

**PAINESVILLE TOWNSHIP
BOARD OF ZONING APPEALS
MEETING MINUTES**

July 14, 2020

Painesville Township Office 55 Nye Rd. Painesville Twp., OH, 44077

Present: Tom Hill, Dave Enzerra, Ken Sullivan, Randy VanBuren, Dave Lindrose
Absent: None
Zoning Inspector: Rich Constantine, Harley DeLeon
Legal Counsel: Jeremy Iosue

Chairman, Tom Hill called the meeting to order at 6:32 P.M. The Pledge of Allegiance was not recited due to the virtual hearing. The public hearing was held by video conference due to respectful response to the coronavirus mandates in the State of Ohio. A roll call revealed that a quorum was present. Legal Advisor Jeremy Iosue swore in the persons who were present to speak, and intended to testify during the public hearings.

PUBLIC HEARING:

• **Case 20-BZA-10:**

Applicant Agile Sign and Lighting filed a Variance Application for property located at 2183 Mentor Ave. (PPN 11-A-014-A-00-004-0). The request is to allow installation of a 60 sq ft illuminated sign cabinet on a pole with a setback of 18 ft from the Mentor Ave. R-O-W and a setback of minus 7 ft from the Wellesley Blvd. R-O-W in violation of Section 28.05(B)(3) which requires a minimum setback of 20 feet from any street R-O-W for a sign of 16 foot overall height.

Chairman saw no error of the Zoning Inspector asking for this variance. Chairman asked if someone would like to speak in favor of the request.

Cione Belknap and Lou Belknap of 35280 Lakeland Blvd. Eastlake, OH. 44095 were representing Agile Sign and Lighting, and speaking in favor of the request.

Cione Belknap stated that the applicant would like to have a bigger sign that is moved further back but closer to the Wellesley Blvd R-O-W. Lou Belknap stated that this was to prevent the sign from being hit by trucks pulling in and out of the parking lot.

Chairman asked when the applicant would like to do this project.

Lou Belknap stated as soon as possible.

Chairman asked if anyone else would like to speak in favor or against. Hearing none.

Chairman asked if the board had any questions. Hearing none.

Chairman asked if anyone would make a motion.

Ken Sullivan made a motion to approve **Case 20-BZA-10** as submitted. Dave Enzerra seconded.

Roll Call: VanBuren; Aye, Lindrose; Aye, Sullivan; Aye, Enzerra; Aye, Chairman; Aye.

Motion carried.

Chairman asked if anyone would like to make a motion to journalize **Case 20-BZA-10**.

Dave Lindrose made the motion to journalize **Case 20-BZA-10**. Ken Sullivan seconded.

Roll Call: Sullivan; Aye, Enzerra; Aye, VanBuren; Aye, Lindrose; Aye, Chairman; Aye.

Motion carried.

- **Case 20-BZA-11:**

Applicant EK North Creek LLC filed a Variance Application for property located at Blasé Nemeth Rd. (PPN 11-B-035-C-00-002-0). The request is to allow construction of a 4800 sq ft building with a proposed clearance on the left sideline of 5ft. and a proposed clearance on the right sideline of 38.82 ft. in violation of Sections 26.07(A) and 26.07(B) which require a minimum side clearance of 25 ft. from non-residential and/or non-recreational property lines and a minimum 50 ft. buffer in addition to a 50 ft. clearance, totalling 100 feet of clearance area from a residential or recreational property line.

Chairman saw no error of the Zoning Inspector requiring a variance. Chairman asked if someone would like to speak in favor of this request.

Yvonne Ilacqua of EK North Creek LLC at 1895 Blasé Nemeth Rd. Painesville, OH. 44077 spoke in favor. Yvonne Ilacqua stated that EK North Creek LLC was requesting a variance and a combination variance buffer. Yvonne Ilacqua stated that their property lot was an odd shape to build the proposed building on, and would not meet the requirements of zoning due to the shape of the parcel. The applicant would like to build the proposed building on the lot as their own free standing office space and equipment storage, due to no more space of the current business space. The applicant continued that the proposed building would have very nice landscaping, and bring in approximately \$6,000.00 per year for the township in property taxes. Yvonne Ilacqua continued that they would keep all pines and thick shrubbery along the side of the proposed building's driveway on North Creek Dr. The property line runs along North Creek. The applicant stated that this will hide the building and secure it better. Yvonne Ilacqua continued that with zoning requirements now, and the odd shape of the property, they cannot add on to their property. Yvonne Ilacqua continued, that they have had this property in their family for several years and are paying property taxes on this property; they would like to develop the property more. Yvonne Ilacqua stated that they have done hard soil testing, and the landscaping to all their owned properties to keep them well kept. Chairman asked the applicant if they or someone else was currently in the buildings on their property. Yvonne Ilacqua stated that they were all rental properties, but were owned by EK North Creek LLC. Yvonne Ilacqua continued that they do use one of the buildings as their current business set up. Dave Enzerra asked what the applicant would do with the building they have moved from. Yvonne Ilacqua stated that it would be rented out.

Randy VanBuren asked exactly where the proposed building would be located on property.

Harry Jones of Jones Surveying, representing the applicant, also spoke in favor; stated that the proposed building would be to the west side of the property. Harry Jones continued that they wanted to keep the building to the west of North Creek as far as possible.

