M)  
 Requested Zoning: General Commercial (C-3)

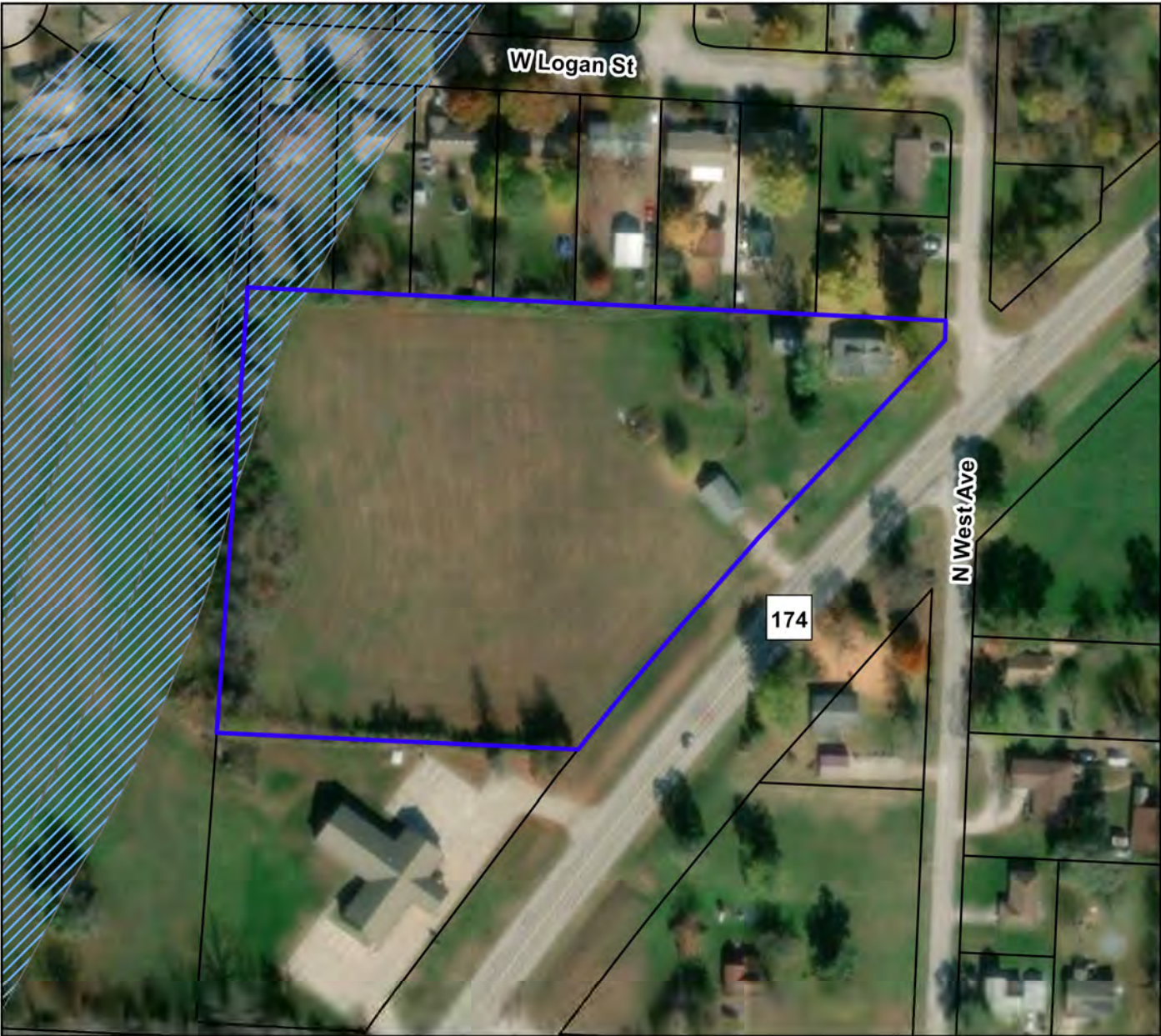




# REZN 21-012: Liberty Electric

Item 2.

