

**SOLON PLANNING & ZONING COMMISSION
APRIL 10, 2018 – 7:04 P.M.**

The Planning Commission met at City Hall on the above date.

Present: Commission Members Bentley, Mazur, Newberry, Councilman Pelunis, Mayor Kraus, Assistant Law Director/Prosecutor Stolarsky, Planning Director Frankland, Secretary McConoughey

Absent: None

Also Present: Assistant Clerk of Council Buller, Fire Inspector Eisenhuth, Vice Mayor Meany, Police Chief Viland, Assistant City Engineer Welch, Councilman Zelwin

NOTES OF CAUCUS DISCUSSION:

(Secretary's note: Agenda items not mentioned under Notes of Caucus Discussion are items that were not pertinently discussed during Caucus.)

Chairman Bentley presided.

NEW:

3. 6911 Liberty Road – Chagrin Valley Islamic Center site plan modification: Councilman Zelwin suggested this item be heard after Items 4 and 5. The Commission agreed there would be no changes to the agenda.

COUNCIL REFERRALS:

4. Request from Darren Guerrini to create a new Industrial Auto Service Zoning classification and place various parcels within the classification: Mrs. McConoughey distributed a timeline for placement of this item on the ballot.

Chairman Bentley recommended a three minute limit on comments and for speakers to avoid repetition and applause.

The caucus ended at 7:20 P.M. and the meeting began at 7:30 P.M.

CHANGES TO THE AGENDA:

There were no changes to the agenda.

Mr. Bentley reviewed the meeting protocol.

Mr. Bentley explained Item 3 involves consideration of a site plan modification only. There is no request for variances. Several parking spaces on the site's north side would be removed for storm water retention green space.

Mr. Stolarsky reiterated the only matter for Item 3 is a site plan modification. He specified originally no parking variances were required and the proposed elimination of some of the parking spaces will not result in the need for a variance.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

APPROVAL OF MINUTES:

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the minutes of the March 27, 2018 meeting as presented.

Roll Call: Aye: Bentley, Mazur, Newberry, Pelunis
Nay: None
Abstain: Kraus

Motion Carried

NEW:

1. 7051 Navajo Trail – Frank Gargano 023-2018 2
- 15' accessory pavement variance
 - 6' side yard setback variance

Mr. Frank Gargano was present and displayed plans for a driveway extension and a side easement for a sidewalk leading to the back patio.

Councilman Pelunis said neighbors have been notified and he has not received any comments.

Mr. Newberry said the variance request is reasonable as these lots are fairly close to the street.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 15' accessory pavement variance.

Roll Call: Aye: Bentley, Kraus, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the 6' side yard setback variance.

Roll Call: Aye: Bentley, Kraus, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

2. 33840 Aurora Road – William Tenney, D.P.M. 024-2018 6
- Wall sign location variance
 - 2.8 sq ft wall sign area variance

Dr. William Tenney and Mr. Richard Bain, Attorney for the applicant were present. Mr. Bain explained Dr. Tenney has a forty year podiatry practice in Solon. For the last 18 years Dr. Tenney has been located at the Solon Foot Center which is immediately

south of the CVS building, however, for 18 years prior to that, his office was located in the corner building at SOM Center and Aurora Roads which is now a CVS store.

Mr. Bain provided history regarding this site starting 18 years ago when Revco acquired the corner building. At that time, Dr. Tenney had a long term lease with signage on the first floor of the building. He reached an accommodation with Revco to relocate his medical practice to its current location, south on SOM Center Road and assume a small office on the second floor of the Revco building to operate the business aspects of his practice. Based upon that accommodation, a sign permit was granted to allow the signs to remain, however, another accommodation to CVS allowed CVS to move the signs back one window bay on both sides. Mr. Bain displayed a drawing of the approved signs.

Mr. Bain said two years ago, without any notice or consultation with Dr. Tenney, CVS, on its own initiative, removed Dr. Tenney's signs and obtained permits from the City to display two large banner signs along SOM Center Road. Mr. Bain deduced Dr. Tenney's signs were removed because CVS had reached the maximum signage square footage allowance. Mr. Bain said Dr. Tenney was only made aware of the removal of the signs from patients inquiring if he was moving.

