

**SOLON PLANNING & ZONING COMMISSION**  
**February 9, 2021 – 7:00 P.M.**

The Planning Commission met at City Hall on the above date\*

Present\*: Commission Members Bentley, Greenspan, Mayor Kraus, Mazur, Newberry, Assistant Law Director Stolarsky, Planning Director Frankland, Secretary Letourneau

Absent: None

Also Present\*: Director of Technology Gibbs, Assistant City Engineer Lyndon, Fire Inspector Eisenhuth

\*Due to the COVID-19 health crisis all those present appeared via video connection.

**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.)

Councilman Bentley presided.

Due to the COVID-19 health emergency, the general public was not permitted to attend, however, were invited to phone-in to provide comments.

**COUNCIL REFERRALS:**

1. Proposed amendment to Section 634.10 of the General Offenses Code, Power Equipment and Hand Tool Limits (Noise Regulations): A public hearing is scheduled. Councilman Bentley said a second draft has been received from Mr. Frankland and he believes this will be sent to the Council.
2. Proposed amendment to Section 1288.04 (3)(d) entitled "Non-Commercial Opinion Signs" of the Zoning Code: Councilman Bentley said correspondence has been received from Attorney Myers.

Mr. Stolarsky said Attorney Myers will be at the meeting to answer questions.

**PENDING:**

3. 27840 Aurora Road – PP#'s 951-17-012 & 953-02-001 – Hawthorne Valley Country Club, LLC – lot split/consolidation: A public hearing is scheduled.

Councilman Bentley asked if the necessary information had been received to move forward with this application tonight.

Mr. Stolarsky said he did have a discussion with Attorney Chapman, the attorney for Hawthorne Valley Country Club who said he had been in contact with the representative for the Metroparks and he indicated to him that all concerns have been addressed. Mr. Stolarsky said he anticipates a Metroparks representative will be present at the meeting.

Mr. Newberry said he did not feel anything written in the letter from the Metroparks reflected on the lot split.

Mr. Stolarsky agreed but said there might be other items to review that were brought to the attention of the Engineering Department, such as a possible discrepancy in the plat.

NEW:

6. 32910 Solon Road – Solon Road Enterprises, Ltd. – front yard setback variance, side yard setback variance, free standing sign greenspace variance: Councilman Bentley said the applicant has requested this item be tabled.

8. 6372 SOM Center Road - 6372 SOM, LLC/Steve Passov – front yard setback variance, side yard setback variance, rear yard setback variance, maximum number of wall signs variance, wall sign area variance, free standing sign setback variance, primary building materials variance and site plan review: Councilman Bentley said this item has not yet been reviewed by the Safety and Public Properties Committee and if it is approved tonight, it will be approved with the contingency that it must be reviewed and approved by the Safety and Public Properties Committee.

Mr. Newberry said this site has previously been reviewed by the Planning Commission and one contingency that requires review is how barriers are configured between the parcels, there has been concern expressed by the neighboring land owner about the storm drain and the sanitary sewer that leads to SOM Center Road beneath the building. He asked if a utility plan has been reviewed.

Mr. Lyndon said record drawings have been sent to the applicants engineer's and surveyors that show the City's records for sanitary and storm, gas, electric and water indicate those items lead to Station Street. He said if this application is approved tonight, the Engineering Department requests it be contingent upon compliance with the items listed in their memo.

Mr. Newberry said there were emails in the packet from the owner of the property behind this site about concerns he had with the sanitary.

Mr. Frankland said the applicant has been discussing those concerns with the property owner and he believes the concerns are being addressed. In addition, the applicant is willing to do what is necessary for barriers, including a fence or dividers.

Councilman Bentley referred to a page in the site plan which calls for board-on-board fencing and guard rails.

Mr. Lyndon said the applicant submitted preliminary storm water calculations and they did include the drainage from concerned property owner as going through their system and only minor details need to be adjusted and fixed in order to be in compliance. He explained the preliminary calculations indicate that the plan should be functional.