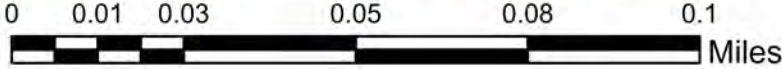
## Vicinity Map



### Legend

- Liberty
- Parcels
- Sinkhole
- Floodplain

Parcel Owner: Empire District Electric Company  
 Parcel Address: 503 North West Avenue  
 Area: 4.74 acres  
 Existing Zoning: Single Family Medium-Density Residential (R1-M)  
 Requested Zoning: General Commercial (C-3)







## EXHIBIT B

**Project/Issue Name:** **SUBD-PRE 21-005.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Ashford Place, a Residential Subdivision Consisting of Approximately Nine point Three Two (9.32) Acres Located at 924 N. Main S.

**Submitted By:** Hamilton Contracting Inc

**Presented By:** Chris Tabor, Principal Planner, BUILDS Department

**Date:** September 13, 2021

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### ISSUE IDENTIFICATION

Hamilton Contracting Inc has requested review and approval of a Preliminary Plat of Ashford Place, a subdivision of approximately nine point three two (9.32) acres, consisting of forty-two (42) residential lots zoned Zero Lot Line Residential (R1-Z), streets, and infrastructure.

**Conformity with Preliminary Plat Review Criteria:** Preliminary Plats are reviewed for their conformance with the following review criteria to ensure the development, in the proposed location:

- (1) Will not endanger the public health or safety;
- (2) Will not injure the value of adjoining property or abutting property;
- (3) Will be in conformity with the Comprehensive Plan, Transportation Plan, Zoning Code, Water System Master Plan, Wastewater System Facility Plan, or other plans officially adopted by the City Council; and
- (4) Will be in harmony with the area in which it is located

Preliminary Plats are reviewed by the City Planner and the City Engineer in conformance with the requirements of Chapter 410 of Republic's Municipal Code, the Comprehensive Plan, and all applicable City adopted codes and regulations.

### DISCUSSION AND ANALYSIS

The property subject to this Preliminary Plat Application is comprised of approximately nine point three two (9.32) acres of land located at the 924 North Main Street. The property is zoned Zero Lot Line Residential (R1-Z). All previously existing structures have been demolished.

The following paragraphs contain brief analyses of the application's conformity with the Preliminary Plat Review Criteria identified above.

### **Consistency with the Comprehensive Plan**



## EXHIBIT B

The referenced Preliminary Plat contains (42) Zero Lot Line Residential (R-1Z) lots with a minimum required lot size of (5,000) square feet and consists of streets, open space, utility easements, and detention areas. The Preliminary Plat of Ashford Place contains lots with an average size of 7,279.9 square feet a density of 4.51 lots/acre.

### Transportation Plan

The Preliminary Plat proposes two new Local Street connections: Kloe Street and a small continuation of Hampton Avenue. The remainder of Hampton, connecting the two sections, would be completed as future development progresses. New public streets will be dedicated to the City during the Final Platting Process; deficient Right-of-Way (ROW) along North Main Street will be dedicated to the City during the Final Platting Process.

A Traffic Impact Study (TIS) was not required of the Applicant.

### Water and Wastewater Master Plan

The referenced parcel is not currently connected to municipal utilities, development of the property will require connection to the City's water and sanitary sewer systems. Development will require an extension of the existing eight (8) inch water main along the east side of Main Street from Sweeney Elementary to the northern edge of the new subdivision. The looping of the water system, as typically required in subdivisions, is not feasible here and, therefore, is not being required. However, the final system must provide a flow of at least 1,000 gallons per minute (gpm) to meet minimum requirements for adequate home use. Fire regulations will require either that hydrants serving the property meet a flow of 1,500 gpm or that houses served by inadequate hydrants be sprinkled.

Wastewater will gravity-feed north from the east property line through and an eight (8) in main to the Evergreen Lift Station and then on to the Wastewater Treatment Plant.

Both the water and sewer system currently have the capacity to serve the potential development.

### Zoning Code

The Preliminary Plat of Emerald Valley Phase 2 has been platted for the construction of forty single-family lots, two community lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater detention.

**Floodplain:** The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/Floodplain).

**Sinkholes:** The subject parcel **does not** contain any identified sinkholes.



## EXHIBIT B

**Stormwater:** The Preliminary Plat contains a Stormwater Detention Area between lots 33 and 34, designed to control the release of stormwater attributable from the development. The Plat contains a conceptual layout of the Detention Area; the area will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. The Stormwater Detention Area's outflow will flow onto adjacent property to the north of the property; a Stormwater Report will be reviewed by the TRT during Infrastructure Design review. The Stormwater Detention Area and all open space/common area will be maintained by a Homeowner's Association.