Mr. Bain said a letter from CVS's real estate division counsel acknowledges a breach in Dr. Tenney's lease and states the signs would be restored if allowed by the City. He said a prior existing permit gave Dr. Tenney a legal right to display the signs.

Mr. Bain said CVS appeared before the Planning Commission approximately one year ago with a signage application, unbeknownst to Dr. Tenney. They conveyed that his leased space was used for storage and the Commission deemed the space an accessory use. Mr. Bain said the office space is used by Dr. Tenney's staff to resolve insurance disputes. He requested restoration of his right to display the approved signs. Mr. Bain said, as previously explained, a hardship exists and to deny this request would be to involve both of these business residents in continued legal conflict over signage. Mr. Bain urged the Commission to consider that the purpose of the zoning enforcement would not be violated by granting the restoration of Dr. Tenney's signage.

Councilman Pelunis recalled when this was reviewed in 2016. He believed patients could be more confused by a sign on a building where they are not seen and believed the issue is with CVS who misrepresented the office space. Councilman Pelunis read from the July 26, 2016 Planning Commission minutes, "Mr. Mazur said it is his understanding that Dr. Tenney does not have an office located in the CVS building. Mr. Stolarsky believes this to be accurate. It is his understanding that Dr. Tenney leases 296 square feet of storage space on the second floor of the CVS building and no patient practice is conducted there." Councilman Pelunis views this as a billboard sign or sign where no patients are being seen and asked if there is a business office in the facility, where the practice is operated. Dr. Tenney said business is conducted in the practices location. Councilman Pelunis inquired if at random times, would someone be at the CVS second floor space to answer questions. Dr. Tenney said people are not seen at that location, it is a clerical office. Mr. Bain said the second floor door is locked. He asked Dr. Tenney if a patient has ever complained about confusion regarding the CVS location. Dr. Tenney said never but the biggest issue is being asked

if he is retiring or left the area because the signs are down. Councilman Pelunis asked if there are signs at the location where patients are seen. Mr. Bain said yes, but they are on a different building.

Mr. Bain said 20 years ago the City granted the permit for the signs that have now been removed. Councilman Pelunis said the controlling property owners stated, on record, they accepted and agreed Dr. Tenney is no longer at their location. Mr. Bain said that is not a truthful statement and clarified the facts for the record. He said Dr. Tenney's business has been damaged through the loss of this signage.

Mr. Bentley said in 2016 when CVS approached the City, their overall package excluded Dr. Tenney's signage, but in a February 9, 2016 letter, they agreed to allow the reinstallation of the signage with the City's approval.

Mr. Newberry recalled in August of 2000, CVS appeared with a signage package that included Dr. Tenney, Jerry Holt and Elliott Barrat as tenants. However, in 2016 there were no objections to the design of the updated signage package that did not include the tenant signs. If Dr. Tenney operated that space for public access, he would not have an issue with a smaller sign. Mr. Newberry said this evening's presentation has not convinced him to reverse the Commission's previous decision.

Mr. Mazur inquired if the location variance is due to the sign's location on an area not occupied by the office. Mr. Frankland said based on the information provided, he believes so. Mr. Mazur asked Mr. Bain to indicate the location of the office space. Mr. Bain pointed to the corner of the building. Mr. Mazur suggested that is where the sign should be located. Dr. Tenney said that was the original plan, however, CVS asked him to move the sign to allow CVS identification at the corner. Dr. Tenney said he allowed that placement at no charge.

Mr. Bain said Dr. Tenney was explicitly not permitted to see patients in this office and that it was to be used as a private clerical space.

Mr. Bentley asked if he was notified about the removal of the sign and Dr. Tenney said no, he first heard about it when a patient asked him if he was leaving.

Mayor Kraus asked Dr. Tenney if he had been notified about the July 26, 2016 meeting with Mr. Joel Frizzell or if it had been explained afterwards. Dr. Tenney said no. Mr. Bain said CVS has acknowledged a breach of the lease. Mayor Kraus asked if Dr. Tenney or Mr. Bain were aware Mr. Frizzell stated he did not know how that space was being used. Mr. Bain said no. Mayor Kraus said it was inferred the space was used for storage which is an accessory use. Mr. Bain said that is not the case. Mayor Kraus said if it is not storage space, it is not an accessory use.

