

PERRYSBURG TOWNSHIP ZONING COMMISSION
26609 Lime City Road
Perrysburg, OH 43551

ZONING COMMISSION MEETING
October 11, 2011

The Perrysburg Township Zoning Commission held a meeting on October 11, 2011. Robert S. Black started the meeting at 6:00 p.m. and asked Ms. Warnimont to take a roll call. A roll call was taken. The meeting was tape-recorded.

MEMBERS PRESENT: Robert S. Black, Jeff Schaller, Carol Warnimont, Ronald M. Hanna, and Jeffrey Normand.

MEMBERS ABSENT: John J. Benavides and Richard W. Kelsey.

APPROVAL OF THE AGENDA: Mr. Black asked if there was a motion to approve the agenda. Mr. Schaller moved with a second by Mr. Hanna to approve the agenda. Mr. Black said all in favor say aye, and all members present said aye. Mr. Black said all opposed, and there was no one opposed. The motion carried by a unanimous vote.

APPROVAL OF THE 8/8/2011 MEETING MINUTES: Mr. Black said a motion to approve the August 8th, 2011 meeting minutes. Mr. Hanna moved with a second by Mr. Normand to approve the August 8, 2011 meeting minutes. Mr. Black said all in favor say aye, and all members present said aye. Mr. Black said all opposed, and there was no one opposed. The motion carried by a unanimous vote.

APPROVAL OF THE 9/12/2011 MEETING MINUTES: Mr. Black said approval of the minutes from September the 12th, 2011, he asked if there was a motion to approve with one change that Ms. Warnimont had on page 9, and Ms. Warnimont said right, at the very top paragraph changing that from Garn to Gary. Mr. Black said the 7th line on page 9 should be Gary instead of Garn Britten, Gary Britten. He said with that change, is there a motion to approve. Mr. Schaller moved with a second by Ms. Warnimont to approve the minutes with that correction. Mr. Black said all in favor say aye, and all members but one said aye. Mr. Black said all opposed. He said the motion carried. A member then indicated to Ms. Warnimont that he abstained, and she said he abstained, and she said she was sorry. The member said yeah, because he was not here. The motion carried with one member abstaining.

Mr. Black asked if there was anyone present that had any comments for the zoning commission, and there was no one present that did.

Mr. Black said they will go on to the next item on the agenda which is the site plan review for 10711 Fremont Pike.

SITE PLAN REVIEW FOR 10711 FREMONT PIKE. Ken Hicks of Diverse Development is proposing a new use for the Sunoco Service Station property located at 10711 Fremont Pike. They are proposing to tear down the service station and build a new building that would house two tenants, a Tim Horton's restaurant and a Chipolte restaurant. They have met with the BZA and obtained variances for signage, setbacks, and landscape strip. They have met with our fire inspector, and an approval letter will be coming. Dave Kuhn of Feller Finch has done the site plan review, and a copy of his letter is attached. Also attached are copies of drawings and letter of authorization.

Mr. Black asked if there was someone present representing the applicant, and a gentleman said yes. Mr. Black asked him to please state his name and affiliation and address.

Ken Hicks addressed the commission regarding this site plan review. He introduced himself to the commission and gave his address and affiliation. Mr. Black said thank you. He asked him if he would like to present his comments for the site plan. Mr. Hicks said yes, he believes they were here back in, maybe as far back as June they met with the group and went through the site plan. As they recall, after the meeting, he thinks there were two issues they wanted him to follow up on. And one was to get in front of the fire department, which they did, took his recommendations for the site plan. And they also talked to ODOT, and he spoke with Mike Stormer at ODOT, and he preliminarily looked at the plan. He said he is really not going to have much to say about it because what they are doing is, as the BZA saw, they were here he believes a month ago, is that they are going to eliminate two curb cuts, one along Route 20, and one along Lake Vue Drive closest to that intersection. So he thinks everybody was pleased with that.

They came in front of the BZA he believes it was last month for a sign variance and a couple landscape setback variances, and obtained those, and now back in front of this commission to hopefully get this approved and move forward.

Mr. Black asked him if he had received the comments from the consulting engineer, Feller Finch, and Mr. Hicks said yes, they sure did. Mr. Black said a letter dated October 5th, 2011, and Mr. Hicks said uh-huh. Mr. Black said and they have met all of their deficiencies, and Mr. Hicks said yes, and he asked if he was right. He said he was sorry, this is Dan Stone, his engineer. Mr. Black said okay. He said to him to please state his name, affiliation, and address, please.

