

PLANNING & ZONING COMMISSION
March 11, 2014 – 7:00 P.M.

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

Present: Commission Members Bentley and Newberry, Mayor Drucker,
Councilman Pelunis, Assistant Law Director/Prosecutor Stolarsky,
Planning Director Frankland, Acting Secretary Letourneau

Absent: Commission Member Mazur, Fire Lieutenant Eisenhuth

Also Present: Councilman Kotora, Councilman Pedicino, Assistant City Engineer
Welch

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 Pelunis presided.

NEW:

2. 6150 SOM Center Road – Panini's of Solon – Special use permit to allow two
additional amusement devices: Mr. Stolarsky said the decision of the Planning
Commission is final and this type of request does not get forwarded to the Council.

4. 6445 SOM Center Road – Fifth Third Bank – structure color and material
variances and number of wall signs variance: Councilman Pelunis said the applicant
previously submitted an application which was denied. This is a new application
with two options which will be discussed during the meeting.

COUNCIL REFERRAL:

5. Proposed Temporary Event Ordinance: Mr. Newberry asked Mr. Frankland how
this ordinance will compare to the ordinance that states no outside display of goods
for sale.

Mr. Frankland said the ordinance has a section that states, "unless otherwise
approved by the Planning Commission." Mr. Frankland said the Mayor's office
frequently reviews requests for promotional events and arts and crafts shows. This
ordinance will establish more encompassing guidelines.

Mayor Drucker clarified that many of the events are promotional only with no items
for sale.

Mr. Newberry asked if this ordinance would apply to the selling of Girl Scout cookies in front of Marcs.

Mr. Frankland said it would not since that is considered a minor event.

Mr. Newberry asked if a fee would be charged for the special event requests.

Mr. Frankland said there is no fee charged now and there is no intention to start charging a fee if the ordinance is approved.

6. Proposed Zoning Code amendment – Comprehensive Revision of Permitted Uses: Mr. Pelunis reviewed the format for discussing the amendment. It was determined Mr. Frankland would review the section to be discussed this evening and then the public hearing will be opened for resident comments on any section within the proposed amendment.

Mr. Frankland briefly reviewed 4 minor alterations.

The caucus ended at 7:10 P.M. and the meeting convened at 7:30 P.M.

Councilman Pelunis presided.

CHANGES TO THE AGENDA:

There were no changes to the agenda.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

APPROVAL OF MINUTES:

Motion by Mr. Newberry, seconded by Mr. Bentley to approve the minutes of the February 25, 2014 meeting.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis

Nay: None

Motion Carried

Mr. Stolarsky said as one member of the Planning Commission is absent tonight, an applicant may request their item be tabled until there is a full Commission, which will not be until April 15th, since one member will be absent for the March 25th meeting.

PENDING:

1. 30003 Bainbridge Road – Stouffer Corporation - 014-2014 5
(PP#'s 951-27-002, 951-33-002, 951-33-009, 951-33-012,
951-33-013, 951-33-014, 951-33-015, 951-33-016, 951-33-017,

951-33-018, 951-33-019, 951-33-020, 951-33-036

- Lot consolidation
- Street vacation

A public hearing was scheduled and Councilman Pelunis opened the public hearing and asked for comments.

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

In response to Mr. Newberry's request, Mr. Frankland displayed a plan indicating the parcels to be consolidated and the location of the street vacation.

Mayor Drucker said the consolidation of the parcels should also assist with eliminating the need for certain variances.

In response to Mr. Newberry's question, Mrs. Welch said she believes the street vacation was previously approved but never recorded.

Motion by Mayor Drucker, seconded by Mr. Newberry to approve the lot consolidation for Stouffer Corporation on Bainbridge Road.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve the street vacation for the identified portions of Harper Road and Sharon Drive.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis

Nay: None

Motion Carried

2. 6150 SOM Center Road – Panini's of Solon 016-2014 6
- Special use permit – 2 additional amusement devices

Mr. George Lonjak and Mr. John Ryerson, owners of Panini's, were present. Mr. Lonjak said the games are for amusement only.