Mr. Bentley advised the applicant of the option to table the item or proceed to a vote. Mr. Stolarsky asked when the lease expired and the square footage of the rental. Dr. Tenney was uncertain of the month but the expiration is year 2020. Councilman Pelunis said the previous minutes reflect 296 square feet of space. Mr. Stolarsky said if the Commission votes favorably, the matter would move on to Council for final approval or if the decision was not favorable, the applicant has the right of appeal. Mr.

Bain asked if the standard of review for appeal was clear and convincing evidence. Mr. Stolarsky said a de novo review is the standard of review. After conferring with the applicant, Mr. Bain requested a vote.

Mr. Stolarsky suggested the motion contain an end of lease year 2020 time limit. Mr. Bain agreed.

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the wall sign location variance until the end of the lease year in 2020.

Roll Call: Aye: Bentley, Kraus
Nay: Mazur, Newberry, Pelunus Motion Failed

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the 2.8 sq ft wall sign area variance.

Roll Call: Aye: Bentley, Kraus
Nay: Mazur, Newberry, Pelunis Motion Failed

Mr. Stolarsky explained the appeal process.

3. 6911 Liberty Road – Chagrin Valley Islamic Center 025-2018 3
▪ Site plan modification to parking area

Dr. Syed Zaidi, 30600 Stratford Drive, was present representing the applicant. He said the retention pond was increased to accommodate the City's requirement of storm water management which resulted in the parking spaces being reduced from 176 to 113. Dr. Zaidi said this change increased the green space and still provides sufficient parking.

Mr. Bentley said the detention pond increase was located on the north section by Liberty Road. Dr. Zaidi displayed the plan along with the revised site plan emphasizing there was no variance required for this modification.

Mayor Kraus asked for a drainage requirement explanation. Ms. Welch explained Section 1257 of the Codified Ordinance defines storm water requirements and said this retention pond will meet these requirements. She said the site is relatively flat so the detention pond will be made larger versus deeper.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the site plan modification to parking area.

Roll Call: Aye: Bentley, Kraus, Mazur, Newberry, Pelunis
Nay: None Motion Carried

COUNCIL REFERRALS:

4. Request from Darren Guerrini to create a new "I-3" 014-2018 6
(Industrial Auto Service) zoning classification and place Reno G. Properties, LLC, located at 31835–31935 Aurora Road and properties located along Old South Miles Road consisting of the following permanent parcels: 953-37-012, 953-37-010, 953-37-006, 953-37-007, 953-37-014, 953-37-015,

953-37-013, 952-19-012, 952-19-011, 952-19-010, 952-19-020, 952-18-001, 952-18-002, 952-18-003, 952-18-013 and 952-18-014 in the new zoning classification

Mr. Darren Guerrini was present. To follow the City's Master Plan, he said Reno G. Properties, LLC is requesting the zoning change to Industrial Automotive Service use for his properties, along with properties on Old South Miles Road up to Emshoff Excavating Inc.

A public hearing remained open from the March 27, 2018 meeting.

Mr. Bentley requested comments.

There were no comments from the audience.

The public hearing was closed.

Mayor Kraus said this use is recommended in the Master Plan and requested the particulars of this request. Mr. Frankland agreed and explained Reno G. Properties, LLC is adjacent to the relatively narrow area in the Master Plan that recommends adopting the new I-3 zoning district. He said that district would allow, in addition to all the other uses that are allowed throughout the Industrial District, two additional uses (automotive repair and/or maintenances services, automotive towing and/or impound yards). Mr. Frankland said definitions are provided in the ordinance. He said this would allow for conforming automotive repair and storage yards with extensive screening requirements. He added Mr. Guerrini's property was outside of the area only because it was not envisioned that it would be desired in that section but it is directly contiguous with the Master Plan recommendation.

Mr. Guerrini displayed a map and pointed out the affected area.

Mr. Newberry acknowledged receipt of a letter from Mansour Gavin LPA, representing Swagelok. He said the letter does not state a specific objection to the zoning change but does ask that the ability to use their property is not infringed. Mr. Stolarsky said this would not eliminate other properties expanding uses and grandfathered properties could continue the current uses. Mr. Frankland agreed.

