

PUBLIC HEARING for Construction of Telecommunication Tower at 2454 River Rd.

1.) City of Willoughby Hills

Agent/Contractor: STRATEGIS, LLC (Agent for TowerCo.)

2454 River Rd – Construction of Telecommunication Tower – PPN: 31-A-012-E-00-018-0

Plans stamped received in Building Department 9/21/16

Plans reviewed by City Engineer 9/27/16

Present: Chris Galloway (STRATEGIS)

Owner/Representative Comments:

- This is located at what is commonly known as ‘The Grange’ location. Verizon Wireless determined that increased capacity and coverage in eastern Willoughby Hills and the western Waite Hill area. Per the Zoning Code, City property is the preferred location for a wireless telecommunications facility. The City Administration and Council were contacted regarding a possible lease with TowerCo, the applicant that would build the tower that Verizon would be located on.
- The tower would be located on the southwest corner of the property in a 50’x50’ fenced-in lease area that would contain a 140-ft ‘Stealth design’ tower designed so it would look like a tree. The tower would rise slightly over the canopy and blend in with the overall view-scape of that area. Agreement was reached with the City. The site was ‘walked’ by TowerCo engineers and surveyors. The proposed site plan is presented tonight.
- Zoning Code would call for utilities to be brought in from River Rd. underground. However, after discussions with the Building Commissioner, we look to change that due to concern about unmarked gravesites that have been found to the west of the graveyard next door. Bringing the utilities in overhead would avoid the possibility of disturbing gravesites while digging and trenching. TowerCo is willing to bring the utilities in above ground but a variance would be needed.

(Smith) The Board will not engage in discussion during this portion. We will open this tower for the Public Hearing.

Public Portion for Construction of Telecommunication Tower at 2454 River Rd. opened at 7:07 P.M.

1. Sandee Beyerle, 36600 Maplegrove Rd.

I live on the property right behind the Grange which is on a 1-acre lot. The Grange and proposed tower are next to the historical graveyard. It is a peaceful wooded area. How many trees would need to be removed? My concern is whether there would be any effect on the graveyard due to drilling to secure the tower on the graveyard. I have lived near cell towers. There is a noise or hum depending on type of generators used. What is the financial benefit to the City?

2. Bob Bartolotta, 2821 Trabar Dr.

I am co-curator of the Grange Hall. The other co-curator, Tom Majeski, could not be here tonight. We are both in favor but we do ask for site improvements. Currently there is light on the building which is turned on from inside. If permanent lighting was installed with the tower, it would improve the area. The parking lot is gravel. Can it be paved? The Ham Radio Club sent a letter to the Mayor regarding the public safety antenna that would be put on the tower. We would like to see that. If the ‘Feed’ for tower came in from Maplegrove Rd. instead of River Rd., it would be aboveground. What would that look like? We would prefer a fence similar to the fence in front of the cemetery on River Rd. rather than a chain link fence.

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 17:20 P.M.

No Public Input

Public Portion closed at 17:20 P.M.

1.) Nico Viola

Agent/Contractor: Ed Polo (CCS Construction Component Service)

36135 Chardon Rd. – New Home – PPN: 31-A-011-0-02-043-0

Plans stamped received in Building Department 9/29/16

Plans stamped reviewed by Building Department 10/12/16

Present: Nico Viola, 6596 Queens Park, Mayfield Hts. (owner)

Owner/Representative Comments:

It is a traditional Cape Cod house with a gray, black and white scheme. Samples and pictures shown. The cultured veneer stone is gray with browns and tans in it. The dark gray Horizontal siding is dark gray with light gray shake above it and black trim.

City Engineer's Comments (DiFranco):

None

Board Comments:

(Tyler) Is this on a hill? *Yes, there is a walk-out room.*

(Smith) It is a beautifully designed house. The water table around the entire base of the house, not just on side gives a 3-dimensionality to the house. You may want to consider 'flip-flopping' the light and dark gray. The contrast between the light and dark may be lost because shake generally looks darker especially above the horizontal. You did the mullions in the windows all the way around the house. Please give our comments to your designer. *I will.*

(Lillich) It looks like the cultured stone is carried all around the house, except on the left elevation. *There will be some. The siding covers some of the block. It will continue around the house. What color are the shingles? Charcoal.*

MOTION: John Lillich moved to approve the plans for the New Home at 36135 Chardon Rd. as presented.
Seconded by Michael Tyler.
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

PLANNING COMMISSION

Public Portion opened at 7:26 P.M.