**Infrastructure Design:** The design of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting Process.

### **STAFF RECOMMENDATION**

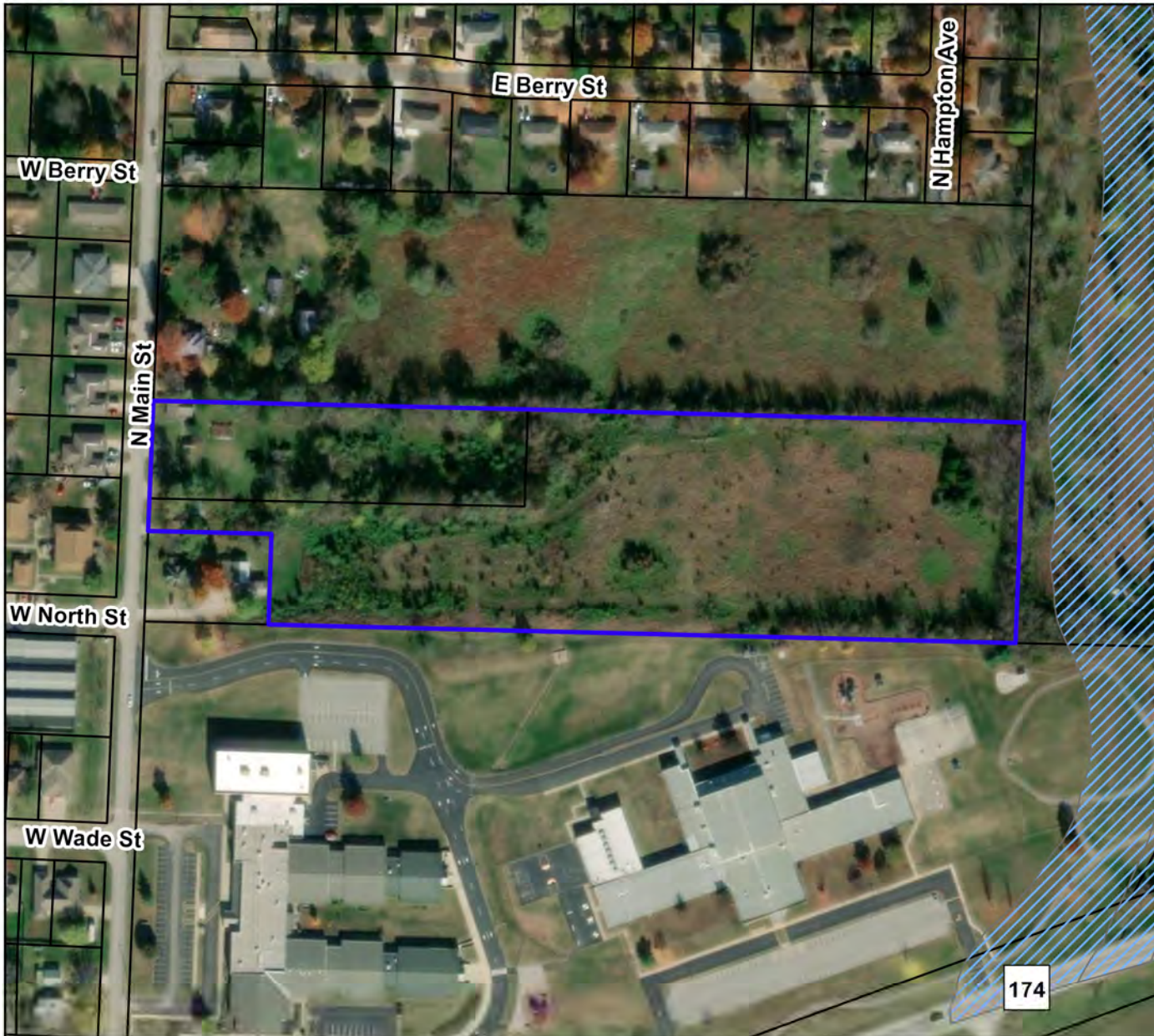
Staff considers the **proposed Preliminary Plat in general conformity with the requirements for Preliminary Plats and is recommending approval of the application.**



# SUBD-PRE 21-005: Ashford Place

Item 3.

