

**MINUTES**  
**Planning and Zoning Commission & Architectural Board of Review**  
**City of Willoughby Hills, Ohio**

**August 7, 2014**

**CALL TO ORDER 7:00 P.M**

**PRESENT:** Chairman Charlotte Schryer, Vice Chairman John Lillich, Mayor Robert Weger, Council Representative David Fiebig, Joseph Zawatski and Christopher Smith

**ALSO PRESENT:** Building Commissioner Fred Wyss, BZA Representative Frank Cihula and Clerk Katherine Lloyd

**ANNOUNCEMENT:** John Davis resigned from the Board last week.

Corrections to the Agenda:

- Mr. Davis' name will be removed.
- Under ABR, Project #1, the PPN should read 31-A-004-C-00-002-0
- Under Work Session, the PPN number was incomplete on the application, it should read"31-A-009-0-00-034-0.
- Also under Work Session, the applicant's name is spelled 'Riggin' without an 's'

**Correspondence:**

- Hearing Notice and Letter dated July 23, 2014 sent to Property Owners within 500 feet of 2801 Bishop Road, Willoughby Hills, Ohio RE: Conditional Use Hearing.
- Hearing Notice dated July 23, 2014 sent to the News Herald for publication on July 24, 2014 RE: Conditional Use Hearing.
- Memo dated July 1, 2014 from Bruce Sekanik of Phillips/Sekanik Architects RE: Proposed Dunkin Donuts.
- Memo dated July 10, 2014 from Building Commissioner Wyss RE: Zoning Review for Dunkin Donuts, 2801 Bishop Rd.
- Memo dated July 10, 2014 from City Engineer DiFranco RE: Site Plan Review for Dunkin Donuts
- Memo dated July 28, 2014 from Asst. City Engineer Collins RE: Construction of New Single Family Home at 2300 Rivers Edge.
- Memo dated 6/27/14 from City Engineer DiFranco RE: Detached Garage & Home Additions at 2899 Lamplight Lane

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**PUBLIC HEARING for Dunkin Donuts: Conditional Use Review**

**Public Portion opened at 7:03 P.M.**

Shelly Slavic-Marche, 28762 Eddy Rd. (Mother's Address)

The back of my mother's home is the back of where Dunkin Donuts comes on to the north. Where will the drive-thru be located? What are the footages, variances? It is going through my mother's backyard. I was here at the previous meeting six months ago after the first letter.

*There have been several meetings since where many of these items have been addressed.*

Henry Rigel, 2805 Bishop Rd.

Will we be able to ask additional questions after we have heard what they say? They are going to try to change the Ordinance. Will they follow the Ordinances? I am concerned about the delivery trucks speeding through without being stopped. I have reported it.

*We do not usually have another Public Portion afterward. We have had many meetings to be certain that the Ordinances are being followed.*

**Public Portion closed at 7:07 P.M.**

(Schryer) Dunkin Donuts was here two weeks ago. We did spell out how the project goes through the City and the different Ordinances. Tonight they are doing their Conditional Use, which is Section 1147.02 of the Codified Ordinances. When they go through Final Plan Review, they will be addressing lots sizes and ingress-egress under Section 1115 of the Codified Ordinances. It is important to read the Code carefully. We will do our best to answer the questions raised tonight. If anything has changed since last meeting, we need to know about it tonight.

**1. Bhavesh Patel / Niyati Enterprises**

Contractor: TBD

**2801 Bishop Rd. – Dunkin Donuts / Commercial Food Service - PPN: 31-A-008-D-00-026-0**

Plans stamped received in Building Department 7/3/14

Plans reviewed by Building Department 8/4/14

Present: Bruce Sekanick (Phillip Sekanic Architects) and Bobby Patel (Dunkin Donuts Franchising)

**Owner/Representative Comments:**

- We have responded to the concerns raised in the City Engineer' review in early July by letter. He felt our responses were appropriate.
- We are fitting a commercial business operation on a formerly residential lot in an area of formerly residential properties. They became commercial properties. Since that time the road expanded and the commercial properties became smaller commercial properties.
- We have worked to accommodate the City's concerns and needs. The City Engineer and Building Commissioner have been very helpful with suggestions on how we can make that happen while we have been addressing the operational needs of Dunkin Donuts.
- From the back line to the furthest point of parking is almost 40 feet and then to the drive-thru menu board is almost another 80 feet. It is even further to the building.
- We have worked with the landscape buffering to protect the houses on the back side. There is almost 40 feet which is clear between our property and the houses.
- It is part of our approval process that there will be an easement in the back for cross-access.
- We have worked to have as much of the side clearance from the property line to the drive-thru and parking areas in a way that we think Mr. DiFranco had indicated would be acceptable.
- Within the back parking area we have included pervious pavers in 6 parking spaces to address water run-off.
- We have met with the City to address fitting the site while getting traffic in and out and addressing concerns of the neighbors.
- The store and drive-thru close at 10:00 PM. It is not a 24-hour store. It opens at 5:00 AM.