Mr. Ryerson displayed a layout of the restaurant indicating where the various amusement devices are located. The devices do not present any safety concerns and the Fire Marshall has measured and there is no overlap of any of the egresses.

In response to Mayor Drucker's question, Mr. Lonjak said there are four machines in the restaurant which have been there since it opened. They were recently made aware that only two are permitted and, therefore, a variance is required for the other two devices for a total of four devices.

Motion by Mr. Bentley, seconded by Mr. Newberry to approve a special use permit for two additional amusement devices for 6150 SOM Center Road, Panini's of Solon.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis

Nay: None

Motion Carried

Councilman Pelunis said this item has been approved and Mr. Stolarsky said it is not required to be forwarded to the Council.

Mr. Frankland said the applicant must now seek a permit from the Building Department.

3. 32811 Aurora Road – Liberty Investment Group 017-2014 6
- Maximum number of wall signs variance to permit 2 additional
 - 12.65 sq ft maximum sign area variance (directional wall sign)

Mr. Greg Bumbu, Liberty Ford, and Mr. Rick Siegfried, RSA Architects, were present. Mr. Siegfried displayed a rendering of the future Liberty Ford building. He explained that the requested variances are for typical features implemented in a new Ford dealership. Mr. Siegfried indicated the locations for the various signs with a brief explanation regarding their necessity for identification purposes.

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a maximum number of wall signs variance to permit 2 additional.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a 12.65 sq ft maximum sign area variance (directional wall sign – Service).

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis
Nay: None

Motion Carried

Free-Standing Ground Sign Variances

- 37.1 sq ft maximum sign area variance
- 3'-5" maximum sign height variance
- 5'-5" maximum sign width variance
- 10' minimum sign setback variance from the street right of way line
- ~~Structure color variance for "Ford" free-standing ground sign~~
- ~~Structure color variance for the "Body Shop" directional ground sign~~
- 200 sq ft minimum contiguous green space variance

Mr. Siegfried displayed a rendering of the existing Ford monument sign and a description sheet of the different sizes offered by Ford. He said since the dealership will double in size, to make a greater impact, a slightly larger sign was selected and will be 21" wider than the existing sign. Mr. Siegfried said they would be willing to have the base of the signs match the same material that will be on the building. Therefore, they will withdraw the two structure color variances.

Motion by Mr. Newberry, seconded by Mayor Drucker to accept the applicant's withdrawal of the structure color variance for the "Ford" free-standing ground sign and the structure color variance for the "Body Shop" directional ground sign.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 37.1 sq ft maximum sign area variance.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 3'-5" maximum sign height variance.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 5'-5" maximum sign width variance.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 10' minimum sign setback variance from the street right-of-way line contingent upon the right-of-way being staked by a registered surveyor during construction and verified by the Engineering Department prior to the installation of the sign.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 200 sq ft minimum contiguous green space variance.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis
Nay: None

Motion Carried

4. 6445 SOM Center Road – Fifth Third Bank 018-2014 6
- Structure color variance
 - Structure material variance
 - Number of wall signs variance to permit 1 additional Maximum wall sign square footage variance
 - Option 1 – 3.5 sq ft variance
 - Option 2 – 1.1 sq ft variance

 - Site plan for alteration to drive-through ATM

Mr. Gerry Weber, Weber Architecture, was present representing the applicant. He displayed a site plan indicating the existing brick kiosk containing an ATM machine. Mr. Weber explained the brick kiosk is deteriorating, therefore, the bank is requesting to remove the kiosk and replace it with a free-standing ATM enclosure with painted metal side and top panels displaying a vinyl, internally illuminated sign. He noted the ATM machine does not provide appropriate space to display signage.

Councilman Pelunis explained it was fairly clear when the last application was presented that the Commission imposes strict standards and materials. He finds this application to be similar to the previous application.