Motion by Mr. Mazur, seconded by Councilman Pelunis to recommend approval of the proposed rezoning from Darren Guerrini to create a new "I-3" (Industrial Auto Service) zoning classification and place Reno G. Properties, LLC, located at 31835-31935 Aurora Road and properties located along Old South Miles Road, in the new zoning classification.

Roll Call: Aye: Bentley, Kraus, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

5. Request from Craig Novak to amend the Zoning Code to permit medical related uses in the I-2 Zoning District (Industrial Manufacturing) 021-2018

Mr. Craig Novak, 38814 Lochmoor Drive, was present and displayed an overview of his building, Arbor Court One, a Class A office building at 80 percent capacity. He said the property has limited marketability from possible medical field tenants due to an I-2 zoning restriction.

A public hearing remained open from the March 27, 2018 meeting.

Mr. Bentley requested comments from the audience.

There were no comments from the audience.

The public hearing was closed.

Councilman Pelunis said a similar situation existed on Solon Road and medical offices were permitted at a former athletic club building. A medical use was also permitted on Enterprise Parkway. He believes without being contrary to the Zoning Code or other tenants, the City should open discussion to help facilitate property owners achieving 100 percent occupancy.

Mayor Kraus expressed support with narrow tailoring. He noted small medical offices could provide a way to fill vacancies without losing the integrity of the Industrial District or affecting the traffic flow.

Mr. Frankland agreed the types of uses being discussed should not have a significant impact on the industrial area, however, if a hospital were allowed, that could present a problem. He said if the Commission would like to proceed, an amendment could be drafted defining uses, with the Ohio Department of Health as a guide, and a square footage definition as well. Councilman Pelunis suggested the ordinance be limited to a very narrowly tailored group to encourage marketing the property without negatively affecting neighbors.

Mr. Newberry said the presentation infers there is a lack of office space in the City. He questions changing the permitted use in the I-2 District as opposed to the Commercial District where this type of use could be permitted. Mr. Newberry said Industrial District rents are typically less than in the Commercial District which is not justification for the change. Councilman Pelunis observed tenants would not be occupying Arbor Court for less expensive rent as their rents could be more per square foot than other buildings in the Central Business District or the currently zoned medical districts.

Mr. Mazur did not favor changing the entire I-2 district as it does not seem appropriate to place it next to a manufacturing building. He believes there are vacant properties that could accommodate medical facilities. He said Arbor Court has an office design. Mr. Novak added Arbor Court's location is not close to industrial and pointed out there are not many large buildings or Class A office spaces in Solon. Mr. Mazur agreed and would not oppose rezoning Bainbridge Road.

Mr. Bentley said if the City can attract more businesses to move to Solon, he embraces the idea of competition.

Motion by Mr. Newberry, seconded by Mr. Mazur to request the Planning Director to draft an amendment and table consideration of Item 5.

Roll Call: Aye: Bentley, Kraus, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

Councilman Pelunis requested the Clerk to notify the applicant when to return.

MINOR ALTERATIONS FROM PLANNING DEPARTMENT

There were no minor alterations presented.

COMMENTS FROM THE AUDIENCE

Mr. Robert Leonelli, 36210 Spicebush Lane, said the Islamic Center's site plan modification could inhibit CEI's ability to service the wires and asked if they have been notified as to the drainage modification.

Ms. Welch said CEI had engaged in an agreement with the Islamic Center and the modification will require a re-approval of the agreement. She said no engineering permits will be issued until receipt of that new agreement.

Mr. Leonelli said the site plan reflects an access road for CEI leading to the parking lot but now a pond will be at the north end of the road. Mr. Newberry said there will be a hard surface road for CEI to access the north of this property from Liberty Road and the detention basin will not be deep.

Ms. Ruthie Wolfson, 30401 Wedgewood Drive, asked if the Islamic Center's daily public call to prayer will be conducted five times per day. Mr. Bentley assumed the Center would operate as any other mosque. Mr. Stolarsky interjected the Islamic Center will be permitted to practice their religion in the manner in which it is practiced. Mr. Newberry suggested she inquire with the Islamic Center's leadership.

