

**MEDINA TOWNSHIP
BOARD OF ZONING APPEALS
PUBLIC HEARING
August 19, 2015**

REGULAR MEETING

Chairman Ed Morel called the meeting of the Board of Zoning Appeals to order at 7:30pm. Board members Cary Blakemore, Robin Gray, Mike Stopa and Bill West were present. The Board members were introduced and Chairman Morel explained the procedure to all those present.

Pearl Road Storage Condos, Parcel #026-06B-07-044, Medina OH 44256

Chair Morel reviewed the application and asked Secretary Shoemaker to read the request into the record.

Applicant: David Dawes & Steve Worrall, 240 Taylor James Blvd., Wadsworth 44281

Owner of property: Keva Schein & Betty Trust, 2810 N. 46th Ave., Hollywood, FL 33021

Present Zoning: BL

Previous Variances requested: none

Variance requested: Section 404.2 Setback for properties in excess of 300 ft. frontage.

404.3 Front Setback – Currently 100 ft. after ODOT 50 ft. need variance of 80 ft. Section

404.3d2b1 – Side yard – North – currently 100 ft., request variance of 70 ft. Section

404.3d2b1 – Side yard - South – currently 100 ft. variance req. 73 ft.

Site plan and topical view was attached

Reasons: (See attachment 1 for explanation)

Chair Morel swore in Mr. Dawes, 601 Pearl Rd., Brunswick OH. Mr. Dawes stated he was representing the owner of the property. Chair Morel asked if there were five units and Mr. Dawes said yes. Mr. Dawes stated it takes fifty units sold before it becomes profitable. The 1.25 acres that was mentioned, that was buildable on, isn't flat. It drops off so there is a lot of fill that has to be brought in, and then of course all the storm sewer runoffs that have to be put in to avoid erosion. The entire back portion of the land is totally unusable. There are two giant ravines that run through from the pond and split off in a "Y". They do drop down anywhere from zero to fifty feet. Anyone who would want to hike the property would enjoy it. You get a little mountain climbing involved with it too because it's very steep. Mr. Dawes also stated that he has hunted the land for several years and it's beautiful but not usable except for timber.

Chair Morel asked Mr. Dawes if someone lived in the house that is shown on the drawings and Mr. Dawes said no, there is nobody living there. Mr. Dawes said there used to be a duplex on the property but the Fire Chief was given permission 20 years ago to burn it down as a training exercise.

Cary Blakemore pointed out that there's a house on the other side. Mr. Dawes stated that the driveway, just past the Timber Lodge, went down to the son's house but that's been closed. Both have access from Vell's Party Center and you can come in from the back. Looking at the drawings, Chair Morel commented that it looked like the back portion was split off. Mr. Dawes explained it was split off. There was a gentleman that went bankrupt and it went to Sheriff-sale. Evidently they split it off when they turned the one part commercial. Mr. Dawes said he didn't know what the gentleman planned on doing with that back portion but he lost it in the Sheriff sale. That was the gentleman who had the house burned down if he recalls the information properly, because he didn't want to pay taxes on it.

Chair Morel swore in Alliss Strogin, Zoning Commission Chair. Ms. Strogin explained that on Pearl Rd., the road right of way varies. Some places its 30' or 40', and some places its 120'. At this particular stretch in the road, ODOT has a 50' right of way that we can't touch. Our setbacks are from the edge of the road right of way. Chair Morel wanted to confirm with Mr. Dawes that he wanted to build 20' from the road right of way. Mr. Dawes said yes, ODOT has 50' from the center one way and 50' from the center the other way so they have 100 feet, so yes, we are asking for the difference of the 20'. Chair Morel stated these are huge, huge variances. Mr. Dawes said he realizes that but none of the hardship on the property was man-made. The squeezing of the usable land off the road and the right of ways of course took the majority of the usable property away and that's what rendered the front section down to 1.25 acres. The back is not what we would call 100% usable because it also drops off, which as was stated earlier, there needs to be a lot of fill brought in, in order to bring it up to make the land level to put the building on it.