#### BOARD OF ZONING APPEALS:

9. Appeal from Attorney Brian Bonham, representing Liberty Investment Group, 32811 Aurora Road, regarding issuance of a zoning violations letter for prohibited property conditions: New correspondence was received from Attorney Alverson. Councilman Bentley said this item will be tabled again as they are working with the Administration to address the property condition concerns.

Mayor Kraus said they recently had a very constructive meeting and are closer to reaching a resolution.

The caucus ended at 7:20 P.M. and meeting began at 7:32 P.M.

#### CHANGES TO THE AGENDA:

There were no changes to the agenda; however, three items will be tabled this evening.

#### COMMENTS FROM THE AUDIENCE REGARDING AGENDA ITEMS:

There were no comments regarding agenda items.

#### MINUTES:

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the minutes of the January 12, 2021 meeting as presented.

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

Nay: None

Motion Carried

#### COUNCIL REFERRAL:

1. Proposed amendment to Section 634.10 of the General Offenses Code, Power Equipment and Hand Tool Limits (Noise Regulations)

A public hearing was scheduled.

Councilman Bentley opened the public hearing and asked for comments.

Councilman Bentley advised the time restrictions proposed are from 8:00 A.M. to 9:00 P.M. He advised the document may still need to be changed concerning enforcement and how to measure decibel levels, however, he feels comfortable sending the amendment to the Council for their deliberation.

Mayor Kraus reminded those present the reason for the amendment was to place time restrictions and they would strictly apply to mechanical equipment such as; chainsaws, lawnmowers, etc. The restrictions will not apply to emergency situations and other health, safety and welfare issues.

The Commission discussed what would be considered an emergency situation. The removal of snow to get to work was considered to be an emergency.

Mr. Frankland reminded everyone that the amendment only adds a few lines to the current ordinance and this is just an update to make it more relevant and current.

Councilman Bentley said he would prefer an official from the City be tasked with enforcement so as not to overburden the Police Department with such complaints.

Mr. Stolarsky added the Police Department does not receive many noise complaints. However, when complaints are received, they are handled appropriately and professionally.

There were no public comments, therefore, the public hearing was closed.

Motion by Mr. Newberry, seconded by Mr. Mazur to forward the amendment to Section 634.10 to the Council for their review.

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

Nay: None

Motion Carried

## 2. Proposed amendment to Section 1288.04(3)(d) entitled "Non-Commercial Opinion Signs" of the Zoning Code

Councilman Bentley introduced Attorney Ken Myers and asked him to speak about the proposed amendment.

Mr. Myers explained he was asked to review the current ordinance and compose an amendment that would meet free speech and constitutional requirements while allowing the City some control over residential and commercial signage.

Mr. Myers has a history in litigating sign ordinance cases where he mostly represented residents whose free speech had been restricted. He, therefore, approached his review of Solon's current ordinance from that viewpoint and will present three recommendations to the Commission. He gave a brief overview of the three recommendations and suggested the Commission move forward with the third option, as it is more structured and clearly states what the regulations are and how violations will be enforced. Mr. Myers believes this will give the City the opportunity to assist residents with correcting violations before any enforcement becomes necessary. Such an amendment should clearly state what is considered a

violation and the steps the City will take to correct a situation. Mr. Myers said the City will need to create a complaint form for residents.

In response to Councilman Bentley's question about political signage, Mr. Myers suggested a timeframe of 30 days before the beginning of the mail-in ballots and two days after the election. However, any ordinance will need to apply to all signage in the City.

Motion by Mr. Mazur, seconded by Mr. Greenspan to schedule a public hearing for February 23, 2021.

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

Motion Carried

Motion by Councilman Bentley, seconded by Mr. Greenspan to table consideration of Item 2.