Nancy Fellows, 2812 Fowler Dr. Council President

I want to clarify that the residents will get feedback before there is a vote on the cell phone towers.

(Smith) *The Board is not taking action on this tonight.*

Will the residents who were notified or even the City as a whole get answers prior to the Board taking a vote? (Wyss) *That is why we had people sign in. I will notify you whenever we have the preliminary meeting. That is when there would be the first vote. I will keep you informed how all of these questions were answered by the cell phone company and how they will be addressed.*

Public Portion closed at 7:28 P.M.

3. William Smith, 2470 River Rd.

I would rather not have a cell phone tower in my neighborhood, even if it does look like a tree. This is a residential area that I have lived in since 6 years old. I live in my parents' house. We do not know how it would actually look. I need to see a picture before it is built. Will this come to a vote from the people? I fear the impact on the neighborhood.

Public Portion for Construction of Telecommunication Tower at 2454 River Rd. closed at 7:15 P.M.

Councilman Hallum arrived at 7:17 PM

PUBLIC HEARING for Construction of Telecommunication Tower at 28895 West Miller Rd.

2.) City of Willoughby Hills

Agent/Contractor: STRATEGIS, LLC (Agent for TowerCo.)

28895 West Miller Rd. – Construction of Telecommunication Tower – PPN: 31-A-025-0-00-003-0

Plans stamped received in Building Department 9/21/16

Plans reviewed by City Engineer 9/27/16

Present: Chris Galloway (STRATEGIS)

Owner/Representative Comments:

- Verizon identified a similar need for a cell tower in the West Miller area during discussions with the City and Council. We would locate it next to the existing sewer utility along the Rt. 2 [I-90] Right of Way (ROW) so it would be out of the way of a developable property and in an area with existing utilities.
- It would have a 50'x50' fenced-in lease area with ground equipment.
- This tower would not be in the 'Stealth design'. The Code speaks to using the 'Stealth design' whenever reasonably possible. However, for this location with no other canopy and the cost of 'Stealth', it does not make sense. This tower will be the standard monopole within the leased compound.
- The FAA has reviewed and cleared it.

The advantage for both of these towers, beyond the financial advantage to the City, is that they provide valuable level of coverage and capacity for the resident in event of emergency or natural disaster. With backup generators, the towers will run longer. People are coming to be accustomed to living with multiple wireless units in their homes. There is a safety component in both of these towers in terms of expanding coverage.

Public Hearing Portion for Construction of Telecommunication Tower at 28895 West Miller Rd. opened at 17:18 P.M.

Nancy Fellows, 2812 Fowler Dr. Council President

Not so much on the West Miller tower, who will be responsible for providing the questions and answers to the residents by the Grange?

Public Hearing Portion for Construction of Telecommunication Tower at 28895 West Miller Rd. closed at 17:19 P.M.

(Smith) We will not take action tonight on the two cell towers. We will hear more about this from them but do not plan to take a vote on the same night as the Public Hearings. The questions raised here tonight will be presented to the developers.

(Smith) We will use this opportunity as a preliminary Planning Commission meeting where the Board will ask questions and the applicant can answer.

(Galloway) *We are happy to address the questions posed in Public portion.*

1.) City of Willoughby Hills

Agent/Contractor: STRATEGIS, LLC (Agent for TowerCo.)

2454 River Rd – Construction of Telecommunication Tower – PPN: 31-A-012-E-00-018-0

Plans stamped received in Building Department 9/21/16

Plans reviewed by City Engineer 9/27/16

Present: Jesse Stiles (STRATEGIS), Chris Galloway (STRATEGIS) and
Dave Walters, Verizon Wireless

Questions from Board and Public Hearing:

Item 1: Will you do any type of Historic Surveying to avoid disturbing anything near the graveyard?
Verizon Wireless is the anchor tenant. The tower is being constructed for them. They are licensed by the FCC. Thus it is a federal undertaking. Due to that, various regulatory approvals must be secured for any site. As part of the normal process, we file and receive approval with the State Historic Preservation office (SHIPO) before any site is built. The historic review is always undertaken. To be compliant under the Environmental Protection Act, we get a Phase 1 of the Environmental Studies that says the site is clean before there is any soil disturbance. Chris mentioned the FAA. Because of the potential sensitivity of this site because of the graveyard and Grange building, we did a preliminary SHIPO. There were no things of historical significance as it related to the tower. The Grange building itself was not a protected site

(Lillich) They were worried about unmarked graves being disturbed. Was there any type of ground penetrating radar done in the area to see if there are grave sites? *Not yet but it has been discussed. As a condition of approval, the applicant would be happy to do that.*

Item 2: Proximity to our Historic Building, Fall Zones and those concerns.