Bill West asked about the owner of the property. Mr. Dawes explained that the Grandfather gave the gentleman that burned the property down the mortgage on it. When he defaulted, the trust went to the court when they were doing the foreclosure on the tax and they got the ownership of the property. They didn't purchase it, it was dumped on them for non-payment of the mortgage. The back piece of the property sold in the Sheriff's sale but the front piece didn't. So when the front piece didn't sell, it got thrown into the owners of the trust which held the mortgage on it. Ms. Strogin asked Mr. Dawes if he owned the property. Mr. Dawes said they have it under contract with the contingency they would be able to make it a buildable lot. Mr. Blakemore asked if these units were the same size as the condos on route 18. Mr. Dawes said they were basically the same size. After doing research, the most sellable size is one they can pull a boat and a vehicle in and store it until next season. They could put a motorhome in it, or antique cars. Normally, with this size unit, you would only see three to five people there at any one time because it is storage but it's a unique type of storage. It's a clean storage, people that need a bigger building for storage buy a

single building. Think of it as up to 80 of these buildings in one area. The aesthetics is all the same instead of single buildings being spread throughout the county. Ohio is the first state to have this and they created a condo association for storage buildings and they call them condo storage buildings. They also generate a better tax revenue than the cheaper storage units do. They are insulated and heated so people can be in there during the winter and keep vehicles and such in a controlled environment.

Chair Morel asked what the size of these units would be. Mr. Dawes stated the building is 130' by 90' and there are 16 units that are 16' x 45'. Mr. Blakemore said they would be similar to the units on route 18 by the airport. Mr. Blakemore asked if they could be built without a variance. Mr. Dawes said no. He pointed to the site plan and said you can only build a 250' to 300' building at the angle with all the overhead doors looking at you from the street. Mr. West asked if there were 16 units in each building. Mr. Dawes said yes but someone can purchase more than one unit. A person would decide how big a space they want and would acquire that size. They would pay taxes, and also an association fee for the maintenance of the property so the buildings are maintained nicely.

Mr. Blakemore made a comment that some people who own units on route 18 are running their businesses from them. Mr. Dawes explained that contractors could buy a space to hold their equipment for the winter, or daily throughout the year. Mr. Dawes stated there are no bathrooms in the units because they do not want people living in them.

Chair Morel asked Mr. West if he had any comments beside the fact that these are huge, huge variances. Mr. West said yes, he can't think of a situation in the last ten years that the board granted a variance even close to what is being asked for. This is basically saying that this piece of property, its shape is such that without ignoring, or writing off the zoning resolution, you can't effectively do business here. He said that's too bad but he doesn't know that's a reason to grant this level of variances. Mr. West told Mr. Dawes that he does understand why he is asking for it. Mr. Dawes stated there are eight properties just in a very close proximity along that same area that are 60' or less from the center. The Timber Lodge, for example, is 46 feet from the center of the road.

Mr. Dawes stated that before the 100' setback was applied, it was buildable land. Chair Morel said it is still buildable but just in a small area. Mr. Dawes said the cost to be able to raise that area where you would have to put it to bring it up, is not conducive to somebody going into development. So basically the land would just stay raw, un-manicured and not produce revenue in the area.

Chair Morel asked the other board members their thoughts. The board members all agreed the variances were too large.

The Board then discussed the Duncan Factors.

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? The board stated yes.
2. Whether the variance substantial? The Board agreed yes.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? Chair Morel said building something of this magnitude, 20' off the right of way in that area, certainly would change the essential character of that section of Pearl Rd. The board members agreed.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? They have not even purchased it yet.
6. Whether the problem can be solved by some other manner other than the granting of the variance? Chair Morel stated they could not build these units without the granting of a variance. The board agreed.
7. Whether the granting of the variance upholds the spirit and intent of the Zoning Resolution? Chair Morel said the board tries to do whatever they can to not stop people from using a piece of property or stop commercial development but it needs to be done in the reasonable confines of the zoning resolution. The board agreed. When you're asking for an 80 foot variance, you may as well disregard the zoning book all together.