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

Motion Carried

PENDING:

- |    |   |            |   |
|----|---|------------|---|
| 3. | 27840 Aurora Road – PP#'s 951-17-012 & 953-02-004 | 2021-00082 | 5 |
|    | Hawthorne Valley Country Club, LLC                |            |   |
|    | ▪ Lot split/consolidation                         |            |   |

A public hearing was scheduled.

Councilman Bentley opened the public hearing and asked for comments.

Mr. Stolarsky said with regard to the road crossing over one of the lots, there is an easement dating back to 1946 that allows access. He explained the nature and appearance of the access is subject to negotiations between the property owner and the Metroparks.

Mr. Lyndon agreed with Mr. Stolarsky. He referred to Exhibit B, the plat and said the Metroparks is proposing a 90 foot easement and the main concern is the width of the easement. Mr. Lyndon said this has been an ongoing discussion with the property owner and does not see a problem approving the plat and allowing the property owner and the Metroparks to work out the details between themselves.

Mr. Newberry agreed and added that access to the parcel is unclear to him since the plat had no specifications for an entrance location or the width. However, the consolidation will not affect the lots.

Mr. Lyndon reminded the Commission that the Council previously approved an ordinance which contained a development agreement. However, his review of the submitted plat is not in agreement with what was originally presented.

Mr. Newberry said is it not uncommon that surveys done by multiple surveyors may hold minor discrepancies. He suggested a contingency be added that any survey discrepancies be resolved prior to site plan review.

Mr. Stolarsky said the contingency would be acceptable to the Law Department and he is comfortable moving forward with the application.

Mr. Lyndon was concerned about the plat approval as it has been presented.

Mr. Newberry said it not uncommon to amend development agreements.

There was no representative from the Metroparks or from Hawthorne Valley Country Club present.

There were no public comments, therefore, the public hearing was closed.

Motion by Mr. Mazur, seconded by Mr. Newberry to recommend approval of the lot split/consolidation for Hawthorne Valley Country Club contingent upon compliance with the Engineering Department memo dated January 21, 2021.

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

Nay: None

Motion Carried

NEW:

- |    |  |            |   |
|----|--|------------|---|
| 4. | 5319 SOM Center Road – Jeff & Laura Dim  | 2021-00084 | 4 |
|    | <ul style="list-style-type: none"> <li>▪ 84' front yard setback variance</li> <li>▪ 7' rear yard setback variance</li> </ul> |            |   |

Mr. Andrew Eggeman of Old World Classics was present, along with Mr. and Mrs. Dim.

Mr. Eggeman said the original home was razed to allow for a new home to be built. The property is surrounded by the Metroparks with an easement in the front of the property. He said according to the current Code, the setbacks do not meet the requirements.

The applicant is requesting the approval of the setback variance to build a new home on the same location as the previous home.

In response to Mr. Stolarsky, Mr. Eggeman said the comments from the Metroparks have been reviewed and the applicant is prepared to comply with the request.

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve an 84' front yard setback variance.

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

Nay: None

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Mazur to approve a 7' rear yard setback variance.

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

Motion Carried

5. 31135 Cannon Road - Morrison & Rebecca Waud 2021-00085 5  
▪ Number of accessory structures variance (to permit 1 additional)

Mr. Gary Stanek, 7638 White Oak Drive was present representing the applicant. He said they are requesting to install a shed and a small playhouse, which is the reason for the accessory structure variance. Mr. Stanek explained that this is a five acre lot and no neighbors will be affected.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a number of accessory structures variance to permit one additional.

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

Motion Carried

6. 32910 Solon Road – Solon Road Enterprises, Ltd. 2021-00086 6  
▪ 5.25' front yard setback variance  
▪ 10' side yard setback variance  
▪ 49 sq ft free standing sign greenspace variance

Councilman Bentley advised the applicant has requested this item be tabled.

Motion by Mr. Newberry, seconded by Mr. Greenspan to table consideration of Item 6.