Mr. Weber said the bank believes because the structure is smaller, it would be less obtrusive.

Councilman Pelunis indicated the Commission's preference is to present a standard and consistent appearance with the surrounding buildings in the Giant Eagle plaza and would prefer brick be utilized.

Mr. Bentley appreciates the reduction in size, however, he prefers a brick surround to house the ATM machine to be cohesive with the building.

Mr. Weber said the building code requires certain colors and material for buildings and trash enclosures, however, it is not a building and cannot be occupied.

Mr. Frankland explained under the code, the surround is considered a structure and the variances apply. Mr. Weber said he understood.

Mr. Weber said the second option would be the ATM itself in a gray stone color with a box set on top of the ATM with 5/3 Bank signage on the face and ATM signage on the side. He asked if this would be acceptable to the Commission.

Mr. Newberry finds this option to be more acceptable in regard to color. However, he is concerned with the topper and questioned the practicality of having "ATM" displayed on both sides. Mr. Newberry understands the preference for a metal material for the enclosed ATM considering other materials such as wood or stucco could be approved, however, he is concerned about the topper.

Councilman Pelunis advised that although applications stand on their own merit, he noted Liberty Ford recently withdrew two structure color variances and agreed to install a brick base. He questioned if the bank would consider installing a brick base.

Mr. Weber said as he has seen in the past, brick material would not be appropriate for the two proposed options. He believes the bank will replace the ATM and the kiosk as it currently exists with thin brick.

In response to Councilman Pelunis' question, Mr. Weber said if the variances are denied, he believes the bank will consider other options.

Mr. Newberry requested the picture of the existing ATM be displayed and questioned the type of material used for the existing surround.

Mr. Weber said it is similar to the blue metal kiosk he displayed at the previous meeting with glued on thin brick and an access door. Mr. Weber said the bank prefers this option as it is more secure when money is replaced by bank employees.

Councilman Pelunis asked why the bank is requesting something different. Mr. Weber advised kiosks with brick are difficult to maintain and do not last long.

The deteriorating conditions of the current ATM kiosk were identified and discussed.

Mr. Newberry prefers the existing façade and would not object to adjustment of the signage. He would be in favor of improving, replacing or enhancing the elevation of the surround itself. He does not support a metal surround around a metal kiosk.

Mr. Stolarsky suggested the Commission table the application and refer it to the Planning Department. Mr. Newberry agreed.

Motion by Mr. Bentley, seconded by Mr. Newberry to table the application and refer it to the Planning Department.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis
Nay: None

Motion Carried

COUNCIL REFERRAL:

5. From Planning Director – Proposed Temporary Event Ordinance

Mr. Frankland said the ordinance will allow short-term, temporary events such as art shows, craft shows, musical entertainment, etc. He said the events have been permitted in the City in the past and that this ordinance will provide structure and codification of the process.

Mr. Frankland explained the process in which a site plan would be submitted with a cover letter and review by the safety forces. Approval or denial of the event will then be determined. He noted this is also the current process.

Motion by Mr. Newberry, seconded by Mr. Bentley to schedule a public hearing for the March 25th meeting.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis
Nay: None

Motion Carried

6. **PUBLIC HEARING** - Proposed Zoning Code amendment – 108-2013 Comprehensive Revision of Permitted Uses (while the Planning Commission is scheduled to focus the discussion on certain portions of the proposed amendment during the Public Hearings, the public is welcome to comment on any portion of the proposed amendment).

Review of:

- a. Office District
- b. Commercial District

Councilman Pelunis said the same procedure will be followed for tonight's discussion in which Mr. Frankland will review the office and commercial districts followed by the continuance of public comment.

OFFICE DISTRICT:

O-1 General Office

Mr. Frankland reviewed the O-1 Office District section. He advised there are not many revisions to the district as it has been amended in the past five years. As mentioned in previous meetings, he said standardized wording will apply among all districts for consistency.