If there were a calamitous event, the towers are designed to fall down not out. We can provide a Fall Letter to the City which documents how far the tower would fall. The location was chosen to have the tower as far into the southwest corner of the property as possible to have the least amount of impact on the building, parking lot and usability of the rest of the property.

Item 3: Concern about Tree Removal

- *Because of the location of the tower and compound, we currently believe that we will not need to remove any trees. The Zone Code asks for the most minimal tree removal as possible. Overhanging limbs will need to be removed from some of the trees. The canopy will be left intact.*
- *How much is being trimmed from the trees? We do not plan to run any utilities through the trees. We need to make sure there is enough room for the Stealth Design [Tree]. Six limbs have been identified because they pose a potential falling hazard to the fence, tower or equipment. Once it is staked out, they will be apparent.*

Item 4: Questions about the Noise or Hum from the generators.

- *Generators kick in for two reasons: 1) if there is a power outage at the site or regular power line power is interrupted or 2) during routine testing. They are programmed to cycle for a short time on a regular basis. The noise is quite low. It generally happens during the day during business hours when there would be normal urban noise. We could work with the City on preferred times.*
- *What is the duration and frequency of tests? I believe they are monthly for 30 minutes. We will verify that. We will get 'cut sheets' to the Planning Commission. Usually we address these questions during permitting, not during planning process.*

- Concern about ‘constant hum’? *Cell phone towers used to have robust equipment at the base of the cell sites. They had enclosures that were temperature controlled; they had a door and table & chair for technician. Now, there are outdoor cabinets that resemble refrigerators and a concrete slab. Only a modest humming comes out of the cabinets. The air space in the cabinet is being kept at a constant temperature, not a whole building. Any noise from a modern cell site will be significantly less than in the past. Verizon is proposing outdoor cabinets.*
- Is there any feasibility study regarding how long that hum or the area or DB range that could predict how long the sound may travel? *(Dave Walters, Verizon Wireless) The generator is about the size of an outdoor home air conditioning unit. It is not any noisier than when the compressor comes on. We have spec sheets on that.*

Item 5: Questions about the fuel for the generator.

- Will it be diesel or natural gas? *Choice A is diesel. Pending the results of the Environmental Review, the second choice would be propane or natural gas. The exact source will be determined as we get further down the process.*
- What is the quantity and storage for diesel fuel and how will it be stored? *It is a 54-gallon self-contained, double-wall tank that sits on the bottom of the diesel generator. The generator looks like a small refrigerator. We will give you the spec sheet. There are no tanks for the natural gas.*
- Will there be any type of impoundment for a fuel leak or spill? We are concerned about leakage containment.
The choice will be based on the results of the Environmental Review and sensitivity of the site. We determine the fuel source based on any environmental sensitivity on the site. If there is any perceived environmental sensitivity, they switch to another option on the hierarchy to get to the least potential impact should anything happen. Verizon has a higher non-risk tolerance than most of the permitting agencies. The State Fire Marshall will approve everything we do in terms of fuel source.

Item 5: Question about Security Lighting. *If it is a condition of approval, the applicant will add some lighting that could point outward toward the parking lot. Generally, cities and boards frown on lighting. Less lighting is usually better unless there is a ‘flag’ situation that we need for protocol.*

Item 6: Question about Paving the Parking Lot at the Grange? *We can discuss that with our client. There is significant cost in the Tree Pole versus the normal Monopole.*

[Applicant will bring pictures of both the Tree Pole [Stealth] and the Monopole for the Final Review.]

Item 7: Question about Possibility of putting a Ham Radio Antenna on the Tower?

Because of the size of the Ham Radio antenna, it would have to be at the top. If it is the City’s desire, TowerCo is willing to put a Ham Radio antenna on the Monopole Tower. However, those antennas are Incompatible with the Tree Tower [Stealth]. The City would need to decide whether Ham Radio or Stealth is preferred.