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

Motion Carried

7. 35310 Solon Road – PP# 952-29-012 - The Dorothy S. May Revocable Trust Indenture 2021-00087 4  
▪ Lot split

Motion by Mr. Mazur, seconded by Mr. Newberry to schedule a public hearing for February 23, 2021.

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

Motion Carried

8. 6372 SOM Center Road – 6372 SOM, LLC./Steve Passov 2021-00088 6  
▪ 20.6' front yard setback variance  
▪ 10' side yard setback variance  
▪ 2' rear yard setback variance  
▪ Maximum number of wall signs variance (to permit 3 additional)  
▪ 38 sq ft wall sign area variance  
▪ 4' free standing sign setback variance  
▪ Primary building materials variance  
▪ Site plan

Keith Willis, Director of Design and Construction for City Barbeque, said they are proposing a 3008 sq ft building in the C-3 zoning district to build a City Barbeque restaurant and there are a number of variances to consider.

Councilman Bentley requested page 28 of the site plan be displayed which is a rendering of the new restaurant. He expressed concern about the access to the restaurant when coming north since there are no left turns allowed at that location.

Councilman Bentley said one of the reasons other restaurants in this location have failed is due to the accessibility issue from SOM Center Road, especially when coming north. If coming south, it is easier to turn into the location. If coming north, a person would go past the Imperial Wok and turn into their entrance since it is one large parking lot for both locations. He thinks the Safety and Public Properties Committee will request signs that say no left turn be posted when exiting onto SOM Center Road, per the recommendation of the City's Traffic Engineer.

Dan Barcikoski, civil engineer representing City Barbeque said he has met with City officials and believes they have determined a good plan. He said this will be a 3008 sq ft restaurant with the drive thru and patio and they are sensitive to the owner of the property on the west side. They are proposing a board on board fence and a guard rail. The guard rail will be to protect the fence since there is a drive aisle on the east side of the building and the fence will keep customers on the correct parking lot. They also took the City Engineer's comments into consideration regarding the one-way striping and the angled parking lot on the south lot that contains the Mr. Chicken restaurant. They submitted a preliminary grading plan and he realizes there are challenges when working with a corner lot, especially when right up against the right of way. There is a 3' retaining wall on the east side, they are requesting a dumpster enclosure on the south parcel off to the west side and pedestrian access will be from the sidewalk, patio area to the SOM Center Road sidewalk and a landscaped island is proposed on the south lot. A landscape plan and photometric plan has been submitted and he has been working with the Engineering Department regarding the detention report and calculations submitted to the City.

Councilman Bentley said one of the adjacent business owners expressed concerns about runoff so it is important that this is addressed. He mentioned the fencing and guard rail and Mr. Barcikoski said having both will help ensure it will last longer, especially with plowing during snow season.

Mayor Kraus said the applicant has submitted a great plan and he appreciates all of the work that went into it. The applicant addressed all of the neighboring property owner's concerns to the west. He said this is the best plan he has seen for this site in the last 30 years as this has been a challenging site for other restaurants. The City is launching a program called Solon Connects, which is part of the City Master Plan for walkability and biking and this plan fits into the whole connection plan. The connectivity plan will connect SOM Center Road and Station Street and a plan will also be launched for Aurora Road.



Mr. Newberry said having access to the parking lot to the south is the key to this site working. Parking or circulation has always been a challenge for any business at that location.

Councilman Bentley said it is important to market it correctly and let customers know the best way to access the new City Barbeque.

Mr. Newberry's concerns with the site plan are that the City's records show the sanitary sewer running down the south of the parcel, under where the canopy is on the site plan and there is an existing lateral on SOM Center Road coming into that property that extends to the adjacent building. It is important that this be addressed.

Mr. Barcikoski said they are addressing this issue and the plan is to do some field explorations in the location because the records they have are very old. They want to know exactly where it is so it is not hit during construction.

