

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
SEPTEMBER 24, 2024
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for September 24, 2024, to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Katie West, Dan Iverson, Mark Holl, and Chris Ortwerth

ABSENT: None

ALSO PRESENT: *Fred Weck Zoning Administrator and Council Liaison Lisa Iverson*

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for September 10, 2024**

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER ORTWERTH, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR SEPTEMBER 10, 2024 AS SUBMITTED.

Voting Aye: Ortwerth, West, Holl, Lobermeier, and Iverson

Voting Nay: None

Abstain: None

Absent: None

SCHEDULED PUBLIC HEARINGS:

- 2. Ordinance Regulating Cannabis Businesses**

Location: The City of Wyoming

Applicant: The City of Wyoming

Zoning Administrator Weck explained that in his staff report he had just given a synopsis of the changes that had been made by the Commission. He stated that City Administrator Linwood had sent their draft to Christine Benson, one of the City Attorneys who has been handling quite of a bit of the cannabis issues. He stated that City Attorney Benson got back to the City about 1.5 hours ago and explained that he had placed her draft document at the dais that included her edits. He read aloud the narrative she had sent along that explained the reasoning behind her suggested

edits. He reminded the Commission that he had also only seen this just prior to tonight's meeting. He gave a brief overview of the information and draft language recommendations sent by City Attorney Benson about regulation of cannabis businesses and outlined the questions that he had sent her regarding what she had sent to the City.

Chair Lobermeier asked if there would be any relaxation of the October 22, 2024 deadline where this document would have to be forwarded to the City Council.

Zoning Administrator Weck stated that the City was only allowed to have a moratorium for a certain amount of time, so they could not relax that deadline.

Mayor Iverson noted that she knows of a few other cities that pushed out the moratorium another year and asked if the City could look into that possibility.

Chair Lobermeier noted that would be his first recommendation.

Zoning Administrator Weck stated that he had discussed this briefly with City Administrator Linwood when the information was received from City Attorney Benson. He stated that they felt that they should hold the public hearing tonight, as planned, and then discuss the comments from the City Attorney as well as the public at the next Planning Commission meeting before they were forwarded to the Council.

Chair Lobermeier stated that the City had already advertised tonight as the public hearing for the ordinance, but he would question whether it actually made sense to open it because he felt they were eventually going to have a public hearing on whatever they come up following the City Attorney's feedback.

Zoning Administrator Weck clarified that they would not need to hold another public hearing because tonight's public hearing would suffice.

Chair Lobermeier explained that he wanted to be clear with this because there were a lot of difference between the ordinance the Planning Commission had drafted and the proposed ordinance from City Attorney Benson.

Zoning Administrator Weck noted that many of the major edits were deletions of statutory things, which were already covered through the Statute, so they did not need to be included in the City's ordinance. He explained that if they did not remove them and then the Statute was amended, the City would also have to amend its ordinance.

Chair Lobermeier asked about the Council's deadline for when they would have to approve the ordinance.

Zoning Administrator Weck explained that their deadline date was just related to the moratorium expiration date.

Commissioner West stated that she worried about a situation where there was a business that were waiting to get into the cannabis business in the City and the City didn't have their restrictions lifted by the deadline.

Chair Lobermeier stated that to him it looks like the first night the City Council could take action on this ordinance was November 5, 2024.

Mayor Iverson reminded the Commission that they would not have a City Council meet that night due to the election, so it would be on November 6, 2024.

Chair Lobermeier explained that he just wanted to make sure his timelines were correct so he knew what they were up against.

Zoning Administrator Weck stated that the next Planning Commission meeting would be on

October 8, 2024, so if they wanted to, the Commission could forward it to the Council for the October 15, 2024 meeting.

Chair Lobermeier referenced the last paragraph from the staff report and asked if the Commission actually had until October 22, 2024, to forward it to the Council which would still give them two of their own meetings to discuss and adopt the ordinance before the moratorium expired.

Zoning Administrator Weck stated that he had a lot of dates running around in his head and would need to double-check that information.