Chair Morel asked if the board had any more comments. Mr. Blakemore stated this was an excessive request. Ms. Gray agreed.

Carey Blakemore made a motion to deny the variance requests for a front yard setback and two side yard setbacks for Pearl Road Storage condos, parcel #26-06B-07-044. Bill West seconded the motion.

Chair Morel asked the board to review the Duncan Factors and final comments.

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? Chair Morel stated the board already agreed that something could be put on that piece of property but not something of this magnitude.
2. Whether the variance substantial? The Board agreed yes, very substantial.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? Chair Morel said it certainly would change the essential character of the Rd. with these units. The board members agreed.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board agreed no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? They have not even purchased it yet.
6. Whether the problem can be solved by some other manner other than the granting of the variance? Chair Morel stated it would have to be substantially scaled down. The board agreed.
7. Whether the granting of the variance upholds the spirit and intent of the Zoning Resolution? Chair Morel stated they have granted many variances but this one is just too big. The board members agreed.

Carey Blakemore made a motion to deny the variance requests for a front yard setback and two side yard setbacks for Pearl Road Storage condos, parcel #26-06B-07-044. Bill West seconded the motion.

ROLL CALL: Blakemore – yes, West – yes, Gray – yes, Stopa – yes, Morel – yes.

Denied plans were signed by Chair Morel and a copy was given to the applicant.

3407 Cook Road, Medina Township

Chair Morel reviewed the application and asked Secretary Shoemaker to read the request into the record.

Applicant: Charles Corcoran, 34 Munroe Falls Ave., Munroe Falls, OH 44262

Owner of property: Rod Tyler, 3401 Cook Road

Present Zoning: RR

Previous Variances requested: yes, on 7/19/2000

Variance requested: (A) Section 401.3D – Minimum front yard depth 100', Addition is located 75' from right of way. Asking for 25' variance.

(B) 401.3D – Minimum front yard depth 100', Garage is located 4' from right of way. Asking for 96' variance.

Reasons: (First variance A) The addition is proposed in order to facilitate the growing needs of the owner and the owner's family who reside there. Based on the site configuration and the 100 feet minimum front yard depth, coupled with the flood zone restrictions, the buildable area of the lot which the addition can be built is limited. Thus, to properly place the structure, a variance is requested. The variance pertains to the existing property and would not intrude on to the surrounding properties or impede upon the rural character of the property, and the residence will remain single-family.

(Second variance B) The garage is proposed due to previous renovations of the existing of the existing garage, in order for the house to fit the owner and the owner's family's needs. Based on the limited site configuration and 100 feet minimum front yard depth, coupled with the flood zone restrictions, the buildable area of the lot in which the garage can be built is limited. Thus, to properly place the structure, a variance is requested. The variance pertains to the existing property and would not intrude on to the surrounding properties or impede upon the rural character of the property

Chair Morel asked if he could have a copy of the previous variance submitted into this file. Chair Morel then swore in Charles Corcoran. Mr. Corcoran submitted documents that were originally obtained when the house was originally constructed in 2000. It's the log cabin at the bottom of the hill on Cook Road, right on the river.

Chair Morel then swore in the owner, Rod Tyler. Chair Morel asked to review the documents from the previous variance from 2000. He then asked Secretary Shoemaker to read the 2000 variance request into the record.

Applicant: (Agent/Architect) Illes Architects, Inc., 3599 Reserve Dr., Medina

Owner of property: Randy and Chris Jerrell, 4017 Fairway Drive, Medina

Present Zoning: RR

Previous Variances requested: no

Variance requested: Front setback Section 401.3D – Required setback would place residence in flood plain and river rock bed.

Reasons: A. Due to the nature of the river location and flood plain elevation, the proposed residence would be in an unbuildable location. The septic system would also be constructed in an area where rock wall occurs. B) The unusual setback requirements are based off of Cook Rd. right of way. The road is outside of the survey right of way due to topographical conditions present, steep slope area. C) The proposed location of the residence is virtually not visible from Cook Rd. These conditions are singular to the site.