In section A, Principle Uses, Item 3, synagogues was added for standardized wording purposes.

The verbiage "any use that is determined by the City of Solon to be substantially similar to any of the above listed uses" was added as a concept continued throughout the zoning re-write.

Standardized wording was revised to the Accessory Uses section that is used in other sections of the Code stating any use incidental and accessory to the previously listed uses shall be permitted on the same lot as the principle use subject to provisions. All accessory uses except parking, fences, walls, mechanical equipment and approved signage shall be wholly enclosed within the main building or other approved structure.

Mr. Frankland explained the basic prohibited uses will be common throughout the commercial districts.

O-2 Office Park

Mr. Frankland said the only O-2 district in the City is at Cochran and Aurora Road, the Tarkett Corporate building. Mr. Frankland suggested an amendment that research and development be permitted in the O-2 district. He said the request surfaced when Tarkett first considered moving their corporate headquarters to that location. He believes the amendment will attract more office uses.

Mayor Drucker asked if research and development will become Item 5 and Mr. Frankland said it will become Item 4.

Mayor Drucker asked the purpose for permitting public and private educational facilities in the O-1 district and permitting colleges, universities and trade schools in the O-2 district. She asked why the same wording would not be used.

Mr. Frankland said the public and private educational facilities devoted to general learning and religious instruction is similar to a private school where the O-2 uses are for higher education. He believes the concepts are different.

Mr. Frankland questioned if the Commission agrees to add the research and development use to the O-2.

Councilman Pelunis asked if it will be specified. Mr. Frankland said research and development uses are not detailed, however, there would be protection against hazardous uses.

Mr. Newberry agreed and believes an example such as a chemical lab would be inappropriate for the district.

Mr. Frankland said the building code assists in addressing hazardous uses.

Mayor Drucker asked again how research and development would be worded.

Mr. Frankland said it would read "research and development facilities."

Mr. Frankland indicated the accessory uses section replaces common language used throughout the code.

The prohibited uses are the same as the O-1 district.

Mr. Stolarsky referred to prohibitions in the O-1 district regarding the parking and storage of vehicles and noted the language is different in O-2. Mr. Frankland said prohibited uses should be the same in O-1 and O-2. Therefore, he will be consistent and change the language regarding the parking and storage of vehicles in O-2 to read as the language states in O-1.

COMMERCIAL DISTRICT C-1 Historic District

Permitted Uses: Mr. Frankland said this area is located in the vicinity of Solon Road and Bainbridge Road, extending to Kruse Drive. He noted the attempt is to broaden the uses and lessen restrictions.

Mr. Frankland said the Commission should consider whether printing and duplicating services should be permitted in the C-1 district. He advised it could be considered an industrial use.

Mr. Frankland said grocery stores and food sales are currently prohibited, therefore, food sales was added as a permitted use. General merchandise stores are currently prohibited. Mr. Frankland believes they should be permitted and will be regulated by the 7,000 square foot maximum building size for the district.

Only sit-down restaurants are currently permitted in the district. The term "quick-casual" was created and refers to restaurants such as Panera and Chipotle and added as a permitted use.

Mr. Bentley asked how the code differentiates quick casual and fast food. Mr. Frankland said fast food is primarily oriented towards drive-thru service. Quick casual is balanced towards sit down eating with a component of carry out. He said it is defined as a restaurant primarily devoted to the immediate consumption of food within the building with customer seated tables or counters. Carry out service will only be permitted as an incidental in a minor use to the casual restaurant use and drive-thru services is prohibited.

Accessory uses: Mr. Frankland said amendments reflect standardize wording and is duplicated in each commercial districts.

Prohibited uses: Retail sales was removed and added to permitted uses.

Councilman Pelunis asked if a restaurant would be allowed to provide live music. Mr. Frankland said yes, as an accessory use.

Mr. Bentley clarified many of the prohibited uses would not fit the footprint of the buildings in the district.