Commissioner West stated that she felt the Commission should give the Council as much time as possible to discuss this item. She asked what would happen if they did not have this passed by the time the moratorium was lifted and if that meant that the City wouldn't have any rules in place.

Mayor Iverson noted that the moratoriums can go until January 1, 2025, but the City had passed theirs for a year.

Commissioner West asked when they had passed their moratorium.

Chair Lobermeier asked what the Commission thought about trying to do something tonight with the new draft ordinance put together by City Attorney Benson rather than the draft that they had crafted at their last meeting.

Commissioner West stated that she kind of liked what City Attorney Benson was talking about in the memo that Zoning Administrator Weck had read aloud about 'less being more' so if the City was mandated by the Statutes they wouldn't need to have those items included in the City's language. She clarified that she was fine with it as long as there were some rules.

Commissioner Holl stated that he agreed with Commissioner West.

Commissioner Iverson stated that he wanted to make sure that he was clear about the low-potency hemp stuff. He noted that the Commission had not really addressed that before and asked if it would now be rolled into this.

Zoning Administrator Weck stated that was correct because in addition to the normal cannabis businesses, the City also has to do compliance checks on the low potency hemp product sales. He stated that if they have to do compliance checks on them, the thought is that they should also be registered, so they can recoup the money to do the compliance checks through the registration fee.

Commissioner Iverson stated that he was not a hemp/cannabis guy and questioned the actual differences.

Zoning Administrator Weck explained that the difference is that when the State made it legal, they first made hemp legal, which is a type of cannabis. He stated that those products were allowed to be sold pretty much anywhere, which was why staff was originally thinking that they would not include them in the registration process because those products were already out there. He stated that now, under the new Statute, they are saying that they also need to do compliance checks for those types of businesses as well, so the new thought process is that they should also be registered.

Commissioner Iverson asked if that meant that they would need to come up with a distance where it would be allowed. He asked if when they said 'hemp' if that meant they were talking about the low potency edible type stuff.

Zoning Administrator Weck confirmed that they would need to come up with a distance and hemp references did mean the low-potency edible products. He stated that he went back and looked

at the date that the moratorium was extended and explained that they had 120 days from the public hearing which was held on July 2, 2024, which would bring it to the end of October or early November when the Council would have to finish adopting the ordinance.

Commissioner West asked what would happen if the Council did not finish by that date.

Zoning Administrator Weck explained that if someone came in the day after it expired and applied, then the ordinance would not apply to them.

Commissioner Ortwerth stated that he was okay moving forward, but had concerns about moving from 1 vendor or retailer to 3, 4, or 5 because he didn't know where it would stop.

Zoning Administrator Weck stated that if the way City Attorney Benson wrote it was the way he was interpreting it and the City would have to let all 3 of those types of businesses in and allow one of each, they would still be stuck with that, by Statute. He noted that City Attorney Benson also wanted the City to include all the other types beyond the 3 types of retail uses, for where they would have them within zoning districts, to make sure that they actually cover every named type of business.

Commissioner Iverson asked if it was City Attorney Benson's intent for the City to have 1 of each of the listed types of businesses.

Zoning Administrator Weck clarified that he believed that her interpretation was that it was the intent of the State to have one of each of the types of businesses that were listed.

Commissioner West noted that it was possible that the City would not actually get any of them.

Chair Lobermeier noted the portion of the recommended draft from City Attorney Benson that just has 'x's' for the distances.

Commissioner West suggested that they just put in the distances that the Commission had already discussed at their last meeting, unless they were left as 'x's' because City Attorney Benson did not like what the Commission was suggesting.

Zoning Administrator Weck stated that he didn't know if that was her thought and noted that it was possible that she just copied and pasted the information from the Office of Cannabis Management documents.

Chair Lobermeier stated that he thinks these all related to hemp businesses as opposed to cannabis businesses so they could simply say the distances they wanted.

Commissioner West noted that hemp was already available in gas stations.