Mr. Mazur asked Fire Lieutenant Eisenhuth if the outdoor patio has been reviewed for safety with regard to a runaway vehicle. Fire Lieutenant Eisenhuth said a few bollards will be needed where the handicapped parking is located where cars will be parking up against it.

Councilman Bentley said the bollards will be added as a contingency to any approval and asked Mr. Willis if they agreed to this. Mr. Willis agreed and said they will add handicapped parking signage into the bollards.

Fire Lieutenant Eisenhuth said the memo from the Fire Department also requested that the address numbers be located on the building or on the monument sign. It is important to have this information clearly visible for response crews. Mr. Willis said there are no issues with this request.

Mr. Lyndon said the Engineering Department memo said as part of the Solon Connects plan the applicant is required to extend the sidewalks on SOM Center Road to Station Street. He is bringing this up since this installation is not shown on the site plan. Mr. Lyndon said for clarification purposes, the City's Traffic Engineer requests that the egress and ingress will be right in and right out only at SOM Center Road and should include signage.

Mr. Ryan Gillespie, GPD Group, said in accordance with the recommendation from GPD, signage and pavement markings will be used to indicate it is right in and right out only at SOM Center Road.

A site plan was displayed and Mr. Lyndon reiterated the importance of channelizing the driveways to indicate right in, right out only and no left turns.

Mr. Willis referred to the recommendation from GPD and said they are aware of the request to make it a right in, right out from SOM Center Road, referring to the

memo, he said signage and pavement marking was listed on the memo as a means of identifying.

There was confusion regarding which site plan accurately depicted the applicant's request. Mr. Barcikoski said the one depicting the more angled in and out driveways is not the correct one. Councilman Bentley and Mr. Newberry said the first site plan with the more channelized driveways is the plan they prefer. The correct site plan was located and Councilman Bentley said it is important that nobody believes they are permitted to turn left into the drive and cross over four lanes of traffic to do so.

Mr. Lyndon said the City Traffic Engineer referenced that it might be possible to achieve the no left turn and the right in, right out only with signage. It might be possible to approve the site plan with the recommended signage but with the potential for it to be changed in the future if it poses a problem and be reconstructed for more extensive channelizing.

Mr. Frankland said this plan has been in discussions for a long time and the applicant agreed to delineate the access points. While angling the drives would be ideal, the solution suggested by Mr. Lyndon to permit signage only at this point, which is what the City's Traffic Engineer has recommended, is what the applicant has agreed to. If, in the future, there are problems, this can be revisited. Councilman Bentley said it is important that this area be totally delineated to address the no left turns and right in, right out only.

Mr. Mazur does not believe signage will work at this location.

Mr. Greenspan said he is fine with signage there but believes there will be some who will still attempt to make a left out of there.

Mr. Mazur said there are really five lanes of traffic, three on the south side and two on the north side.

Mr. Greenspan said maybe plastic dividers in the road would work. Mr. Newberry said they get taken out every winter.

Councilman Bentley would rather err on the side of caution and do everything that can be done.

Mayor Kraus said he does not like changing the rules on a property owner when they have gone above and beyond to work with the City for a long time on this project. The property owner was asked to tear down the old building a few years ago and then returned and has invested a lot to get to this point.

Mr. Mazur feels safety should not be sacrificed over the possibility of a left turn. There is a way to make a left turn out, by going out by the Imperial Wok exit and taking a left turn.

Mr. Barcikoski said this driveway has been that way for years and as people are creatures of habit, some people will continue to take a left out regardless of the shape of driveways.

Mr. Gillespie said when GPD created the memo they determined these driveways were already existing access points to get to the other existing businesses. City Barbeque would be eliminating two other curb cuts and designating an entrance driveway and an exit driveway only, which eliminates a significant number of conflict points along that stretch. While there is safety concern with the access, the changes occurring with the project will make it significantly better. Mr. Gillespie said discussion took place during the planning stages about channelizing the driveways more but the current plan will still make it better than it was and providing the signage is done properly, it should prevent the majority of people from attempting to make a left turn. He said the signage can encourage people to exit off of Aurora Road. There will always be people who make poor decisions.