At a meeting of the Board on July 19, 2000, a motion was made to approve the 20' variance request regarding the front yard setback for Mr. Randy Jerrell to construct a home on permanent parcel #026-06B-2504-3, located on Cook Rd.

Mr. Corcoran placed an enlarged site plan on an easel and explained the current lay of the property and its structures. He stated the garage had been converted into some bedrooms for the owners children. What the owner would like to do is to add on to the back. The odd shape is due to the flood areas. He then pointed out where those flood plain boundaries were. He said while working with the engineer on this project, if they were to build into that flood area, they would have to do a lot of things to comply with FEMA requirements, i.e. additional construction and present documents to the County Engineers and the Building Department to ensure this building is out of the flood area; Federal Government paperwork. He then pointed out the rock area and the back of the house on the site plan and stated it overlooks the river in the whole area. The idea of the rear addition is to have a master bedroom with a deck so the owner can enjoy the beautiful river as it winds around the property. The neighbors in the area are hidden from views.

Mr. Corcoran continued to point out on the site plan where the right of way line was according to the survey they had done. The 100' would take it across the flood line zone so you end up with a very small buildable area. He is requesting to build into the setback. Mr. Blakemore commented that the existing home is closer to the road already than the addition will be and Mr. Corcoran agreed.

The owner, Mr. Tyler stated that the garage, which is now a bedroom, is going to be parallel to the addition. Mr. West asked how the house was in compliance with the existing variance. By looking at the plans, it looks like the measurements are way off. Chair Morel asked Mr. Corcoran to point out the property lines. Alliss Strogan stated that in 2003, the setback was changed from 80' to 100' which would explain the difference.

Mr. Corcoran pointed out the setbacks and where they are proposing to put the addition and why they need the variance. Bill West commented that this was the first part of the variance request. Chair Morel asked if Mr. Corcoran would like to proceed with the second part of the variance request.

Mr. Corcoran stated that, as previously noted, the road is not actually located in the right of way, and as it winds down, where the current driveway comes into the drive area, they would like to put the garage in a location where the owner would be able to turn into the garage itself. The area that is relatively buildable and flat, is just a limited area.

They are looking to build a 36' x 24' two car garage, with an area off to the side for storage. They are trying get it as close to the road as possible to keep it out of the direct line of the front door of the house for resale ability and to give them at least a small front yard.

Chair Morel asked if they considered putting the garage on the other side of the addition. Mr. Corcoran stated there is about a 4' drop on one side and a lot of trees that would need to be cleared which would remove the privacy of the property. Mr. Blakemore asked why they need a 96' variance to build. Although Mr. Blakemore stated he was certain the owner would make it nice and not build a crappy garage, he wanted to know why the garage can't be put somewhere else. Mr. Tyler stated that the garage that was there is now a bedroom with a bathroom. If he would go to the left of that, he would go closer to the road and it which would prevent his access into the back yard. If he goes in the front yard, as you're looking out of the house, if the garage is planned as it's looking very far to the right, if he goes all way to the left, he could reduce the variance by a number of feet but he would get into the septic concerns that Mr. Corcoran spoke of earlier and there are giant pine trees there now. He would have to do something special with the septic. He is trying to not necessarily crowd the road but he doesn't have too many other places to go.

Mr. Corcoran explained about certain requirements for the septic area. He stated it is required to have a primary field and a secondary field. If the primary field fails, you have to be able to build new lines in and that area has to be an undisturbed area. Otherwise you would need to put in a new septic system. Ms. Gray asked how many stories the house is now and Mr. Tyler said two, it's basically a loft upstairs with a bedroom and a bathroom. With all the additions, they haven't changed the number of bedrooms. The kitchen was very small so one bedroom was knocked out and that was part of the remodeling.

Chair Morel asked what he has been doing now without a garage. Mr. Tyler said he has been making due since the weather is nice but once winter comes, he will have no place to store anything. Mr. Blakemore stated if Mr. Tyler doesn't get the variance, what his plan B is. Mr. Tyler said if the variance is granted for the addition, he will still move forward with that. If the variance for the garage is not granted, he is not sure what he will do. There is no storage in the house at all and the garage is basically for his fiancé's car and a small work out area.