Dan Stone introduced himself to the commission and gave his affiliation. He said they are the surveyors and engineers for the developers. Mr. Black asked him if he was familiar with the October 5th, 2011 letter, and Mr. Stone said yes, he has went through Mr. Kuhn's comments. They have not modified the plans yet. He is willing to address all of these. The comments are relatively minor in nature. They did have a meeting with Mr. Kuhn prior to submittal of the plans, a formal submittal. They worked out

quite a few details with regards to grading, storm water detention. Again, this is kind of a unique situation where the City of Perrysburg also controls the underground utilities, so they will have to do a subsequent submittal to them. Again, they have gone through the comments. He can give them a brief response to all of them if they would like, and Mr. Black said that would be fine.

Mr. Stone said okay. The first couple comments, number one, basically that's just a statement on where the parcel is, what the zoning is. The second one is just with regard to the Ohio EPA and the storm water management. They are under an acre, so there is no formal submittal, but they will still have to comply to make sure that they are not pushing sediment stuff into the existing drainage channels. They preliminarily already submitted plans to the fire department. They have looked at them. If he is not mistaken, as part of the actual plan submittal for the zoning, it did go there, and he believes Mr. Hicks has received comments, and there are no additional comments other than what was originally brought up in the preliminary. Mr. Black said yes, they have written confirmation from their zoning inspector that the fire inspector has approved it, and a letter will be forthcoming.

Mr. Stone said okay. He said they are aware that it does need to go to the Northwestern Water and Sewer District. Currently they are in the process of working with them and the City of Perrysburg with regards to water tap and fees, and it's going through that pretty extensively right now, and they are trying to come up with a plan. Once that has come to a conclusion on what they are going to do, they will make that formal submittal. They have not done that because like he said, there are still some uncertainties with regards to tap sizes, location fees, who's governing, who's not. Mr. Black said and they won't give them the taps until they are satisfied, and Mr. Stone said correct. Yeah, it's the same with the City of Perrysburg. They are going to have to redo that. Mr. Black said it's kind of self governing from their standpoint, and Mr. Stone said exactly.

Mr. Stone said comment number 5 about the formal submittal to ODOT, as Mr. Hicks has stated, they have already contacted Mike Stormer. He has done a cursory review. They are pleased that they are closing the two closest entrances to the intersection. They are not widening anything. They are keeping the drive approaches on 20/23 there, keeping that pretty much the same. That is an access that provides to the hotel, so again, they want to keep that the same. Once they get this, they will make sure that they get a formal letter or approval from Mr. Stormer, or from ODOT on that. Mr. Black said that will be forwarded, and Mr. Stone said yes, that will be forwarded to the zoning as well.

Mr. Stone said a couple cosmetic, you know, add the zoning districts, and again, they have added that. They forgot to add the zoning on there. Project completion schedule, they are going to go ahead and submit a letter to the township because according to the zoning requirements, they need a place on the plans, or you can go ahead and put

together a letter. Again, one of the reasons why that was not submitted is they are still trying to come to a closing on the property. A lot of it is dictated on approval from this board, as well as the city, as well as Northwest water. So once those get in line, they will be able to get a steadfast schedule on when construction is going to be started, commencing, and when they are looking for, you know, occupation. So again, that will be something that will be submitted to Mr. Garn as part of this. You know, adding the dimension, they have dimensioned it off through the other property lines. They omitted one. That's something they can definitely add. Earth work quantities, again, just something that they will add to the plans just to comply with the checklist and the site zoning.

Parking spaces, they have worked that out. Now, again, they know the final seat numbers and layouts of the two different things. Currently they are providing 40 parking spaces, and what they are looking at is they are going to need right around 33 or 34. So they still meet the zoning code, so they will not need to go back and get any type of variances, or reconfigure the site to try to acquire more parking. So they meet that.

And then item number 11 about the landscaping plan, they need to add a tree, and they are going to add some additional landscaping up against the building to comply with the comment there.