Commissioner Iverson expressed concerns that they may put in a distance, but those gas stations could also already be within those buffer zone distances.

The Commission listed off places in the City that they have seen this type of hemp product and what was close to them.

Chair Lobermeier asked if there was a provision for an existing business in the Commission's draft of the ordinance.

Zoning Administrator Weck stated that they did have something about existing businesses.

Commissioner West stated that her other thought was around whether the City wanted a pop-up shop or if they would rather have them in the liquor store where it would already be kind of controlled. She stated that she thinks she would rather have it at the liquor store than to have a pot shop in the City.

Chair Lobermeier stated that language was important and read aloud from the draft proposed by

City Attorney Benson that said that 'buffer zone distances shall be measured from the property line of the proposed hemp businesses and asked about existing hemp businesses.

Zoning Administrator Weck stated that he would have to ask City Attorney Benson about that issue.

Chair Lobermeier noted that it looked like they would also need to recommend zoning districts for items 2, 4, and 5.

Zoning Administrator Weck stated that they need to get answers on hemp, how many businesses the City would be stuck with, but will also need to work on where they will allow the mezzo business, microbusiness, testing facilities, and hemp edible retailers. He noted that City Attorney Benson had listed the edible retailer as an accessory or primary use.

Commissioner West stated that she also had questions about cannabis events and noted that she thought the Commission had said that they could not be within 500 feet of a park.

Chair Lobermeier confirmed that was what the Commission had outlined.

Commissioner West asked where a cannabis event would be held in the City and asked if there could be a zoning designation of 'nowhere'.

Zoning Administrator Weck stated that he believed that was why they had included industrial and agricultural.

Chair Lobermeier stated that City Attorney Benson's comments had kind of wiped out the definitions.

Zoning Administrator Weck clarified that City Attorney Benson had deleted the definitions in order to place them back where the zoning information was located. He stated that he felt that the Commission and staff needed to be able to spend time really reading through what she had recommended for the City, but reiterated that he felt that they could still hold the public hearing tonight, as planned. He stated that he would then work at getting the answers to some of their questions and the Commission could plan on discussing this in more depth at their next meeting.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:26 P.M.

<i>Voting Aye:</i>	<i>Ortwerth, West, Holl, Lobermeier, and Iverson</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>None</i>

There were no comments.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING.

<i>Voting Aye:</i>	<i>Ortwerth, West, Holl, Lobermeier, and Iverson</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>None</i>

Zoning Administrator Weck noted that when he gets the answers from City Attorney Benson, he would forward them to the Commission.

**MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO
TABLE DISCUSSION OF THE CITY'S ORDINANCE REGULATING CANNABIS BUSINESSES
UNTIL THE NEXT PLANNING COMMISSION MEETING.**

Voting Aye: *Ortwerth, West, Holl, Lobermeier, and Iverson*
Voting Nay: *None*
Abstain: *None*
Absent: *None*

NEW BUSINESS

OLD BUSINESS:

3. Comprehensive Plan

Zoning Administrator Weck explained that this was basically what he and Chair Lobermeier had brought to the City Council's Work Session meeting. He noted that Commissioner Holl had thought about this and asked if he wanted to share it with the Commission.

Commissioner Holl stated that he had an issue with his printer so he could not print his ideas for the Commission as planned, but could explain it to them.

Chair Lobermeier stated that the Council showed a fair amount of interest in the Comprehensive Plan itself and had a lot of questions about certain areas of the City and their zoning and land use. He explained that their questions told him that there was still some work to be done because if the Council still had some questions, he would expect that other people would also have those types of questions.

Commissioner Holl stated that his idea was to try to keep it as simple as possible and explained that he had started with R-3, single-family homes, public parks, and daycares and used the example of rezoning to Central Business District which is high-density, pedestrian-friendly, professional services, restaurants/bars, and convenience stores. He stated that the way he understood this was that there would be no tax increase and was told by some real estate professionals that it would definitely increase property sales values. He stated that his thought was to put all this information on a big 3 x 3 sign and put them on the walls so they are easy for people to see when they come in and would be simple and basic.