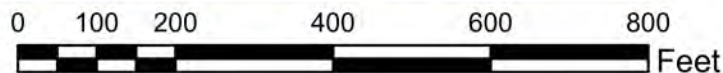
## Vicinity Map



### Legend

-  AshfordPlace
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: Hamilton Contracting Inc  
Parcel Address: 924 North Main Street  
Area: 9.32 acres  
Zoning: Zero Lot Line Residential (R1-Z)  
Number of Proposed Lots: 42  
Avg. Lot Size: 0.17 acres  
Density: 4.51 Lots/Acre

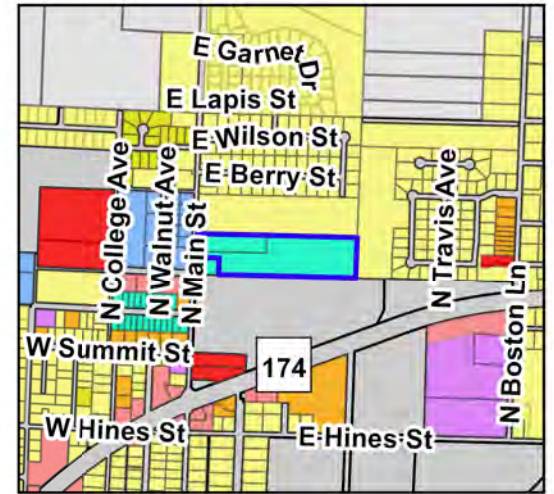
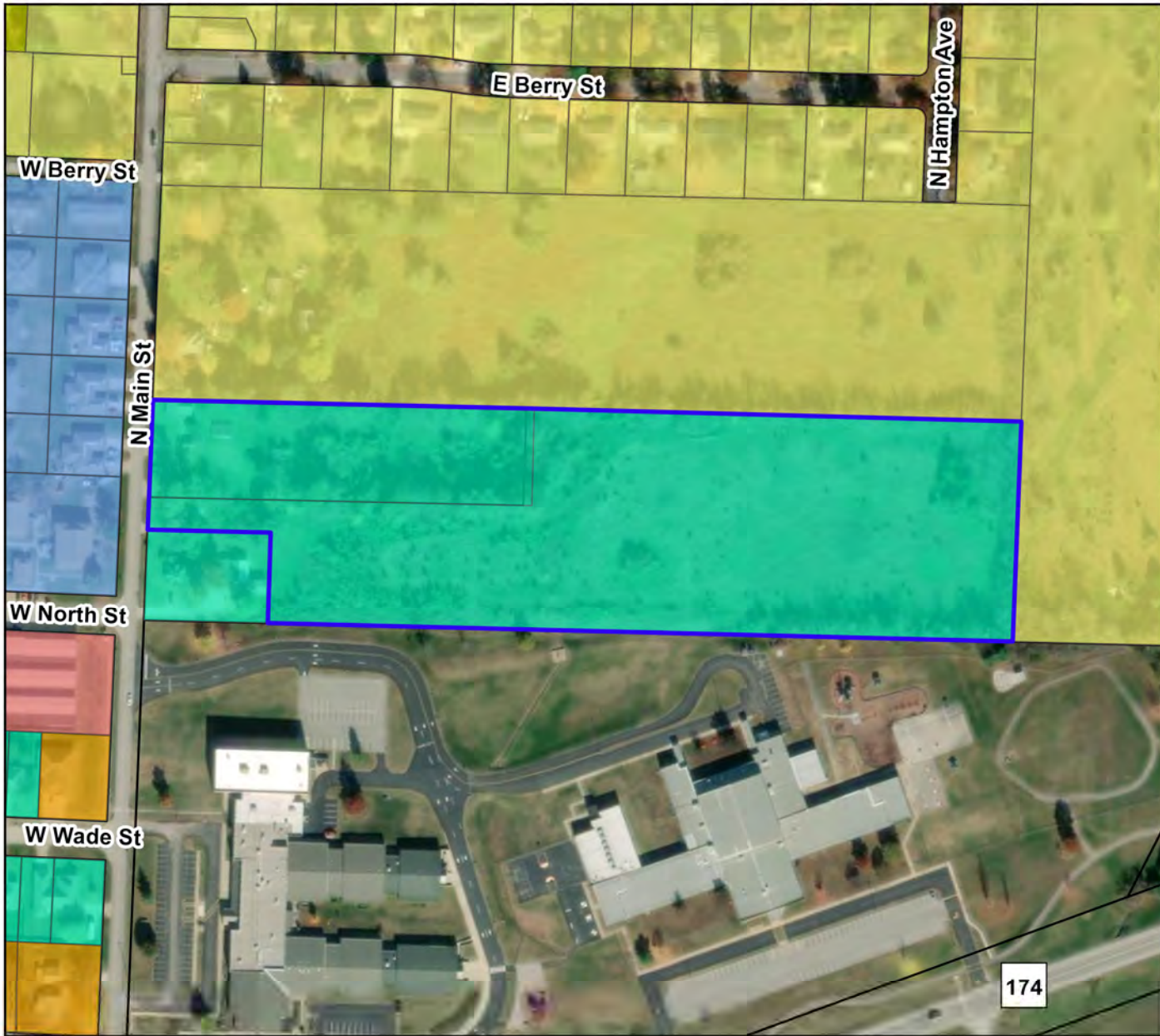