**City Engineer's Comments (DiFranco):**

None

## **Board Comments**

Discussion of the Planning Commission and applicant is summarized below.

- Tonight we are only hearing the Conditional Use application.
- Nothing has changed since Preliminary Plan approval.
- The drive-thru is the main part of the Conditional Use. Concern expressed about how loud the speakers are. Dunkin Donuts has done several sites recently in residential areas with no complaint about the menu board and the drive-thru speaker from property owners at half the distance we have here. In back of the building, there is buffering to soften any sound.
- Distance from the house in rear to speak is about 150 feet.
- Landscape Buffering plan includes the amount of Green Space required within the site and a buffer to the residential properties.
  - That buffer will include pine trees and planting to absorb sound and block light. The landscaping plan is very detailed. All of the plants in the buffer zone are 'evergreen'.
  - Opacity- Plants develop most buffering after two years when they have filled in. Initially, it is about 60-70% opacity. That would increase to 85-90%
  - The L-shaped section – the section closest to the house on Eddy Road has more densely planted pine trees.
- Cross Access Roadway: The added landscape is L-shaped. If a road goes through in the rear, would it go through the landscaping? The adjacent property owners are required to have buffers also. We would have to work with those owners on where their roadway would come in. The roadway would likely come in through the area of our six parking spaces. We will have a deeper buffer than our neighbor to the north.
- The Planning Commission will be working with the next property owner on the cross access.
- Privacy Fence would provide additional security and buffering along the back property line. It is agreeable to the applicant. It should be consistent and match along the back of all of the businesses, including Sears Hardware property. Styles, size, maintenance personal preference of commercial fencing were discussed.
  - Initially, there would only be a fence on the Dunkin Donut property.
  - There is a fence behind Sears but it is part of the condominiums.
  - Additional review of the whole topographical is planned, especially since it will affect planning for the other businesses.
  - Consideration of a privacy fence does not affect Conditional Use.
  - It should be in the Final Plan.
- Site Plans made available for audience review. Additional review of plans available in the Building Department.
- Ingress-egress is only Right In-Right Out in the front for now. Dunkin Donuts is about 30 feet from intersection and traffic light. We are limited to property lines until other future development of the neighbors.
- Entrance and Exit at a traffic light is desirable for the four Bishop Road commercial properties.
- City Engineer has recommended a left turn further to the south closer to the old Sears building. He drew out what ODOT would need for that entrance and how traffic flow might work best.
- Planning has many meetings on this project over a long time. Great progress has been made. Planning has asked a lot. They have done everything that was asked. Many changes have been made. It is obvious that they want to be good neighbors.
- The City Engineer will need to have enough time to review all of the Final Plan.
- City Attorney has advised that whatever motion is made tonight for Conditional Use will become part of the motion at Final Review when the rest of the project is considered under Section 1115.

**MOTION:** Joseph Zawatski moved to grant the Conditional Use at 2801 Bishop Road. Dunkin Donuts has satisfied the criteria in 1147.02 of the Codified Ordinance of the City of Willoughby Hills. The City created a hardship by taking land from the site to provide the widening of Bishop Road. This development is important to the City being the first to develop in this Bishop Road area. The plan has been worked to its best conclusion. Approval and issuance of the Conditional Use is based on compliance on the four points raised by the City Engineer in his memo dated 7/10/14. Two variances are required including 1137.04 for a 5-foot parking setback and 1147.06 due to lot size due to widening of Bishop Road. Variances required will be handled under Section 1115 of the Codified Ordinance of the City of Willoughby Hills at final approval.  
Seconded by John Lillich  
Voice Vote: Ayes Unanimous  
**Motion Passes 6/0**

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**Disposition of Minutes**                      **Meeting of July 17, 2014**