Chair Lobermeier stated that after the Council Work Session, they had talked about the fact that they need to hold a public hearing, but it would probably also make sense to have an Open House similar to what was done during the Comprehensive Plan process where people can come in and ask specific questions about what rezoning would do to their specific property. He stated that he had done something similar to what was described by Commissioner Holl and noted that within the packet on page 8 of this portion of the packet there is a table labeled 'In the A & R1-R6...' and explained that this table outlined what would happen if someone was zoned Agricultural today and would be rezoned to one of the other categories. He noted that he felt that what Commissioner Holl had described was kind of the next evolution of this existing table. He stated that he felt that having a map or graph to go along with the table to support the information was an excellent idea. He stated on the way to the Council Work Session he got caught up in the question or whether they were going to rezone everything to match the Comprehensive Plan or if they would just rezone all the vacant parcels to match the Comprehensive Plan.

Zoning Administrator Weck stated that was a good question and explained that when he started,

he had separated them in order to allow the City to do that, but whether they actually do it or not would be up to the Commission.

Chair Lobermeier explained that he just wanted to know where they were at because if you look back at the agendas going back to April, they were titled, 'Rezoning of Undeveloped Parcels', but he thinks now, with the numbers they were presenting, they seemed to be talking about rezoning the entire community. He stated that there were a few questions from Councilmember Luger related to Agricultural and explained that when he had gone back to the Comprehensive Plan, he had gotten a little confused. He stated that in the Land Use section of the Comprehensive Plan, he looked at the text descriptions, then looked at Table 5, which lists them, but they are slightly different. He clarified that there were some wording differences between the text descriptions and the table. He noted that Table 6 generally matched Table 5, except it included Agricultural as a land use which was not described in the body of the text at all. He stated that his question was where they were with relation to Agricultural, because in the packet materials, there is a table titled, "Comprehensive Plan – Rezoning of Parcels" that lists Agricultural at the top that shows zero parcels to be rezoned and explained that this was the point where he had gotten a bit more confused.

Zoning Administrator Weck explained that was referring to parcels being rezoned from something else to Agricultural and noted that they would not be creating any new Agricultural parcels. He described other line items and what the numbers in the various columns meant.

Chair Lobermeier stated that the Comprehensive Plan does list Agricultural as a use, but it is not described as that within the Comprehensive Plan.

Zoning Administrator Weck stated that one of Councilmember Luger's questions was probably why Mr. Crenshaw was at tonight's meeting.

Chair Lobermeier asked Mr. Crenshaw to introduce himself and tell the Commission where he lived.

Tim Crenshaw stated that he lived at 26696 Halite Court.

Chair Lobermeier stated that he had coffee with Brian Murdoch this morning to discuss the situation because it was unique. He asked if Zoning Administrator Weck could highlight Mr. Crenshaw's property on the land use map.

Zoning Administrator Weck gave a quick explanation of Mr. Crenshaw's parcel location.

Chair Lobermeier asked Zoning Administrator Weck to bring up the zoning map and explained that what was unique about the property is that there is an island of R-1 surrounded by Agricultural.

Zoning Administrator Weck pointed out Mr. Crenshaw's property on the zoning map and explained that what had happened in this situation was that under the township's Comprehensive Plan, they had it as R-1 and the property owner at the time wanted to create the 1 acre lot that is next to them but in order to do that he had to rezone it to R-1 which is what he did and then sold the larger parcel to Mr. Crenshaw. He stated that the previous property owner had hoped to subdivide the property even further but Halite is a private road so in order to turn it into a public road, everyone would have to agree that they were going to give up their land which nobody wanted to do.

Chair Lobermeier referenced the area that is directly to the west, which on the zoning map was zoned as Agricultural, was actually a mobile home park.

Mayor Iverson asked if he was referring to the senior mobile home park.

Zoning Administrator Weck stated that was the senior mobile home park and then referenced

Birch Wood Terrace.