# SUBD-PRE 21-005: Ashford Place

Item 3.

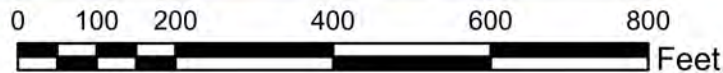
## Zoning Map



### Legend

- AshfordPlace
  - Parcels
- ### Zoning
- AG Agricultural
  - C-1 Commercial
  - C-2 General Commercial
  - C-3 General Commercial
  - M-1 Light Manufacturing
  - M-2 Heavy Manufacturing
  - PDD Planned Development
  - R1-L Single Family Low Density
  - R1-M Single Family Medium Density
  - R1-H Single Family High Density
  - R1-Z Zero Lot Line Residential
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UTILITIES

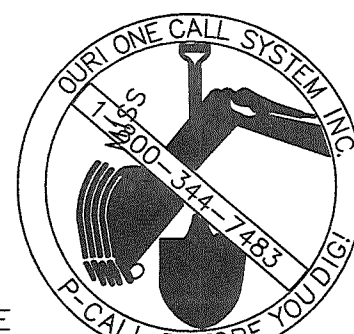
SANITARY SEWER AND WATER SERVICES  
CITY OF REPUBLIC, GREENE CO., MO.  
221 N. MAIN  
REPUBLIC, MISSOURI 65732  
(417) 732-3400

MISSOURI - GAS ENERGY  
REPUBLIC, MISSOURI 65732  
1-800-446-7409

EMPIRE ELECTRIC DISTRICT 703  
W. OLIVE ST., AURORA, MO.  
(417) 678-2108

TELEPHONE SERVICE TO BE PROVIDED BY  
SBC 1010 PINE  
ST. LOUIS MISSOURI 63101  
(800) 464-7928

GRID NORTH  
MISSOURI STATE PLANE  
CENTRAL ZONE  
NAD83 2011  
SCALE  
FACTOR=0.9999722



CAUTION:

INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

GENERAL NOTES:

- 1.) THERE SHALL BE A 25 FOOT BUILDING SETBACKS ON LOT FRONTS AND SIDE YARDS ADJACENT TO MAIN STREET AND 15 FOOT SIDE YARD SETBACK ON HAMPTON AVENUE.
- 2.) THERE SHALL BE A 25 FOOT REAR YARD SETBACK ON ALL LOTS.
- 3.) THERE SHALL BE A 10 FOOT SIDE YARD SETBACK OPPOSITE ZERO-LOT LINE, UNLESS OTHERWISE NOTED. SEE NOTE 2. ABOVE.
- 4.) THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR OF ALL LOTS.
- 5.) PERMANENT AND TEMPORARY EASEMENTS SHALL BE PROVIDED FOR OFFSITE UTILITIES.
- 6.) ALL SIDEWALKS WILL BE 5 FOOT WIDE.
- 7.) EXISTING STRUCTURES TO BE REMOVED VIA DEMOLITION PERMIT DURING INFRASTRUCTURE PERMITTING PHASE.
- 8.) EXISTING RIGHT-OF-WAY VARIES. ADDITIONAL RIGHT-OF-WAY BEING DEDICATED IS SHOWN AT 45' FROM EXISTING CENTERLINE.
- 9.) BUFFER YARD ADJOINING R-1M ZONING REQUIRES TYPE "A" BUFFER WHICH MUST BE OPAQUE FROM THE GROUND TO A HEIGHT OF AT LEAST 6 FEET, WITH INTERMITTENT VISUAL OBSTRUCTIONS TO A HEIGHT OF AT LEAST 12 FEET. SEE ZONING REGULATIONS 405.810
- 10.) THE DETENTION AREA SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

NOTE: Building setback lines illustrate current zoning requirements and are shown for informational purposes only. The zoning code in effect at the time of building permit applications shall supersede all building setback line/distance illustrated hereon.