Mr. Michael Dubson, 5701 Spring Grove Drive, asked if a traffic impact study has been completed for the Islamic Center as this area is presently fairly congested. Mr. Bentley said yes, the study was addressed at previous meetings. Mr. Dubson asked who would pay for road widening and additional security for increased traffic. Mr. Bentley said discussions regarding those issues are available on the City's website's minutes. Councilman Pelunis added the traffic study is available online. Mr. Newberry advised the Planning Commission considers appropriate use in compliance with the code and the Safety and Public Properties Committee administers traffic studies.

Ms. Marina Gliner, 6921 Silkwood Lane, believes the traffic study was conducted in the summer months so is scientifically flawed. She said follow-up studies using real data during the school months have been requested to no avail. Mr. Newberry said methodologies are in place to adjust the counts for rush hour, weather, et cetera.

Mr. Scott Gloger, 35680 Spatterdock Lane, commented that exiting the Preserve Subdivision in the early morning is time consuming and that Liberty Road, which was built for residential traffic, cannot handle the increase in traffic.

Ms. Marina Tutelman, 6870 Liberty Road, expressed concern that the Islamic Center's 41,000 square foot building size was not in align with the available parking spaces. She believed decreasing the parking spaces would cause the overages to park on private property. Mr. Bentley said based on the building's occupancy rate, 100 parking spaces are required.

Dr. Sayed Ashraf, 37330 Broadstone Drive, said the proposed Islamic Center will be the 18th Center in the greater Cleveland area, none of which have an outdoor speaker call to prayer nor is there an intention to incorporate one at the Solon Islamic Center. He said the traffic study was conducted in March at Islamic Centers located in Richmond Heights and Parma during peak Friday hours. Dr. Ashraf clarified the parking spaces will only be used when persons are in the building. He invited the public to ask the members about any concerns.

Mr. Jing Xie, 35610 Spicebush Lane, said there is a petition with over 1,000 signatures against approval of the Islamic Center. He expressed concern that the citizens were not properly notified about appeal time and asked if tonight's modification or other open issues are appealable. Mr. Stolarsky said this item will be heard by Council and applicable rights after that decision could be pursued. Mr. Stolarsky suggested Mr. Xie consult with an attorney.

Mr. Mouneer Ahmed, 34485 Seminole Way, reviewed the First Amendment and thanked the Commission for fairness and respect during this process. He said the Islamic Society is looking to be a good member of the community.

Dr. Jude Smith, 6925 Liberty Road, believes this is chicanery and recounted the Islamic Center's first meeting when multiple variances were granted. He said his wife asked Mr. Stolarsky if there were any appeal options available because they believe the location is wrong. He said his wife was not informed of her right to counsel and was told there was nothing that could be done.

Dr. Syed Zaidi, 30600 Stratford Drive, thanked the community for their participation this evening.

Ms. Karen Smith, 6970 Woodlands Lane, is of the opinion the notification process was not upheld in the matter of the Islamic Center.

Ms. Sue McStay, 5700 Ledgebrook Lane, said Parkside Church had anticipated building their church at Cannon and SOM Center Roads years ago but sold the property due to many residents' complaints. They then constructed the facility on Pettibone Road allowing a greater space for growth. She suggested the Islamic Center locate in an area conducive to growth.

Ms. Julie Cherynak, 7318 Selworthy Lane, asked how a resident should address general concerns and disagreements with the City. Councilman Pelunis replied he is her ward representative and would be happy to discuss her concerns. Mayor Kraus invited calls to his office.

Mr. Pat Pece, 6985 Woodlands Lane, expressed frustration with the Commissions earlier responses to Mr. Leonelli's concerns. Mr. Bentley said issues were explained to

the satisfaction of the engineers. Mr. Pece is dismayed 113 parking spaces are permitted under high voltage power lines yet residents are required to move items out of the path of the power lines. Mr. Stolarsky interjected CEI owns the easement and has the right to grant relief of that easement or not. Mr. Bentley reminded Mr. Pece of the speaking time limit but Mr. Pece said he is representing residents who could not appear this evening. Mr. Pece said there is a 1,100 signature petition circulating. Mr. Bentley instructed it should be presented to the appropriate authorities in the City. Mr. Pece believes this facility should have been presented to the voters for approval. He suggested the proper research on the impact to the community was not conducted.