Chair Lobermeier stated that most of those lots are adjacent to Wyoming Trail and have homes on all of them. He stated that Mr. Crenshaw wants to be able to have an agricultural use continue on the property that is currently zoned R-1. He stated that in many cases, what the Commission was talking about doing with the Comprehensive Plan was to take property that was probably zoned Agricultural and change it to a different designation. He stated that the agricultural uses on his property that Mr. Crenshaw would like to have he could probably not have. He stated that it would seem to leave the Commission with a few choices such as, not doing that, or having Mr. Crenshaw come in and rezone his property to Agricultural, even though the City was considering making other changes, or expanding use within a residential district to allow for agricultural uses. He noted that right now, the City's residential uses really would not allow any of the uses under Agricultural.

Zoning Administrator Weck explained that currently, Mr. Crenshaw's parcel was being cultivated and has been since it was rezoned so that agricultural use was grandfathered in, but explained that Mr. Crenshaw would like to have animals, however, there have not been animals there, so that would be the agricultural use that Mr. Crenshaw would not be able to do.

Chair Lobermeier stated that the challenge when they are focusing on taking a map and a map designation and going to another map with another map designation leaves out a lot of discussion about use, which is all the text in the zoning ordinance. He gave examples of possible scenarios or questions that may arise about whether a use can continue or not if it was rezoned. He stated that Mr. Crenshaw was already there and this was something that the City would be talking about doing to other Agricultural parcels.

Zoning Administrator Weck noted that some of the parcels may be grandfathered in, depending on what they were doing on the parcels. He explained that for Mr. Crenshaw's property, in the past, it was being cultivated for crops, so when it was rezoned, as long as they kept on cultivating and had not stopped for a year, it would be grandfathered in as a legal non-conforming use and noted that it could also expand under a CUP. He stated that the issue is that was the only part of Agricultural that was being done on the parcel and noted that if there had been a horse barn or cattle, those would also have been grandfathered in. He noted that Mr. Crenshaw was the first person that he had talked to specifically about this scenario, but stated that he had also spoken with people who were looking to buy land and were checking to see what they could do on the parcel. He gave a scenario of a 40-acre parcel and he has to tell someone that the only thing they were allowed to do is have a house, because whoever lived there before them was not using it as a farm. He noted that if someone wanted to come in and purchase that parcel and use it as a hobby farm, the City's zoning would not allow that. He stated that he was not sure that it was a map problem, but perhaps more of a text problem. He asked whether the thought was that the City should look at it from an acreage standpoint and say that if they have a certain number of acres and want to have an agricultural use then the City could find a way to allow it, but limit it.

Chair Lobermeier stated that for an agricultural use it should be 5 or more acres and if they also have an animal unit that would also be based on how many acres they have. He noted that if they are taking agricultural uses and planning to call it something else from a zoning standpoint, he questioned whether they would need a conditional use or something else that would allow someone to come in and have that use continue on the property, if they wanted to. He stated that without having an 'A' on it, it would allow what Councilmember Luger was essentially asking for so the City would still be able to see Agricultural.

Commissioner West stated that she liked the idea of having a conditional use permit for someone who does want to have a 5 or 10-acre parcel for that kind of use.

Chair Lobermeier reiterated that it seemed like Mr. Crenshaw's choice right now was to come to the City and ask to be rezoned by R-1 to Agricultural.

Zoning Administrator Weck stated that he thinks that they would have to do a Comprehensive Plan amendment and noted that, in Mr. Crenshaw's case, it really would be spot zoning.

Chair Lobermeier stated that he felt the City would turn back around and say, we are rezoning the entire community now.

Zoning Administrator Weck noted that all of the districts have uses, conditional uses, and accessory uses and suggested that this could be listed as an accessory use or an interim accessory use.