PRELIMINARY PLAT  
OF  
ASHFORD PLACE

A SUBDIVISION IN THE CITY OF REPUBLIC,  
GREENE COUNTY, MISSOURI

OWNER/DEVELOPER

HAMILTON CONTRACTING, INC.  
3556 S CULPEPPER STE. 4  
SPRINGFIELD, MO 65804  
PHONE: (417) 883-7887

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Lists curves C1 through C10.

LEGEND

- EXISTING IRON PIN EXCEPT AS NOTED
- 5/8" IRON PIN SET CAPPED "LS-2670"
- STONE
- POWER POLE
- ANCHOR
- LIGHT POLE
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- SAN. SEWER LINE
- PROPOSED SAN. SEWER LINE
- GAS LINE
- PROPOSED GAS LINE
- WATER LINE
- PROPOSED WATER LINE
- OVERHEAD ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC
- TELEPHONE LINE
- WIRE FENCE
- ASPHALT
- CONCRETE
- GRAVEL
- FLOOD ZONE A
- ADDITIONAL R/W
- (M) = MEASURED
- (R) = RECORDED

LOCATION MAP

SECTION 17  
TOWNSHIP 28 RANGE 23  
APPROX. SCALE: 1"=2000'

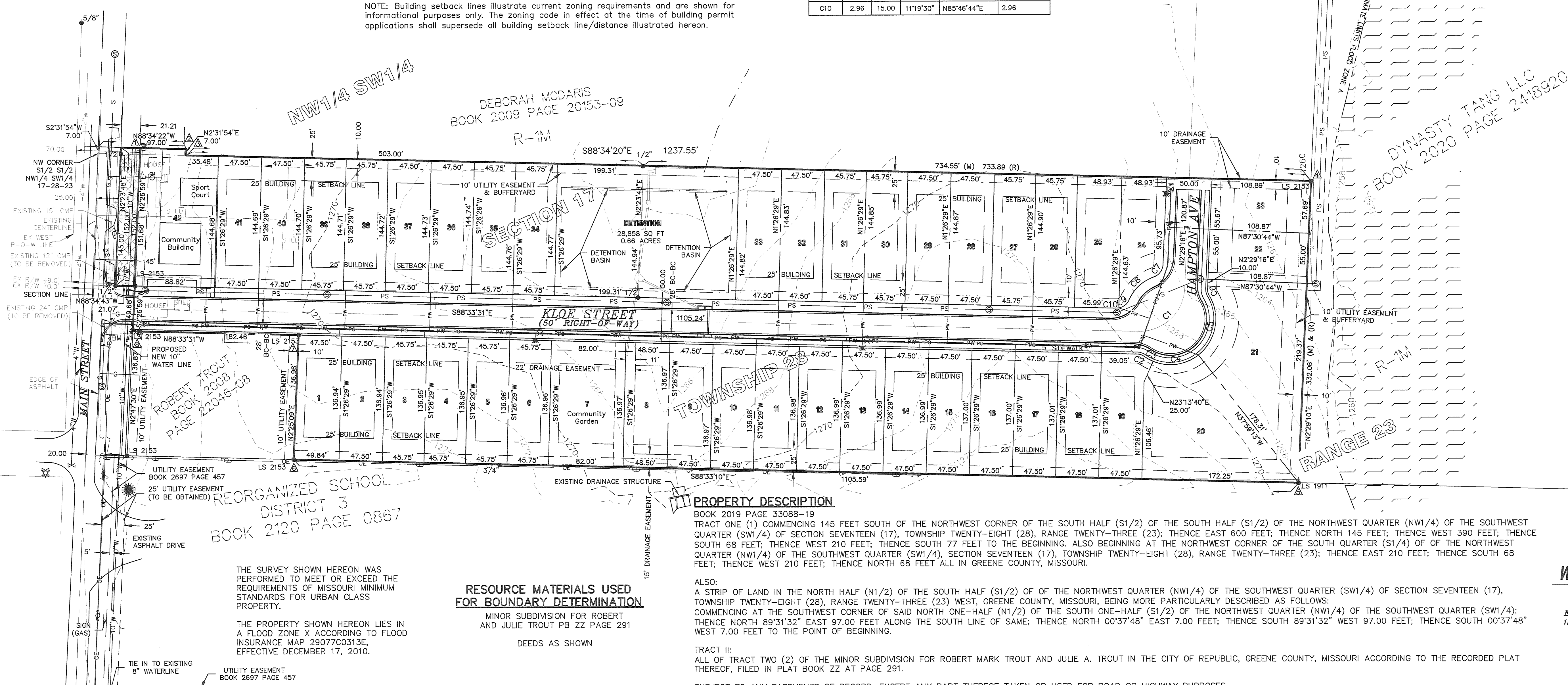
STATE PLANE COORDINATE (LISTED IN METERS) table with columns: Station, Northing, Easting. Lists stations 1 through 8 and benchmarks E-344 and GR-84.