Mr. Frankland said the same list will be reproduced for the C-2 and C-3 districts.

Mr. Newberry was unsure prohibiting consignment shops, which are relatively small, is feasible when other retail uses are permitted. Mr. Frankland said differentiation of consignment shop retail and pawn shop retail would need a very good reason. He said the law will consider whether they are generally similar and a legitimate government purpose will be required to distinguish the two.

Councilman Pelunis explained both a consignment shop and pawn shop allow a customer to reclaim goods. He finds it difficult for the city to differentiate between the two uses.

Mr. Newberry believes they are not necessarily the same establishments and he would like to find a way to allow the sale of gently used clothing.

Councilman Pelunis noted clothes could also be resold at a pawn shop.

Mr. Frankland said there was much discussion in the law department regarding the specific wording. He said the concern was that if consignment shops were permitted, a distinction would need to be made to prohibit a thrift store. He said the Commission will need to consider this.

Mr. Bentley asked if antiquing is prohibited. Mr. Frankland said antiquing is the resale of a good and he will speak with Mr. Stolarsky to attempt to make a safe distinction.

C-2 (Uptown Solon area):

Permitted Uses: Mr. Frankland said the Commission should consider if fast food restaurants should be permitted.

Mr. Bentley asked if the drive thru is the differentiation between fast food and quick casual. Mr. Frankland said yes, the drive thru and the traffic it generates.

It was determined that there are no restaurants with a drive thru in the C-2, however, there is a bank with a drive-thru.

It was the consensus of the Commission to not permit fast food restaurants.

Prohibited Uses: Mr. Frankland said the C-1 district prohibits hotels and motels. He questioned if the C-2 should also.

Prohibited Uses are the same as C-1 prohibited uses.

C-3 (SOM Center Road/Aurora Road area)

Prohibited Uses are the same as C-1 and C-2 districts except for fast food restaurants but does not prohibit hotels or motels. Mr. Frankland said religious places of assembly should be prohibited to avoid overwhelming parking situations.

Councilman Pelunis asked why hotels are prohibited. Mr. Frankland said he did not list them as either prohibited or permitted. He believes hotels are large structures that may affect aesthetics in the commercial district, however, it is the Commission's decision. He said hotels are explicitly permitted in the C-4 (422 and SOM Center) and C-5 (Enterprise Parkway area) districts.

C-3-A (Giant Eagle area)

Mr. Frankland said hotels/motels are not included in permitted uses. He said the uses are the same as the C-3 district.

It was noted dry cleaners were listed twice, therefore, number 12 will be omitted and number 2 will remain as written for consistency purposes.

Prohibited uses are the same as the C-3 district. Mr. Frankland said the current language in black should be crossed out.

C-4

Mr. Frankland said in principal uses he added "where not more than 25% of monthly sales volumes consist of pre-owned vehicles" to automobile sales.

Councilman Pelunis asked if this is enforceable.

Mr. Frankland said it is similar to home businesses that can only occupy a certain percentage of a home. He said it is enforceable when there is a serious problem. He said without the language, a used car lot could locate in the district. He said he is open to stronger wording from the assistant law director.

Mr. Newberry asked what volume represents. Mr. Frankland said volume is by number of vehicles.

Councilman Pelunis asked if the zoning inspector will be sent to count cars.

Mr. Frankland said it will prevent used car lots.

Councilman Pelunis asked why used car lots cannot be prohibited and have ancillary or secondary use to new car lots. Mr. Frankland said it then implies 49% of cars could be used cars. Mr. Frankland said it could be further researched. He will discuss it with the assistant law director.

Hotels and casual restaurants were added to principal uses.

C-5 Industrial Retail and Service (Enterprise Parkway area)

Casual restaurants were added to principal uses. Similar overnight lodging establishments was removed from hotels and motels.

Mr. Frankland advised C-6 and the Industrial District will be discussed at the next meeting.

The public hearing was continued and Councilman Pelunis asked for comments.