Item 8: Question about the type of Fence around the Grange Cell Tower and Lease Area?

- *For the Grange, we had planned a chain link fence.*
- *If it is a condition of approval, we could look at doing a board-on-board fence.*
- *The Zoning Code calls for a 15-foot buffer. There is quite a bit of tree and landscape screening to the south and the west elevations. We need feedback from the Board. We would need a variance to alleviate the 15-foot buffer*
- *To minimize impact on the rest of the property, the lease area is located in the corner of the property with that landscape screening.*
- *We could go to board-on-board fence with no visibility of the equipment instead of chain link and have less buffering to preserve space around the compound.*

- *Utilities prefer to have their equipment outside the locked fence so it can be serviced. There will be a separate utility easement.*
- The lease agreement appears to give lease and utility rights to TowerCo. What is the purpose of an easement if they already have those rights? *The easement is required by the utility and law, in general. We need to have a non-exclusive, neutral, area that can be conveyed to a third party [utility] so they can place their equipment. Our intent is for the utility providers to 'mirror' and use the easement that we secure. This is likely but not guaranteed. We will meet with the Law Director as much as necessary to get this done.*
- The utility lines could be done underground or above ground. They can be run further from the cemetery and still be underground. *This could be a moot point if we do the sonar. We are trying to be collaborative.*
- The Code calls for a fence and a landscape buffer. You prefer to one or the other? *Correct. We are happy to do a BZA request.*
- The Code requires anti-climbing devices? *We would remove the bottom 10' of climbing pegs.*
- The Code requires that the tower be designed for up to three carriers with their own equipment, including a generator. That layout needs to be shown on the plan. The lease area seems tight. *The 50'x50' lease area is big enough to accommodate that. We usually do the layout when we get to the permitting stage.*

2.) City of Willoughby Hills

Agent/Contractor: STRATEGIS, LLC (Agent for TowerCo.)

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Plans stamped received in Building Department 9/21/16

Plans reviewed by City Engineer 9/27/16

Present: Jesse Stiles (STRATEGIS), Chris Galloway (STRATEGIS) and
Dave Walters, Verizon Wireless

This is not a Stealth Tower [Tree]. We did not get any questions about this tower from the Public.

Questions from Board and Public Hearing:

- Possibility of putting a Ham Radio Antenna on the Monopole Tower? *Hypothetically, this site would be more feasible because it does not have the artificial foliage to interfere with the radio signal.*
- Surface inside the lease area will be the same as the Grange? *Yes.*
- Chain link fence is planned? *Yes, given the proximity to the highway and non-residential area of this very large parcel. In terms of buffering, we would look for relief from the 15-ft setback on all sides. The east side of the compound faces the sewer substation. The south side faces the utility electric ROW and Rt. 2 [I-90]. Arborvitae landscaping would be on the west and north sides. (Wyss) Screening arborvitae toward the majority of the City property would be advantageous for future development.*
- It is a 50'x50' lease area like the Grange, but the neighborhood criteria does not seem to dictate that. *The smaller compound has less impact on the City and future development.*
- Cuyahoga County Airport has cleared the 145-ft height. Will there be a light at the top of the tower? *No, The FAA cleared the height with no lighting.*

City Engineer's Comments (DiFranco):

- The comments for the Grange site also apply to this site.
- There is a State ROW at West Miller Ave. If any utilities need to be run through there, it may need to be approved by ODOT. *We need our Title Review Survey and everyone's Legal Counsel to concur that they do not have the overriding ability to decide whether or not we can be there. The*

- *We want to incorporate the feedback from the Public and the Board into a revised plan that includes the fence and buffer.*

The Board needs to discuss these things. The disadvantage of a board-on-board fence is the maintenance; the advantages are sound buffering and blocking visibility. A chain link could be green with privacy ribbons but they deteriorate also.

- *Maintenance of board-on-board fence would be preferable to maintaining landscaping.*
- *Doing both would use up space for both parties involved.*
- *The Board should pick one or the other: chain link with arborvitae around it OR board-on-board.*
- *Board-on-board takes up the least space, greatest sound absorption and the least visibility into the enclosure.*

Item 9: Request to Stake-Out the Proposed Lease Area and the Property Lines so that the Board members and the community can make site visits? A sample picture of the tree tower could be posted where it will be installed. The property line stakes are still there

- *The site was staked temporarily at one point so regulatory and due diligence can be done. The stakes may still be there. We could re-place them if necessary.*
- *The Board should meet with TowerCo and coordinate before site visits.*
- *Offset stakes set by surveyors can confuse people. We could designate a window of time that all markings will be intact.*
- *The trees are constructed for the site once all planning and approvals are complete. There are only 3 or 4 tree poles in the state of Ohio.*

Item 10: Questions about the Appearance of the Overhead Electric Lines? How many poles? One line or more? Is there a reason that the power cannot come from Maplegrove Rd. instead of River Rd.?