And statement number 12, you know, Mr. Kuhn states that, you know, it's in the city, it appears that it may exceed the Perrysburg Township requirements. The city is more restrictive. That's why they designed the detention that way. And again, they met with Doug Dariano, talked to him about the storm water detention, and they made sure that they took the more restrictive of the two and provided storm water and detention for that. So again, that's something that they have done. Mr. Kuhn has noted it in his letter, and they will also have to submit to the City of Perrysburg to get formal approval for that, and again, that will be done. And once that is, they will submit that as a formal approval to the township zoning. Mr. Black asked him if their drainage is required to be approved by the city before they will get a sewer or a water tap, and Mr. Stone said that's correct. Yes. It's his understanding that since this site drains into the relief ditch along I-75, that that is the City of Perrysburg's jurisdiction, so that's why they complied with their drainage calculations. And again, as part of that review, the city will do it. They will review water and sewer and storm sewer.

Mr. Black said one of the commission members mentioned about the sign. They are planning to put this new sign at the same elevation as the Sunoco sign is currently, and Mr. Stone said uh-huh, uh-huh. Mr. Black asked if they recognize that they are in an overlay zone. They are not sure, and Mr. Garn is not here, their zoning inspector. They are not sure that they are going to be able to do that, use that elevated sign because it's a new business, so it's a new sign because of the overlay zone. So he asked if there were any other comments from the commission members on that issue,

and Ms. Warnimont said not on the sign. Not on the sign. Mr. Black said but he means as far as the sign, what's her position on that, and Ms. Warnimont said she would like to see Mr. Garn's recommendation if he thinks they can, and Mr. Black said before, and Ms. Warnimont said yeah.

Mr. Black asked if there were any other comments on the site plan other than the sign, and Ms. Warnimont said she just wanted to verify that she thought when they were here the last time, they thought their back parking entrance into the facility was not going to match up to what Frisch's is, and it looks as if it is now, and she asked if that was correct. They thought it was going to be a little off. Mr. Hicks said she is talking the curb cut along Lake Vue, and Ms. Warnimont said the south, yeah. Mr. Hicks said yes, it is, and Ms. Warnimont said now it matches up with Frisch's, or here it looks like it really does completely match up with where Frisch's entrance is. Mr. Stone said it's pretty close. From what they have surveyed, they have pushed it all the way as far south as they could to provide the fire access around the back of the building, and by doing that there is also a power pole down there at the southeast corner of the site that they are trying to avoid, so it's within a couple of feet if that. So it's pretty much more of a T or a cross intersection rather than two off sets.

Mr. Black asked if there were any other comments on the site plan. He said to Mr. Schaller to go ahead. Mr. Schaller said just off hand, the one entrance that remains off of Route 20, it seems like it's orientated to facilitate pulling into the site, but exiting the site there, it's kind of at angle, and he asked if that was going to be revised so you can exit back on to Route 20. Mr. Stone said the goal is not to revise that. If they deem that they would like that done, or ODOT does, but they wanted to try to maintain that as much as possible. Mr. Schaller is correct, it does have more of a, you know, a turning into. The driveway is wide enough, you know, and you still have ample maneuverability to get out. The first 8 feet or so of the pavement is actually a paved shoulder, so most people when they are turning out are actually going to turn out into the first drive lane. So you have, like he said, decent maneuverability to get into that. So again, the intent right now is to go ahead and maintain that existing concrete approach from the right-of-way up to the existing pavement. Mr. Schaller said just to him, that does not look correct, he guesses. So he is not saying that it does not work, it just would seem like they would square that off and get, if anything, a 90 degree angle or perpendicular to Route 20. Mr. Stone said yeah, that's something that they can definitely look into. Mr. Schaller said yeah. Mr. Stone said it's not something, and Mr. Schaller asked if they follow him, and Mr. Black said yeah, he sees what he means.

A member said 34, required, there are two lanes, 33. Mr. Black said okay. The member said providing more than required. Mr. Black said that and the parking, and the member said right.

Mr. Black asked Mr. Hanna if he had any comments on the exit. Mr. Hanna said the same as Mr. Schaller, it just looks like it's pointing the wrong direction. It's pointing.

He means it seems to be where it needs to be more squared off, but he does not know if that's an ODOT issue, or it's ODOT. Mr. Stone said they can definitely, you know, note that in the minutes, and they can address that with ODOT because, you know, they do have the jurisdiction on what can and can't happen there. You know, his original intent was just to maintain that driveway so they did not have to go through a bunch of additional stuff with ODOT, you know, closing that down, or affecting the access.