**MOTION:** John Lillich moved to accept the Minutes of July 17, 2014 as presented.  
Seconded by Joseph Zawatski  
Voice Vote: 5 Ayes and 1 Abstention (Fiebig)  
**Motion Passes 5/0**

**ARCHITECTURAL BOARD OF REVIEW**

**Public Portion opened at 7:51 P.M.**

No Public Input

**Public Portion closed at 7:51 P.M.**

1. Paul Kastelic

Contractor: Barr Brothers Construction

**35255 Dixon Rd. (S/L 50) – New Home - PPN: 31-A-004-C-00-002-0**

Plans stamped received in Building Department 7/7/14

Plans reviewed by Building Department 7/23/14

Present: Bob Kastelic, Paul Kastelic and David Barr (Barr Brothers Construction)

**Owner/Representative Comments:**

- Applicant explained the color of exterior finishes [written list provided and samples shown].
- IKO Charcoal gray roof, Alside Cape Cod gray siding. There will be gray shake on the front. Trim is Glacier white. Stone on front of house will be LedgeStone Prestige (Dutch Quality). The rear

and the sides are swirl gray stucco. Foundation in front is LedgeStone Prestige. Rear & sides are swirl gray stucco. Doors are white. Paneled Shutters will be storm gray.

- Picture of house that Paul liked was circulated.
- This is a new house on an older street. House is 150 feet from street
- They bumped out the two windows on the garage to give it more dimension.

**City Engineer's Comments (DiFranco):**

None

**Board Comments**

(Wyss) All approvals are completed.

(Schryer) Some of the windows are trimmed out with 4-inch trim. How much trim in on the sides and the rear? *New construction window allow the siding to tuck behind the window with a better water seal. Trimming them out makes them more susceptible to leakage. We are thinking of Jeldwen windows with 2 ¼-inch brick mold.*

(Lillich) We have consistently asked for 4-inch trim over the years. Everyone has complied. It is an architectural concern with us. Function can be accomplished. Do we want to change precedent?

(Smith) A 2 ½-inch trim does not give you the same effect. *The house is back from the street. We could do 4-inch on the front and get the wider window frames on the sides and rear?* I am not a fan of doing something really nice in the front but not the sides and rear. We are also protecting future property owners. I would rather stay with the 4-inch.

(Lillich) We are protecting his value. It is the standard throughout the City. *I said I would present it. We will do our best.* You show stone to grade for the foundation on the front. It is blank on the side and rear elevations. *They will have the gray stucco finish.* We also ask you to wrap the stone 24-inches around the corners. *We wrapped it around the side of the garage.* You need to wrap every place where you are coming to an end.

(Schryer) You have muntins on the front. Will you have muntins on the windows all the way around the house? *Yes, all around.* On the left elevation, one window has them but not the other windows. Sometimes the architect does not draw them on all the windows, but the builder intends to put them in. You are going to put them in? *Yes, all the way around the house.* Did we come to a decision about the trim on the windows? *We will go with 4-inch trim. Are muntins a good idea in the back sunroom? It has a great view of the woods. We would like to keep those windows open. These muntins are between the glass.*

(Smith) I would treat the sunroom windows like a big picture window.

**MOTION:** John Lillich moved to approve the New Home at 35255 Dixon Rd.as submitted, with the condition that all window will have 4- inch trim and there will be muntins in the windows all around the house and the garage door, except for the sunroom which will be the homeowner's choice.

Seconded by Joseph Zawatski

Voice Vote: Ayes Unanimous

**Motion Passes 6/0**

2. Bishop Willoughby Company, LTD

Contractor: American Heritage Motorcycles, LLC

**2821 Bishop Rd. – Replacement for Existing Monument Sign - PPN: 31-A-008-D-00-032-0**

Plans stamped received in Building Department 7/11/14

Plans reviewed by Building Department 7/22/14

Plans stamped approved by City Engineer 7/11/14

Present: Bill Eberhard (Eberhard Architects)

(Wyss) The banner was already approved as a Minor Alteration. We are only looking at the monument sign.

**Owner/Representative Comments:**

This is a replacement of an existing monument sign with a gable form. The owner's logo is a simple cylindrical disc. This is smaller and supported on rods so it is less of a visual obstacle to anyone pulling in and out.