- *There would probably be two lines and 2-3 poles.*
- *There is a leach field for the Grange on the Maplegrove side that is preventing underground lines.*
- *First Energy has the final say in the decision.*

Item 11: Question about the Ground Surface inside the Fence?

- *The top surface will be a gravel, then a geotextile fabric with graded soil surface beneath that. When you walk in, you stand on gravel.*
- *That is detailed on the construction drawings. They will be reviewed during the building permit. The planning drawings do not have that kind of detail.*

Item 12: Interference with telephones, televisions or other equipment?

- *The FCC regulates all transmitting devices in the USA with penalties for noncompliance.*
- *Verizon complies with all regulations.*
- *Modern data devices operate at very high frequencies.*
- *The geographic footprint of a modern cell site is tiny compared to old sites. Potential area of any hypothetic interference is very small.*
- *There will no interference for the neighbors.*

City Engineer's Comments (DiFranco):

- Many items have already been discussed.
- Why does the 50x50 lease area not include some of the improvements like the transformer?
 - *The standard is a 100'x100' lease area at the bottom of a cell site. It is a generalized figure to allow for the maximum amount of users to have equipment at the base of the site.*
 - *At this location, the parking count and use of this property matters. We trimmed it down to make it look less like a cell site.*
 - *50'x50' allows for co-location with other cell phone companies.*

initial review by City Attorney Lobe and the TowerCo legal indicate that we will be okay. We are waiting for a final survey with title comments from the surveyor. It will then get final review by Verizon counsel.

(Wyss) Counsel accepted the West Miller ROW prior to the construction of the Pump Station in 2002 by Ordinance. The purpose of the acceptance was construction of the Pump Station and the easements on the Pump Station started where the ROW ends.

Mr. DiFranco read from the 2002 Ordinance. "West Miller Rd. is a service road owned by the State of Ohio is hereby accepted by the City of Willoughby Hills as a road for public use and maintenance."

- Because this is a monopole, the Code requires that it be painted. Is that your intent? *As a condition of approval, we can do that. However, the gray galvanizing tends to blend in unobtrusively. It is often preferred because it remains consistent without fading.*

(Tyler) How accurate is the linear algorithm on coverage when complete? This is a huge coverage area that would be added. *It is propagation map which is an extremely accurate computer prediction tool that shows the increased network performance. Describing it at network performance improvement factor is a better way to refer that. A cell site is proposed because a cell carrier has determined there is a significant gap in the coverage and/or capacity. Consumer use has migrated from wireless voice calls to include texting and data. This is a high traffic area. This will be a big benefit to the residents of Willoughby Hills.*

3.) Mark Sivazlian and Fimy Sahaida

Agent/Contractor: Western Reserve Land Conservancy

37250 Chardon Rd. – Road Vacation- Covert Drive (a paper street) – PPN: 31-A-002-A-00-025-0 and 026

Plans stamped received in Building Department 9/13/16

Plans reviewed by City Engineer 10/14/16

Present: Jeffrey Schifferman (Western Reserve Land Conservancy)

Owner/Representative Comments:

- The road is a dedicated road from the 1920's -1930's that was never actually used.
- The Land Conservancy is buying the Sivazlian property. We want to 'carve' the house away from the rest of the property. In order to do that, the road needs to be vacated because we cannot do a Lot Split around a ROW. The first step is to vacate the road. The second step is to 'carve' out the house with eight acres.

Board Comments

(Wyss) The Board is not actually vacating the road. The Board is making a recommendation to Council that the Planning Commission has no problem with the vacation. The Land Conservancy does not own the property as yet so this would be a conditional approval upon the transfer of the property. It has been transferred from the Trust to the siblings. The two owners (siblings) have given permission for the Land Conservancy to act on their behalf in this regard. They are in favor of it. Have you had any feedback with the other two owners?