Mr. Black asked what type of letter is he expecting from Mr. Stormer. Mr. Stone said basically, you know, it's kind of a two-step process. They are hoping to get a letter stating that, you know, he has reviewed the plan, and he has approved it as is, or with, you know, his comments or his conditions. And then the second one, they will have to physically obtain an ODOT permit for the closing of the east access through the right-of-way permit department. Mr. Black said well, he would be willing to defer that decision to ODOT and Mike Stormer as far as whether it needs to be squared off or not. Mr. Stone said you know, they will bring that up with him right off the bat. Mr. Black said if they would see that that is in the letter one way or the other, that he either does or does not agree, and Mr. Stone said okay. Mr. Black said and that will be one of the, and it was commented conditions on the plan, and Mr. Black said conditions on the site plan.

Mr. Black said so is there a motion subject to that. Ms. Warnimont asked could she ask one more thing. She said the Holiday Inn has approved that other cut that's in the back of the buildings. Because you have a drive, a normal drive that was always there, and now she sees they have another cut there, too. So they have approved that, you know, for that to be that, and Mr. Stone said uh-huh. Ms. Warnimont said because she does not think that was on anything they had last time, and the response was correct, correct. Mr. Black asked if they would modify that. Mr. Schaller said right. Here. This, he thinks she was referring to that, and someone commented yes. Mr. Schaller said so they have that as well as that access, too. Mr. Black asked is that correct, and the response was uh-huh. Mr. Black said they are representing that they have both of those, and their response was uh-huh, uh-huh. Mr. Hicks said they felt it would be beneficial for their customer to either walk or to drive, and to get through the drive-thru for their hotel customers.

Mr. Black said and as he mentioned, they are looking for a motion, and he just wants to make this clear with everybody that it's not going to include the sign, and Mr. Hicks said okay. He said if he could, they came in, and he does not know if it was separate, but they came in front of the BZA and got that variance for the high rise sign, and Mr. Black said oh, you did, and Mr. Hicks said yes, already. Mr. Black said that's why not having Mr. Garn here creates uncertainty. They have zoning board of appeals approval to have the higher sign, and Mr. Hicks said correct. Mr. Black said and they are representing that they have that, and Mr. Hicks said yes. Mr. Black said to Ms. Warnimont that he guesses that takes care of that issue. They were not aware of that, and that's one of

the problems they have when their zoning inspector can't make the meeting. Mr. Stone said what they will make sure about is the sign will have to comply with whatever variance was granted or the current code, and Mr. Black said okay. Mr. Stone said so in this case then, you know, he's been here. He thinks there were a couple. Mr. Hicks said yeah, he has been to two BZA meetings this summer. Mr. Stone said one for the sign, and one for his building setbacks. Mr. Black said okay. Well, thank you for that clarification, because they were not aware of that.

Mr. Black then asked, is there a motion to approve this site plan subject to the fact that they comply with all of Feller Finch's comments in their letter dated October 5th, 2011, and as represented by the applicant. Mr. Hanna so moved with a second by Mr. Norman. Mr. Black asked if there was any further discussion, and there was not. A roll call vote was taken. Yes votes by Mr. Black, Mr. Schaller, Ms. Warnimont, Mr. Hanna, and Mr. Normand. Motion carried 5-0-0. Mr. Black said the motion carried, and Mr. Stone said thank you very much. Mr. Black said thank you.

WOODMONT SUBDIVISION, MAJOR/MINOR AMENDMENT TO THE PUD-R.

George Oravec, PE, PS, will give an overview of the changes to the extension of Simmons Road into the Woodmont Subdivision. Attached are copies from the 2001 meetings where the previous change was considered a minor change to the PUD-R. Also included is a copy of the new change which George Oravec states was proposed by the Wood County Engineer's Office. Please review Article VI Section L.

George Oravec addressed the commission regarding this application. He gave his address. Mr. Black said thank you to him. Mr. Oravec said he has a colored map that he would like to pass out to show the change. He said the first map, the one in pink identified was the manner in which the roadway system was designed when they originally did the entire development of the Woodmont area as well as the apartments in the commercial development. As they proceeded within the process of building portions of the road, and when they submitted the construction plans for the remainder of all of the improvements within the Woodmont development, the county engineer made a recommendation that they alter that intersection in the fashion that they see in yellow. Mainly that Woodmont Drive and Simmons Road would, in fact, be the through street, and that Kenhurst, which goes into the adjacent subdivision and is nothing more than a stub street would, in fact, be the stop street. And so it did not affect the density at all of the entire development because as they can see where the pink roadway is, there is 4 lots on one side of the road, and 2 lots on the other. In this case there are 3 lots on each side of the road. So the density remained the same, it was just a matter of traffic flow that they were concerned about, and the reason they did the alignment. That's it.