**City Engineer's Comments (DiFranco):**

None

**Board Comments**

(Smith) This is how a monument sign should be built. It is face brick. It is limestone caps. It is a nicely designed sign. *Thank you.*

**MOTION:** John Lillich moved to approve the Replacement for Existing Monument Sign at 2821 Bishop Rd. as submitted.  
Seconded by David Fiebig.  
Voice Vote: Ayes Unanimous  
**Motion Passes 6/0**

3. Eric Loomis

Contractor: Eric Loomis

**2899 Lamplight Lane – Exterior Façade Change - PPN: 31-A-005-J-00-031-0**

Plans stamped received in Building Department 6/26/14

Plans reviewed by Building Department 7/15/14

Plans reviewed by City Engineer 6/27/14

Present: Eric Loomis

**Owner/Representative Comments:**

We are doing a facial upgrade to the property: all new roof, all new siding and new windows on the front façade. There were a couple changes to two of the existing gables. The porch is being rebuilt. Samples were shown.

- Standing seam roof by North Star Metals.
- Hardy plank shake siding in a sandstone-beige color on the whole house.
- Underneath that is a band that runs through the first floor of the house.
- Under that is an 8x16 block of buff colored sandstone by Coral Cast. It will run down to grade.
- There will be new white Anderson 400 series awning windows on the front façade. The rest of the windows in the house are casement windows. The only difference is that they are awnings.

(Schryer) What about the back of the house? There is no rear elevation for us to review.

- There is the hardy plank shake siding with a band of sandstone (Coral stone) that runs up to about wainscot height (about 4 feet). It is taller in the front and shorter in the back. It starts at the columns at the corners at the end of the house and 'step-down'.

- Windows in the back: Nothing done on those yet because we still have pending stuff with the Engineer. They have window wells. They will be trimmed out the same as the front (6 inch?).  
(Wyss) He is not changing where the existing windows are located. The existing sliding glass doors in the back and on the side will stay. A Protected Area issue is being determined by the City Engineer before he plans for decks or patios in the back

**City Engineer's Comments (DiFranco):**

Memo dated 6/27/14 from City Engineer DiFranco RE: Detached Garage & Home Additions at 2899 Lamplight Lane

**Board Comments**

(Smith) Will you be using a liner panel or insulating underneath the standing seam roof? *It will have Ice Guard.* Adding a lining panel will deaden the sound. *That sounds like a good idea.*

The color of the standing seam roof is very tasteful. It fits the style of the home. *We want it to blend in. The panels will be bent to fit the house, rather than pre-made. That includes the gutters and soffits.*

(Lillich) He has enhanced the house in the front.

(Schryer) They had an outbuilding planned but it is crossed out on the plans. It is in the Riparian Setback. They are waiting for the Engineer's review. *We tried to make the outbuilding look like part of the house. If it goes through, all the finishes will match exactly.* We have drawings for the front and sides of the house. We do not have the drawings for the outbuilding.

(Weger) When do you plan to do this project and when do you plan to complete it? *We will start as soon as we have approval. We will do the front first while waiting on the Engineer.* We get questions every day about the unfinished appearance of the house. *The roof has already been ordered. We got that permit a couple weeks ago. Everything else will be ordered by next week. My wife's deadline is November 1<sup>st</sup>.*

**MOTION:** David Fiebig moved to approve the plans for the Exterior Façade Change at 2899 Lamplight Lane as submitted.  
Seconded by Mayor Weger  
Voice Vote: Ayes Unanimous  
**Motion Passes 6/0**

4. Justin Coran

Contractor: Otero Signature Homes

**2300 Rivers Edge – Single Family Home - PPN: 31-A-017-C-00-019-0**

Plans stamped received in Building Department 8/4/14

Plans reviewed by Building Department on 7/23/14

Plans reviewed by City Engineer on 7/28/14

Present: Justin Coran & Jennifer Jeung and Ted Otero (Otero Signature Homes)

**Owner/Representative Comments:**

It is a 3800 square foot, 4 bedrooms, 3 ½ bath contemporary house with a finished basement. House explained with display board, color rendering, samples and a scale model of home.

- Prairie style windows are Pella brown.
- Tan stucco (Nomadic Desert) all the way around.
- Stonework is Prestige Bucks County Ledgestone

- Roof is Weathered Wood by GAF
- Epay wood siding used as accent on the front.
- For 'Massing' purposes, model was passed around. Rooflines have changes since model was created. Footprint is exactly the same.