(Schifferman) The two adjacent owners have a meeting scheduled this weekend with the Land Conservancy and Mr. Leslie. He was unable to be here tonight. We have been in contact with the Vincents. They have received the notification packet. The surveyor, Harry Jones, has spoken to her. She is in the audience.

(Lillich) This road and property was surveyed, subdivided, staked and the properties off of this property were platted in the late 1920's-early 1930's. The property plat itself was vacated years ago but the road never was.

City Engineer's Comments (DiFranco):

- Email dated 10/14/16 from City Engineer DiFranco RE: Plat – Vacation of Covert Drive.
- The property is not owned by the Land Conservancy yet. There would be several conditions on the Board's approval. This will be discussed with the Law Director.

- My approval is recommended contingent upon the following:
 - The sale of the property currently owned by the Sivazlians officially closes and the Western Reserve Land Conservancy is identified as the official owner
 - The Vacation Plat is updated to reflect the current property owners names at the time of recording
 - The applicant shall comply with other applicable requirements of the City Administration and Council
 - Confirmation provided that the adjacent landowners have been notified.
- This approval shall stay in effect for 90 days, at which the applicant may request an extension.

MOTION: John Lillich moved that the Planning Commission recommend to Council that this Covert Drive (a paper street) at 37250 Chardon Rd. be vacated contingent on the requirements read into the minutes by the City Engineer.
Seconded by Jonathan Irvine.
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

4.) Mark Sivazlian and Fimy Sahaida

Agent/Contractor: Western Reserve Land Conservancy

37250 Chardon Rd. – Lot Split – PPN: 31-A-002-A-00-025-0 and 026

Plans stamped received in Building Department 9/13/16

Plans will be reviewed by City Engineer

Present: Jeffrey Schifferman (Western Reserve Land Conservancy)

Owner/Representative Comments:

We want to ‘carve’ the house from the larger parcel and leave the house and the pond on eight acres.

Building Commissioner’s Comments (Wyss):

The sheets passed out tonight shows the line and the joining of the Covert Drive properties where the road will be vacated. The eight acres is the rectangular area to the left.

City Engineer’s Comments (DiFranco):

- Since they do not own the property, the same conditions apply.
- My approval is recommended contingent upon the following:
 - The sale of the property currently owned by Mark Sivazlian and Fimy Sahaida officially closes and the Western Reserve Land Conservancy is identified as the official owner
 - The Covert Drive vacation plat is approved by the City and recorded by the County
 - The lot split survey shall be updated to reflect the current property owners at the time of recording
 - The possible access and utility easement is added to the drawing if acquired before recording.
 - The applicant shall comply with other applicable requirements of the City Administration and Council
 - This approval shall stay in effect for 90 days, after which the applicant may request an extension.

(Smith) Just to clarify, this is an approval, not a recommendation.

MOTION: Michael Tyler moved to approve the Lot Split at 37250 Chardon Rd. with the conditions of the City Engineer that were read into the minutes.
Seconded by John Lillich.
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

UNFINISHED BUSINESS

1.) Review of the Master Plan Review – Chapters 1, 2 and 3 was postponed.

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT (Hallum)

The Planning and Zoning Committee of Council had another meeting the Foreclosed Property Ordinance. Mr. Hallum and Mr. Wyss met to 'firm it up' some more. Mr. Hallum met with the Council Clerk regarding the changes and modifications. When completed, the document will be returned to Mr. Hallum for final review with Mr. Wyss before it goes to the Rules meeting. The next topic will be updating the Keeping of Horses Ordinance.

BUILDING COMMISSIONER'S REPORT (Wyss)

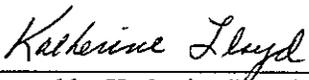
None

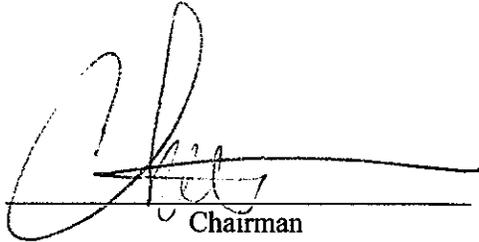
CHAIRMAN'S REPORT

None

MOTION: Motion by John Lillich.
Seconded by Michael Tyler.
Voice Vote: Ayes Unanimous

Meeting Adjourned at 8:28 P.M.


Prepared by Katherine Lloyd, Clerk


Chairman

3 November 2016

Date Approved