Mr. Black asked Mr. Oravec, does the road name change Simmons and Woodmont at the Kenhurst intersection, and Mr. Oravec said yes, that's where it changes. Currently Woodmont Drive is being constructed from the back of Kohl's and Lowe's all the way

down to the existing stub which is then the north side of plat 2. The water line, the sanitary was installed when they first started this subdivision. The water line has been installed now, and they are currently putting in the storm sewer so that they can begin paving, and try to get the paving done by the beginning of the month in November for the new apartment complex that they approved, which they are pretty far underway there as well. All the underground is in, and they have already poured some pads, and they probably will start vertical construction next week.

Mr. Black said thank you to Mr. Oravec, and he asked if there was a motion to make this a minor amendment to the PUD. Mr. Schaller moved with a second by Mr. Normand to make this a minor amendment to the PUD. A roll call vote was taken. Yes votes by Mr. Black, Mr. Schaller, Ms. Warnimont, Mr. Hanna, and Mr. Normand. Motion carried 5-0-0. Mr. Oravec said thank you, and Mr. Black said thank you for coming in.

INFORMAL SITE PLAN REVIEW OF SCHEIDER ROAD SOCCER COMPLEX. The Perrysburg Soccer Club would like to expand the soccer fields and parking on an additional 10 acres to the south of the present complex located at 26470 Scheider Road. The property is owned by the Perrysburg Board of Education. Tim Bockbrader, RLA ASLA, of the edge group, and members of the Perrysburg Soccer Club, such as Ian Graham, will give an overview of the proposed project which has expanded. They are applying to the BZA for a conditional use approval.

Mr. Black asked who would like to be the spokes person this evening. A gentleman said he would speak. Mr. Black said okay. Please give his name, affiliation, and address.

Tim Bockbrader addressed the commission regarding this informal site plan. Mr. Black said thank you. Go ahead. Mr. Bockbrader said if they will recall, they were here last month with a site plan for an informal as well. After that meeting, as they will recall, they only had maybe a hundred parking spaces shown on this outside. There was some discussion after that of showing kind of what the full master plan intent was to include more spaces, you know, per the township and the trustees' desire to have more spaces there ultimately. So their plan is to come back, show this again informally in preparation for next month's submittal really for the formal site plan review of that, and then mid month BZA submittal as well.

So, you know, the plan that they have here this evening is, again, very similar to the plan that they had last month. The addition is additional parking spaces to the east along the southern portion of the property, and they terminated that parking lot with a turn-around at that point. That turn-around is a typical cul-de-sac size just for scale reference for fire safety vehicles and such. And then the addition of approximately 40 spaces to the south along Scheider Road as well, they are showing that as well where previously they had not shown that.

Some discussion that happened the last time was about how many parking spaces are there currently, and how many do they propose. The current parking lot out along Scheider, the capacity is roughly 190 spaces. Again, it is a gravel lot, so it's kind of tough to tell exactly, but just based on typical 10 foot spaces, about 190. The new parking area all complete would represent about 190 spaces as well, 150 going in the east/west direction, and then another 40 going in a north/south direction. The intention still is to have it be a gravel parking lot. They would be planning to submit to Mr. Kuhn the engineering and everything for further inquires.

Mr. Black said okay. Good. He asked Mr. Hrosko if he had some comments. Mr. Hrosko said he just knows that Mr. Britten was going to be here this evening, but he could not be here. And that he just wanted everybody to know that the millings that were put in there were put in there by Bauer's. It just depends on the availability, and knowing that they would put some kind of extension on the parking lot, he thinks all three trustees feel that that parking lot is desperately needed. He brought in pictures this evening that Mr. Lahote had taken during one of the soccer matches out there, he thinks on a Saturday or Sunday, and they definitely show the congestion on Scheider, and he thinks that the additional lots will certainly alleviate that problem.

Mr. Black said thank you to Mr. Hrosko. He asked the applicants if they would like to see these photos, and they are welcome to keep a set. Mr. Bockbrader said you know, certainly they talked about it last month that it is an issue, and, you know, the approach that they are looking at right now is a phase approach, and it's mainly based on dollars and availability. And Bauer's has been gracious to donate those millings. You know, they are going to get as far as they can with that now, and as more millings, as more funds become available, they will continue to expand that per this plan. Should anything happen where they, you know, deviate, then obviously they would come back and look at changes to that. But they do what they can and add what they can as they go.