Chair Lobermeier explained that he was the least comfortable with the grandfathering language and asked if that was actually how it was stated within the ordinance. He stated that the reason that he felt this issue was timely and why it was important to look at it was because he felt it would be important for them to be able to tell people how they can have this kind of use on their property, even if that use was no longer being done on their property. He stated that the Commission had talked before that once they were done with the map amendments they would have to battle their way through of the code and ordinances and suggested that they take a look at what the Agricultural parcels would become first and then decide what they would have to do if they wanted to allow the use in some manner within those districts.

Zoning Administrator Weck read aloud from the Agricultural Operations section of the code and explained how it applied to Mr. Crenshaw's situation as well as other fictional scenarios.

Chair Lobermeier explained that his overall point was that the Commission was going to need more information than just some maps and would need to be able to address how the City will speak to their continuing use of the property and forget about what is called.

Zoning Administrator Weck explained that his only other thought was to bring this to Planning Consultant Lindquist and get her thoughts on this to see if she has any ideas or if she felt that the City was using feelings in their decision-making rather than logic.

Chair Lobermeier stated that he would like to create the ability to have a conditional use process in this type of situation, so people can come individually and talk to the City about uses that would only go with the ownership of the property.

Zoning Administrator Weck noted that an interim conditional use would go with the owner and a normal conditional use would go with the property.

Chair Lobermeier stated that he felt it would be good to hear from Planning Consultant Lindquist regarding the issue Zoning Administrator Weck had raised about making decisions based on logic rather than emotions. He stated that he thinks part of it may be answered by looking at where the parcel is in relation to utilities. He reiterated that he felt that City needed to have this answer in their pocket because he expected that to be the question that people may ask for those that may be in the same kind of situation as Mr. Crenshaw on their own properties.

Zoning Administrator Weck stated that he would have a conversation with Planning Consultant Lindquist and try to get something to bring back to the Commission.

Chair Lobermeier stated that he felt that the Council still had some questions about the land use map.

Mayor Iverson stated that she would agree, but the problem is that they cannot know every single parcel, which makes it difficult. She stated that she was glad that Mr. Crenshaw came and had a conversation with the City because it shows them that it was not perfect. She noted that she felt that this was a difficult process for the Commission to start looking at and believes that, for the

most part, when something comes before the Council, they go by the Planning Commission recommendations, so she would this to be as close to perfect as possible.

Commissioner West gave the example of when they were working on the Comprehensive Plan with relation to the Highway 8 corridor and noted that they have been working on this for years.

Commissioner Holl stated that he lives on Highway 8 corridor and noted that he believe that 9 out 10 homeowners on each side of the road cannot wait for it to go to commercial zoning, so their property value would increase.

Chair Lobermeier stated that they had talked about that with the Council last week regarding the economic impact of what was being done with the hope that there would be a positive economic impact. He asked about a possible timeline for working through this, including holding an open house in addition to a public hearing.

Zoning Administrator Weck stated that they are currently putting together the fall newsletter, but didn't think they would be ready to put anything into that edition. He suggested that they may be able to put something into the January edition.

Chair Lobermeier suggested that they shoot for January and work backward from that point on the elements that they would need to have in place before those conversations and meetings took place. He stated that would also give them time to put it back on the agenda and incorporate some of the graphic ideas that Commissioner Holl had described as well. He thanked Mr. Crenshaw for coming and talking to the Commission about this situation.

Mr. Crenshaw asked that the City make it as easy as possible for people who are coming to Wyoming because they were looking for this when they came to the City. He explained that he came out of the Twin Cities in order to get some space and some animals, and if people could not do that, it would change the whole landscape of the City. He stated that he didn't think anybody wanted Wyoming to end up looking like Woodbury.

Chair Lobermeier agreed and noted that he felt that property rights were an important piece of this discussion.

COMMUNICATIONS:

Zoning Administrator Weck noted that there will be a public hearing for a Home Occupation Permit for a gunsmith at their next meeting.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO ADJOURN THE SEPTEMBER 24, 2024 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:05 PM.

<i>Voting Aye:</i>	<i>Ortwerth, West, Holl, Lobermeier, and Iverson</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>None</i>