Ms. Denise Smith, 6925 Liberty Road, read a statement in the *Cleveland Scene* magazine that stated "the 1,000 voices that answered the petition was nothing but noise and they would move ahead and ignore us". She was uncertain whether the quote was from Mr. Malik or Mayor Kraus, since the magazine did not state who made the comment, however, she finds this statement disrespectful and encouraged the City to support its residents. Ms. Smith said a portion of the CEI access road with right of access, not eminent domain, belongs to her. She questioned how access to the lines will be available if a retention pond is in place.

Mayor Kraus said it was not his quote.

Ms. Denise Riccio, 6603 Winston Lane, compared her difficulty exiting the Thornbury development on a weekend to a possible similar traffic situation that could occur along the area of the Islamic Center. She asked how many variances were filed and the process involved. Mr. Frankland said approximately 13 variances were approved which are an internal administrative or legislative process.

Ms. Elianora Nemirovskiy, 6702 Brandamore Court, said when they built their house, it required a variance and the neighboring properties received a letter of their request. She expressed dismay of the Islamic Center's location. She asked how to overturn this project and how such a huge adjustment to the community could be made without informing the residents. Mr. Stolarsky said the notification procedure for this project was the same procedure completed in her request. Mr. Bentley invited her to contact the Clerk's office for available copies of that notice. Ms. Nemirovskiy suggested the district was changed from residential to commercial. Mr. Stolarsky said the religious use is permitted in a residential district.

Ms. Julie Cherynak, 7318 Selworthy Lane, said, given the residents frustration, it would be appropriate to vote on this project. Mr. Stolarsky said a ballot vote was not required on this project because there was no zoning change. Mayor Kraus said the Islamic Center will not be treated differently than any other religion. Ms. Cherynak believes this is a location issue not a religious issue.

Ms. Pengjing Huang, 35610 Spicebush Lane, said Liberty Road is heavily traveled and difficult to exit onto from the Preserve. She is concerned the excess parking of the Islamic Center will spill onto Spicebush Lane. Ms. Huang asked for the allowable occupancy of this facility. Mr. Frankland said the allowed occupancy rate is 300 and the zoning and building codes govern that and the gymnasium is an approved accessory use for the congregation. She is concerned the previous flooding situation in

the Preserve will return and requested what flooding prevention plans are in place. Ms. Huang inquired about the notification procedure. Mr. Stolarsky said the notice procedure that was followed was notifying properties that touched this parcel. He said the City has recently approved an expanded notice provision. She asked where the surplus vehicles will park during events. Mr. Stolarsky recommended calling the safety forces if there is a parking issue and a problem situation could be discussed with Council.

Mr. Tony Whitehouse, 458 Bentleyville Road, Moreland Hills, acknowledged the tension in the room and invited the members of the audience to his home to discuss their concerns.

Dr. Aneel Chowdhary, 60 West Juniper Lane, Moreland Hills, wished to allay concerns regarding the hypothetical situations discussed this evening. He said at the MACE Islamic Center in Chardon, a police officer was hired to ease any traffic issues. Dr. Chowdhary said the theoretical situation of congesting a neighborhood with parked cars is not foreseeable. He said the intent is to be good neighbors.

There were no additional comments from the audience.

COMMENTS FROM THE COMMISSION

Mr. Newberry reminded everyone to attend the High School's "The Secret Garden" performance on the weekend.

Mr. Bentley thanked everyone who attended this evening's meeting. He encouraged everyone to vote and talk with their council representatives. Mr. Bentley is confident that the Commission follows the law and performs correctly.

Mayor Kraus thanked everyone for their drainage compliance and noted over 30 million dollars was spent in the community and as a result Solon provides the strongest, most secure infrastructure in Northeast Ohio.

Mayor Kraus invited everyone to walk through the High School's hallways and witness the diversity and welcoming atmosphere.

There were no additional comments from the Commission.

Motion by Mr. Newberry, seconded by Mr. Mazur to adjourn the meeting at 9:50 P.M.

Roll Call: Aye: Bentley, Kraus, Mazur, Newberry, Pelunis

Nay: None

Motion Carried

Chairman

Secretary