Mr. Black asked if it was their plan to come back at their November meeting for a formal site plan, and Mr. Bockbrader said for a formal site plan, yes. Mr. Black said okay. And by that time they will have sent the plans to Feller Finch, and Mr. Bockbrader said right. Yep. Exactly. They are being engineered, surveyed and engineered, and the plans have been drawn up for that to be review by Mr. Kuhn. Mr. Black said okay.

Mr. Black asked if there were any other comments. Mr. Schaller said he was just curious. He knows they are gravel parking lots there. He asked if they had discussion with any storm water control of that, and Mr. Bockbrader said yeah, Mr. Kuhn will require storm water control for those. Mr. Schaller said okay. Mr. Bockbrader said he has had discussions with the engineer that they have on board to size their detention accordingly based on that. Yeah. The intention is to deal with detention and shallow depressions and swales to accommodate that. Mr. Schaller said just to restrain it to a

detention area and then ultimately to an outflow or something, and Mr. Bockbrader said right. Yeah.

Mr. Black asked if there were any other comments, and there were none. He then asked if they had what they think they need from the commission to come back with a formal site plan, and Mr. Bockbrader said he thinks so if there are no concerns about it. He thinks it looks good. Mr. Black said no, they don't. Mr. Bockbrader said okay. Mr. Black said thank you for coming in, and Mr. Bockbrader said you're welcome. Someone else said thank you.

Mr. Black asked if there were any other comments from any of the commission members. He asked if Mr. Hrosko had anything he wanted to share with them, and Mr. Hrosko said no, not at all, just that hopefully Mr. Garn is doing better this evening, and see what this is in the next couple of days.

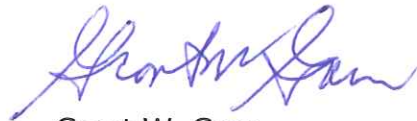
Mr. Black said he thinks they will just defer this until Mr. Garn gets here, and Mr. Schaller said oh, okay. Mr. Black said unless he would like to talk about it. He is not prepared. Item E on the agenda. He asked if anyone wanted to talk about it. Ms. Warnimont said other than the Arnie's, and another member said Arnie's. Ms. Warnimont said they got the picture. She does not know about what Heidelberg, exactly where they are doing the expansion at, but at Arnie's, she does not know what the little indentation, and whether that cuts into that, and Mr. Black said well, Mr. Garn said it's not large enough to really be into their jurisdiction. Ms. Warnimont said Arnie's isn't, and Mr. Black said what they want to do, the footprint. The size of it. Ms. Warnimont said oh, isn't it. Oh, okay. Mr. Black said that's what he shared with him. A member said that 14 by 20 kitchen extension, he asked if that was what he was talking about that's on the back side. A member said but doesn't that limit access around the building. Wouldn't there be a fire concern. Mr. Black said well, all he knows is what Mr. Garn shared with him on the telephone, and again, he is not prepared to discuss it because Mr. Garn is not here, and they just had a brief discussion. And he did not even have any drawings when he had spoke with him. A member said it looks like it's that way with a driveway. Mr. Black said yeah, that's why he did not want to discuss it this evening because he is not prepared, not familiar with it. Ms. Warnimont said okay. Mr. Black said and that's the first time he has seen the drawing. Ms. Warnimont said all right. Mr. Black said if they can defer that to next meeting, that would be fine with him.

Mr. Schaller said he was just curious, where is that at. Ms. Warnimont said it's the old ice cream place, and Mr. Schaller said oh, the Quonset hut, yeah. Mr. Black said just north of the DC ranch, and Ms. Warnimont said yeah, DC ranch, and Mr. Schaller said oh, he gets it. A member said Griff's. Ms. Warnimont said Griff's or something. A member said called Griff's. Mr. Black said yeah, exactly, and Mr. Schaller said oh, okay. Mr. Black said south of that new, that little strip mall that's in there, and a member said

Café Marie's, and Mr. Black said yeah, exactly, just south of that, and north of the DC ranch, and Mr. Schaller said okay. He's got it.

Mr. Black asked if there was anything else they would like to discuss, and there was not. He asked if there was a motion to adjourn. Mr. Hanna moved with a second by Mr. Schaller to adjourn. Mr. Black said all in favor say aye, and all members were in favor. He said all opposed, and there were none. He said okay. The motion carried. The meeting was adjourned.

Respectfully submitted,



Grant W. Garn,
Recording Secretary