Mr. Frankland agreed with Mayor Kraus that it is inappropriate to change the rules on the applicant now. He said this was a continuous access point that the City pushed very hard to get the delineated access points in the green space. This was something the applicant was reluctant to do and it could have just been left the way that it is currently. This modification will make the location better.

Mr. Greenspan said there is a "No Left Turn" sign at the end of Station Street. If a sign is a good enough deterrent for the City to use, it should be a good enough deterrent for a business owner also.

Councilman Bentley says he sees people taking left turns from Station Street all the time.

Mr. Greenspan said then they are doing that illegally.

Councilman Bentley said he is struggling with the approval of this site plan as it is.

Mr. Newberry said while he is inclined to agree with Councilman Bentley, his biggest concern is not for the people who are used to entering that parking lot but people who are not as familiar with the parking lot or the area. Those people who are coming to the restaurant and turn onto SOM Center Road and see the fastest way to get there is to turn left and have already passed Aurora Road.

Councilman Bentley said there has to be communication on how to get to the restaurant. When on Aurora Road, coming north or westbound, turn into the Imperial Wok parking lot. It is important that City Barbeque communicate this information when marketing the restaurant to help alleviate issues.

Mayor Kraus said with the Solon Connects program most people will be walking and biking in this area.

Councilman Bentley asked if there is enough room for sidewalks on Station Street.

Mr. Lyndon said there is more than enough room but will be a little tight on the corner and grading issues will have to be worked out. The biggest challenge will be by the handicapped ramp where a pole is located for the traffic signal system. While it is wide enough, this will be the tightest area in which to fit a sidewalk.

Mr. Mazur asked to view the alternate site plan, not the one the applicant is requesting.

Motion by Mayor Kraus, seconded by Mr. Mazur to approve a 20.6' front yard setback variance.

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

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 10' side yard setback variance.

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

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve a 2' rear yard setback variance.

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

Motion by Mr. Greenspan, seconded by Mayor Kraus to approve a maximum number of wall signs variance (to permit 3 additional).

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

Motion by Mayor Kraus, seconded by Mr. Mazur to approve a 38 sq. ft. wall sign area variance.

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

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 4' free standing sign setback variance

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

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve a primary building materials variance.

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

In response to Mr. Newberry's question about the need for this variance, Mr. Frankland said this is very incidental to the plan where there are some areas that call for metal.

Motion by Mr. Greenspan, seconded by Mayor Kraus to recommend approval of the site with the contingencies that bollards are installed, compliance with the Engineering Department memo dated February 3, 2021, compliance with the Fire

Department memo dated February 3, 2021 and contingent upon approval by the Safety and Public Properties Committee.

Roll Call: Aye: Bentley, Greenspan, Kraus, Newberry  
Nay: Mazur

Motion Carried

BOARD OF ZONING APPEALS:

9. Appeal from Attorney Brian Bonham, representing Liberty Investment Group, 32811 Aurora Road, regarding issuance of a zoning violations letter for prohibited property conditions

Motion by Mr. Newberry, seconded by Mr. Mazur to table consideration of Item 9.

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

Motion Carried

COMMENTS FROM THE AUDIENCE:

There were no phone-in comments from the audience.

COMMENTS FROM THE COMMISSION:

Mr. Newberry wished his wife a happy 41<sup>st</sup> wedding anniversary. He recommended everyone get the first COVID-19 vaccine as soon as they can.

Councilman Bentley offered his congratulations to the Newberrys and reminded everyone to check on neighbors during this challenging time.

Mayor Kraus congratulated the Newberrys. He thanked City Barbeque for working so diligently with the City on their restaurant application.

Motion by Mr. Newberry, seconded by Mr. Mazur to adjourn the meeting at 9:19 P.M.

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

Motion Carried

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Chairman

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Secretary