**City Engineer's Comments (DiFranco):**

Memo dated July 28, 2014 from Asst. City Engineer Collins RE: Construction of New Single Family Home at 2300 Rivers Edge.

**Board Comments**

(Schryer) They do not have Septic and the Soil & Water approval. Most of that is because the City Engineer is on vacation. *We are submitting for Septic on Monday and then get Soil & Water.*

(Smith) The applicants are friends who are moving into the neighborhood. *We already have approval from the Home Owners' Association.*

(Lillich) 4-inch trim does not fit here.

(Smith) It is not appropriate for this style. You have two spots on the home that show horizontal siding. You could leave them as stucco in a different shade, rather than a third material. *It will be Ipay wood siding. It will match the cedar soffits and accents in designated areas.*

(Lillich) The house fits well on the lot.

**MOTION:** John Lillich moved to approve the plans for the 2300 Rivers Edge at 2899 Lamplight Lane as presented conditional on final engineering approval

Seconded by Christopher Smith

Voice Vote: Ayes Unanimous

**Motion Passes 6/0**

5. Paul T. Znidarsic

Contractor: Paul T. Znidarsic

**32101 Miller Ave. – Pole Barn - PPN: 31-A-013-B-00-088-0**

Plans stamped received in Building Department 8/1/14

Plans reviewed by Building Department 8/4/14

Present: Paul Znidarsic

**Owner/Representative Comments:**

- Site plan with GIS photo in packet. Photos of house and grounds shown.
- The house was built in 1985. It is all cedar. House will be painted tan color.
- Pole Barn is 565 feet from street. It will be next to the turn-around and near leach field.
- Barn will have 5-inch tan vinyl siding to match house. Roof will have same type shingles as house.
- Window trims will be dark (royal brown) to match soffits and gutter fascia on house. All the metals are brown.
- Garage door will be Clopay solid wood. It will also match.

**City Engineer's Comments (DiFranco):**

None

**Board Comments**

(Smith) There is stone on the front of the home. Will there be stone on the garage? *With the size of the doors, there is not much room. You will not lose much by not putting it on.*

(Lillich) The new color on house will match the color of the pole barn? *Yes.*

**MOTION:** John Lillich moved to approve the plans for the Pole Barn at 32101 Miller Ave. as submitted.  
Seconded by Mayor Weger  
Voice Vote: Ayes Unanimous  
**Motion Passes 6/0**

**PLANNING COMMISSION**

**Public Portion opened at 8:44 P.M.**

No Public Input

**Public Portion closed at 8:44 P.M.**

No Pending Business

**WORK SESSION**

**Public Portion**

1. Evans Riggan, Et Al

Contractor: Green Shamrock Construction

**Dodd Road – 11 Lot Subdivision - PPN: 31-A-009-0-00-034-0**

Plans stamped received in Building Department 6/24/14

Present: Kevin Foley and Dennis Foley

**Owner/Representative Comments:**

- Proposal for subdivision of about 26-acre parcel on Dodd Road belonging to the Riggan brothers.
- It would be lot split into a 9-lot subdivision
- We have been working with the Building Commissioner and have done preliminary work with the City Engineer.
- We are here to hear any comments or suggestions on the proposed project.

(Schryer) This is a Work Session. The Board offers suggestions. There is no vote.

**City Engineer's Comments (DiFranco):**

None

**Board Comments**

(Lillich) There is an existing gas well. *It is located on Lot 6. It currently has a temporary driveway and electric service. Driveway will be relocated to a dedicated easement which will be on that property. It is about 300 feet from the dwelling. ODNR guideline for new houses is 250 feet.*

Is there any thought of phasing out this well? *Alliance Petroleum is not responding to our calls. It is not a great producing well.*

Three lots will share part of this pond. There would need to be some sort of agreement between the property owners regarding maintenance of the pond. The City should not be put in the position of

'referee'. *We are discussing the future of the pond. It does filtration of the water coming off the hill. Springs come out of the hillside. Perhaps a Home Owner's Association (HOA) document regarding the three lots and the retention basin? We could look into it. Most home owners hate HOAs. We could draft a common maintenance agreement, perhaps in the form of a deed restriction.*