Area Table

Area Table with columns: Lot #, Sq. Ft., Acres. Lists lots 1 through 21 with their respective areas.

DEVELOPMENT NOTES

Table with columns: Item, Value. Includes Total Area (405,997 sq. ft.), Total No. of Lots (42), Density (4.51 LOTS/ACRE), Current Zoning (R-1Z), Proposed Land Use (SINGLE FAMILY HOME SITES), Smallest Lot (Lot 24), Largest Lot (Lot 21), Average Lot Size (7,279.9 sq. ft.), Source of Title (Book 2019 Page 33088-19).



PROPERTY DESCRIPTION

BOOK 2019 PAGE 33088-19  
TRACT ONE (1) COMMENCING 145 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH HALF (S1/2) OF THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE EAST 600 FEET; THENCE NORTH 145 FEET; THENCE WEST 390 FEET; THENCE SOUTH 68 FEET; THENCE WEST 210 FEET; THENCE SOUTH 77 FEET TO THE BEGINNING. ALSO BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH QUARTER (S1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE EAST 210 FEET; THENCE SOUTH 68 FEET; THENCE WEST 210 FEET; THENCE NORTH 68 FEET ALL IN GREENE COUNTY, MISSOURI.

ALSO:

A STRIP OF LAND IN THE NORTH HALF (N1/2) OF THE SOUTH HALF (S1/2) OF OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23) WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF (N1/2) OF THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 89°31'32" EAST 97.00 FEET ALONG THE SOUTH LINE OF SAME; THENCE NORTH 00°37'48" EAST 7.00 FEET; THENCE SOUTH 89°31'32" WEST 97.00 FEET; THENCE SOUTH 00°37'48" WEST 7.00 FEET TO THE POINT OF BEGINNING.

TRACT II:  
ALL OF TRACT TWO (2) OF THE MINOR SUBDIVISION FOR ROBERT MARK TROUT AND JULIE A. TROUT IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN PLAT BOOK ZZ AT PAGE 291.

SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

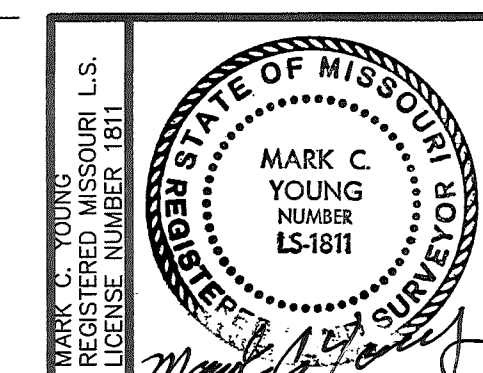
MINOR SUBDIVISION FOR ROBERT AND JULIE TROUT PB ZZ PAGE 291  
DEEDS AS SHOWN

THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI MINIMUM STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0313E, EFFECTIVE DECEMBER 17, 2010.

PREPARED BY  
WILSON SURVEYING CO., INC.

SURVEYING/ENGINEERING/LAND PLANNING  
(417) 522-7870  
Email: Rick.Wilson@wilsonsurveying.com  
1835 S. STEWART AVENUE SUITE 124  
Springfield, Missouri 65804  
DRAWING NO.: WD-105-901  
JOB NO.: 19117  
DRAWN BY: APW & CLD  
DATE: JULY 21, 2021  
SHEET 1 OF 1



August 12, 2021