Alliss Strogan asked if Mr. Tyler could place the new garage up tight to the existing garage. Mr. Tyler said it would block the front of the house preventing us to look out the several thousand dollars' worth of windows he just put in. Chair Morel swore in Trustee Ray Jarrett. Mr. Jarrett had a concern about the weight limits on the bridge in reference to the heavy trucks going in and out during the construction. Mr. Tyler stated the trucks could not use the bridge and would be coming from Tompkins road. Mr. Jarrett asked if Mr. Tyler was sure of that and Mr. Tyler said if that is a requirement, he would make it happen. Mr. Jarrett's second concern was with the garage being 4' from the right of way, the snow plows in the winter would throw debris damaging the garage.

Chair Morel stated he cannot see the board justifying such a huge variance for a garage, especially since this was supposed to be a small house. Mr. Tyler stated this was the reason he submitted the addition and the garage in two separate proposals.

Mr. West made a motion to approve the request for a 25' front yard depth variance for property located at 3407 Cook Road for the purpose of a proposed addition. Carey Blakemore seconded the motion.

The Board then discussed the Duncan Factors.

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? The board stated yes.
2. Whether the variance substantial? The Board agreed yes.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? The Board agreed no.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board agreed yes.
6. Whether the problem can be solved by some other manner other than the granting of the variance? The board agreed yes but given the geography, the argument is persuasive.

7. Whether the granting of the variance upholds the spirit and intent of the Zoning Resolution? The board agreed no.

Mr. West made a motion to approve the request for a 25' front yard depth variance for property located at 3407 Cook Road for the purpose of a proposed addition. Carey Blakemore seconded the motion.

ROLL CALL: West– yes, Blakemore – yes, Gray – no, Stopa – yes, Morel - Yes

Mr. Corcoran said, “If I asked the board for a continuance on the second variance, to give the chance to modify it, instead of reapplying, would the board consider tabling the second request?” Chair Morel asked when he planned on coming back. Mr. Corcoran said it would have to be discussed with the owner. Chair Morel asked the opinion of the board. Mr. West stated the second request is now on the table. He understands there is a fee to reapply; he then asked if Mr. Tyler would rather the board not take a vote on it, he supposes it could be withdrawn from the perspective of the board voting or not voting but it would still have to be reapplied for. Mr. Tyler asked if they board could vote on the variances separately and if the garage is turned down, he would reapply.

Mr. Stopa made a motion to deny the request for a 96' front yard setback variance for a garage located at 3407 Cook Road, Medina. Robin Gray seconded the motion.

The Board then reviewed the Duncan Factors and added final comments.

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? The board stated yes.
2. Whether the variance substantial? The Board agreed yes.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? The Board agreed yes.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board agreed yes.

6. Whether the problem can be solved by some other manner other than the granting of the variance? Chair Morel said owner will work on revising plans.
7. Whether the granting of the variance upholds the spirit and intent of the Zoning Resolution? The board agreed no.

Mr. Stopa made a motion to deny the request for a 96' front yard setback variance for a garage located at 3407 Cook Road. Robin Gray seconded the motion.

ROLL CALL: Stopa– yes, Gray – yes, Blakemore– yes, West – yes, Morel - Yes

Chair Morel signed the appropriate documents and a copy was given the applicant.

Auto Max (dba Bill Doraty Kia) 2925 Medina Road, Medina OH

Chair Morel reviewed the application and asked Secretary Shoemaker to read the request into the record.

Applicant: Ellet Sign Company, 3041 E. Waterloo Rd., Akron, OH 44312

Owner of property: Automax Medina Property Holdings, 2925 Medina Rd.

Present Zoning: BG

Previous Variances requested: Yes

Variance requested: Request additional number of signs for front elevation signage. Section 60511 1. Bill Doraty- 18.74 sq. ft. 2. Service – 9.09 sq. ft.

Reasons: Bill Doraty KIA is required to maintain current corporate branding identity. Our request is to allow for this dealership to replace the existing signs on the recently renovated fascia per those corporate standards (signs separate on brand wall) while requesting the minimum amount of signage needed to adequately identify this store. Thank you for your consideration.