Mr. Huijie Chen, 32136 South Roundhead Drive, said he contacted Councilman Pelunis by email regarding agricultural animals and asked for an update.

Councilman Pelunis asked Mr. Frankland to explain how many chickens Mr. Chen is allowed.

Mr. Frankland said as of this time, input is being collected and the ordinance is a draft. The ordinance currently states two chickens are permitted and is subject to change based on the input of residents and the Commission.

Mr. Chen finds the six chick minimum purchase and the two chick minimum allowance of the proposed amendments to be conflicting.

Mr. Frankland said certain places will sell a minimum of three chicks.

Mr. Chen said the city ordinance says a minimum of six or more chickens can be given away. He said giving away three would be against the city's law.

Mr. Newberry said in regard to husbandry of animals on a residential lot, he spoke to a Cleveland Heights Planning Commission member who advised Cleveland Heights adjudicated a correct number about a year ago. He said the lot size was adjusted but not the number of animals.

Councilman Pelunis advised Mr. Frankland has much knowledge in regard to chickens and other agricultural animals.

There were no further comments from the public, therefore, Councilman Pelunis advised the public hearing will remain open for the next meeting.

MINOR ALTERATIONS:

1. 6075 Cochran Road – Wrap Tite

Mr. Frankland displayed an aerial view of the property and explained the proposal to add a window which cannot be seen from the street.

The Commission members agreed no further review of this item was necessary.

2. 6180 Cochran Road – Carnegie Corporation

Mr. Frankland displayed an aerial view of the property and explained the proposal to add three air conditioning units outdoors. He noted the equipment will not be seen from the road.

The Commission members agreed no further review of this item was necessary.

3. 6134 Kruse Drive – Kruse Commons

Mr. Frankland displayed an aerial view of the property and explained the property owner requests to re-build the bank with the same material as originally used in 1999. Mr. Frankland said in 1999 the eaves were approved as wood siding but AZEK (a PVC type material) was installed. The applicant is requesting to use the AZEK material again which currently is not a permitted material. Mr. Frankland said it was not built in accordance with the Architectural Board of Review, however, permits and inspections were completed and the AZEK material was approved. Mr. Frankland asked that the AZEK be approved as it will match the areas that were not damaged.

Mr. Newberry believes AZEK is a better material for this type of application for the eaves and is easier to maintain.

The Commission members agreed no further review of this item was necessary.

4. 31225 Bainbridge Road – Davis Development

Mr. Frankland displayed an aerial view of the property and explained the property owner requests to brick in a garage door to match the current material of the building.

The Commission members agreed no further review of this item was necessary.

COMMENTS FROM THE COMMISSION:

Mayor Drucker congratulated Dan and Amy Kalk who hosted the 11th Fun Fest. She said it was very well attended and thanked the many volunteers who keep the program running.

Mayor Drucker congratulated the Solon Girls' Track and Field Team for winning their third straight title at the state indoor track and field championship.

Mayor Drucker said on Friday, March 21st, the Solon Center for the Arts is hosting the Drew Murray Magic Show at 7:30 P.M. at the Calvetta Brothers Floor Show Theater. Every person who buys a \$10 ticket to the show will receive a \$10 gift certificate to Station 43. Tickets can be purchased at the Solon Center for the Arts or online at Solonarts.org.

Mayor Drucker said the registration deadline for the 9th Annual Focus 2014 photography event is March 15th.

Mayor Drucker said on Tuesday, March 18th at 7:30 P.M., the Solon Historical Society will present the Cleveland Memory Project, a major online repository of photos, e-books, audio interviews and videos on the history of Greater Cleveland and Northeast Ohio.

Mr. Bentley wished good luck to the high school students taking the Ohio Graduation Test.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Newberry, seconded by Mr. Bentley to adjourn the meeting at 9:10 P.M.

Roll Call: Aye: Bentley, Drucker, Newberry, Pelunis
Nay: None

Motion Carried

Chairman

Secretary