I saw the first drawings that came in. I am happy about the changes. *We made changes due to the Riparian setback; we granted those to be compliant. We worked with Lake County on the septic systems; they are drawn with mound drip filtration and duplication systems. It is difficult to get those and a decent size house on a 1-acre lot. We increased the frontage from 100 feet and lost two lots. There is approximately 8 acres of flood plain. It may be retained by the owner or in could become part of Sublot 9 with stipulation that it is one single lot with flood plain and heavy wetland.*

(Wyss) Did you have a meeting with the Chagrin Valley Watershed Partners (CVWP)? *There was discussion about whether the Riparian setback included the bank of the river itself or the floodplain area. Riparian is the floodplain. That allowed Sublot 9 to be created.*

(Lillich) We have worked with CVWP. I have worked a lot with the Land Conservancy. The future of the nine acres has not been determined.

(Wyss) The Board would grant any Protected Area permit prior to the final approval. Did the CVRP speak to the driveways that would be in the protected areas because it is 120 feet from the river? *I do not know that it was addressed. I will clarify that with the CVRP for the Engineer's benefit. Almost all of the structure is out. Of the 26 acres, 35 % has been negated by Public Domain. The owner does not understand why his 26 acres only has 9 lots. The owner's father bought the property; the owner is in his 80's. He says that there has never been any water on that piece.*

(Lillich) My family has been there since 1840. The owner is correct. *Everything got re-categorized after the 2005 thing. I do know what the criteria were. I have only seen water over Dodd Road. This piece versus the other bank is probably 25 feet higher. Unless water changes its nature the water will go that way (lower side) rather than this way (high side).*

(Lillich) Before they go, I want to leave them with one thought for the future. I grew up in the Chagrin River Valley. I have worked to protect it from Solon to here. The architecture and atmosphere of the river valley is pretty well set. When considering style of homes to be built, please keep in mind that we would like to keep the architecture compatible with existing. I have gotten questions from concerned neighbors. *Our architecture is in keeping with what you see in mainstream.*

(Kevin Foley) My questions would be the next step. I will meet with the City Engineer next week. We are doing Soil work. In Lake County, everything seems to be going with the drip irrigation system. Laura Kuns seems to be okay with it.

(Schryer) Most of the people here do not seem to have a problem with this. You will need to sort things out with the City Engineer and resolve floodplain issues.

(Kevin Foley) Most of the lot lines go to the other side of the river.

(Lillich) Property across the river is being considered for permanent protection under the Land Conservancy. It is uncertain who will manage it. At this time, it is privately held.

(Kevin Foley) We will probably take the lot lines to the road.

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS**

Chairman Schryer met with Mr. Smith and Mr. Zawatski regarding the Overlay District. Soon they will hold public meetings before the PCABR meetings. They will be scheduled at 6:00 PM, earlier than the usual 7:00 PM. They will notify the Clerk by 3:00 PM on the Friday before so that the meeting can be publicized.

**MAYOR'S REPORT**

We have an issue on Fowler Drive, S/L 19. It was the old waste water plant. It was supposed to be removed. Everything above the ground was. Everything else was buried. The basement was being dug by ProBuilt Homes when they ran into this. The property owner wants everything removed. There are some other tanks further back in the property. The City has done some soil bores. There seems to be some confusion about who is responsible for this. The former City Engineer, the Fowlers, Mr. Kiss from Andy's Empire and the City are involved somehow. We are working to resolve this. The gentleman wants to continue to build his house because he is currently renting. His wife would like to move into a completed house in the near future.

**COUNCIL REPRESENTATIVE'S REPORT**

We would like to commemorate the passing of John Grzincic. He was a 46-year resident of the City of Willoughby Hills on Allen Drive. I met him through the St. Noel Golf League. His son is President of the Boosters at South High School. He will be missed.

**BUILDING COMMISSIONER'S REPORT**

L/S 19 on Fowler Drive: For the first time, the City is asking for the variance to move the house on the lot to help this homeowner. The City made application. It is paying for the variance. He continues to say that he wants to build on this lot.

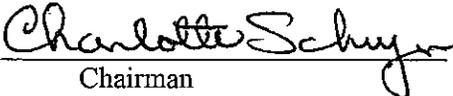
**CHAIRMAN'S REPORT**

None

**MOTION:** John Lillich moved to adjourn.  
Seconded by Mayor Weger  
Voice Vote: Ayes Unanimous  
**Motion Passes 6/0**

**Adjourned at 9:07 P.M.**

  
Clerk

  
Chairman

Date Approved August 21, 2014