Chair Morel swore in Amy Nobel from Ellet Signs, 3041 East Waterloo Rod, Akron OH 44312. Chair Morel asked for a quick explanation. Ms. Nobel explained that last night at the Zoning Commission meeting, she had four signs approved. Two signs, “Bill Doraty” and “Service” were not. This dealership is going through a full remodel. All the signs have to be replaced to comply with current KIA standards, as is the case with most all of the dealerships. They have to have the dealer name letters, the name branding and service somewhere on the building. They all have specifics of where it has to be and they all definitely want them to be all universal across the country. Bill West made a comment “without regard to zoning resolutions”. Ms. Noble replied “exactly”.

Mr. West asked Elaine Ridgely, Medina Township Zoning Inspector if there were any current violations on this property and Ms. Ridgely replied “none”. Ms. Noble presented

drawings of other KIA dealerships in Ohio and stated that all the signs Bill Doraty KIA is requesting to replace are existing on the building now, in fact they are getting smaller.

Ms. Noble explained the existing dealer name letters are 18” high and the new ones are 18” high but the spacing is different. They are going from 27 sq. ft. to 18 sq. ft. Ms. Noble went on to explain that the existing front elevation has “Bill Doraty” and “KIA” put together and it was 80 sq. ft., if you box out the entire sign. The new scheme of things is a brand wall. That’s a white A.C.M. covered wall, all blank with the red L.E.D. sign illuminated on it. She pointed out the entry portal on a drawing and showed the letters would be free standing over the entrance.

Chair Morel asked what the length of the building measured and Ms. Noble said it should be shown on the front page of the submittal. Mr. West said roughly 110’ long, but it’s maxed out at 80’. Chair Morel stated the new signs look neat and clean and doesn’t look over-signed in his opinion. Ms. Stogin commented that she was glad the graphic in the front window will no longer be there. Chair Morel asked Ms. Noble if there was anything they could about the trailer parked out front. Ms. Noble had no comment.

Chair Morel then asked the members of the board for comments. Mr. Stopa said he was glad they are taking down some of the existing signs and cleaning things up.

Carey Blakemore made a motion to approve a variance request for an additional two signs, one Bill Doraty sign at 18.74 sq. ft. and one service sign at 9.09 sq. ft., located on the front wall, facing south, for Bill Doraty KIA, at 2925 Medina Rd. Mr. West seconded the motion.

The Board then discussed the Duncan Factors.

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? The board stated yes.
2. Whether the variance substantial? The Board agreed yes.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? The Board agreed no.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.

5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board agreed yes.
6. Whether the problem can be solved by some other manner other than the granting of the variance? The board agreed yes, they could have the sign all smashed in at the center of the building and you probably wouldn't be able to read it.
7. Whether the granting of the variance upholds the spirit and intent of the Zoning Resolution? The board agreed yes.

Carey Blakemore made a motion to approve a variance request for an additional two signs, one Bill Doraty sign at 18.74 sq. ft. and one service sign at 9.09 sq. ft., located on the front wall, facing south, for Bill Doraty KIA, at 2925 Medina Rd.

ROLL CALL: Blakemore – yes, West – yes, Gray – yes, Stopa – yes, Morel - yes

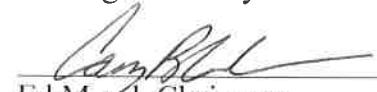
Bill West made a motion to approve the minutes from July 15, 2015 Medina Township Board of Zoning Appeals meeting minutes as presented.

ROLL CALL: West– yes, Gray – yes with three abstentions at the table from Ed Morel, Carey Blakemore and Mike Stopa, all who were not present at July's meeting.

With nothing further before the Board, the meeting of the Board of Zoning Appeals was officially adjourned at 9:10pm.

Respectfully Submitted,

Laurie Shoemaker
Zoning Secretary



Ed Morel, Chairman
CAREY BLAKEMORE, VICE CHAIR

10/21/15

Date