Chairman asked if there was anyone else to speak in favor of the request. Hearing none. Chairman asked if there was anyone to speak against the request.

Lindsey Wrubel, attorney from Otton Associates, 1300 E. 9th st. Suite 1520, Cleveland, OH. representing North Creek Condominium Unit Owners Association, spoke against the request.

Lindsey Wrubel stated that the condo association's main concern was the use of the condominium's primary entrance/exit that ran alongside the proposed building. Lindsey Wrubel stated that the property for the proposed building is owned by the applicant, but that the landscaping is currently maintained by North Creek Condos. Lindsey Wrubel continued that the property's fair market value is \$4800.00, and the property taxes have been around \$150.00 a year. Lindsey Wrubel stated that the condo association's thought was that the property where the proposed building would go, was meant to be a buffer between the residential area and the industrial properties. Lindsey Wrubel continued that she knew there were many factors for the board to have to consider to grant this variance. Lindsey Wrubel wanted to bring to the board's attention the question of will this property yield some sort of reasonable return for the applicant, or can there be some other beneficial use of the property without the variance. Lindsey Wrubel continued that her contention for the board is that because the applicant created the subdivision of lots

and the North Creek Villas Condominiums, essentially the applicant created the condition that they're seeking a variance for; that the property has been known as unbuildable to. Lindsey Wrubel stated that this would be a substantial variance, proposing to take a 100 foot buffer down to 38 feet. Lindsey Wrubel continued that the applicant could possibly take out the landscaping and build a commercial building that will be up against the property line.

Yvonne Ilacqua, in favor of, stated that EK North Creek LLC, tried to sell the property next to North Creek Condominiums to the condo association. Yvonne Ilacqua stated that the condominiums's signs were on the property, but the applicant was the one paying the property tax. Yvonne Ilacqua continued that she wanted to remind the board that the township collects \$344,000.00 a year in property tax from the condominiums that her family built. Yvonne Ilacqua continued that they want to utilize the property the best way they can. Lindsey Wrubel, representing North Creek Condo Association, speaking against the request, stated that at the time of the offer from the applicant to the association, to buy the property; buying the property was not feasible for the Association. Lindsey Wrubel stated that the offer was substantially higher than the fair market value of the property at the time. Lindsey Wrubel continued that the condo association would need 75% of the association membership to consent. Lindsey Wrubel stated that the concern here was the residential character of this particular area, and the buffer of the primary entrance/exit for the condos and the proposed building. Lindsey Wrubel continued that one of the factors that the board had to look at was whether or not the variance would preserve the spirit of the zoning requirement. Lindsey Wrubel continued that here, the zoning requirement intent would not be upheld. Lindsey Wrubel stated that the buffer between the residences and commercial property was a zoning requirement. Lindsey Wrubel stated that the association's concern is that the residential character of the area will be eroded by the possible variance approval. Lindsey Wrubel stated this variance would now concern around 173 tax paying families in the condo association to lose the needed buffer between the residents and the proposed commercial building. Lindsey Wrubel, representing the North Creek Condo Association, respectfully requested that the board deny the request for a variance.

Chairman reminded the board that this is an area variance being requested. He continued that there's a precedent that has been set by Duncan versus Middlefield, that there are seven (7) standards that need to be met. Chairman continued that the board will need to pay attention to these standards. Chairman continued that Lindsey Wrubel, speaking against; brought up some of these standards.

Chairman asked if there was anyone else to speak in favor of or against the request. Hearing none. Chairman asked if the board had any questions.

Yvonne Ilacqua speaking for, stated that the property is zoned industrial. The applicant continued that there's no storm, or sanitary sewers. Yvonne Ilacqua stated that septic approval would be questionable. Yvonne Ilacqua continued that Blasé Nemeth Road is all residential, but the property is zoned commercial.

Dave Lindrose asked how far away the applicant's first building is from the North Creek drive.

Harry Jones, in favor of, stated that to North Creek Drive, the building is about 54 feet or more off the edge of the pavement to the corner of the building. Harry continued that they have about a 36 ft setback, plus another 18 ft from the set back, to the edge of the pavement.

A discussion was held on where the proposed building would be.

Rich Constantine, Zoning Inspector stated to the Chairman, that the entrance for the condo association is zoned residential. Rich continued that the main entrance/exit would be on Blasé Nemeth Road. The entrance/exit for the condos, would be to the east or right hand side of the property that the proposed building would be built on.

It was not clear on the drawing included, where the access road for the proposed building was going to be.

Chairman asked if a septic tank, dosing tank, utility easement was already planted as shown on the proposed plans.

Yvonne Ilacqua, in favor of, stated that that's where they were planned to go, and not yet installed.

Chairman asked if the board had any other questions.

Rich Constantine stated a discrepancy in EK North Creek LLC building tenants, not zoned properly.

Yvonne Ilacqua stated that in their lease agreement, it was the tenant's responsibility to file.

Chairman did a general review of the applicant's property for a better understanding. Chairman stated to the applicant that the applicant owned a lot of the property present. Chairman continued that the applicant then subdivided it.

Yvonne Ilacqua stated that it was her father who previously owned and developed the properties. The applicant continued that he developed the condo complex. Yvonne Ilacqua stated that when her father passed away 5 years prior, he left it to the family to take over. The applicant continued that since taking over the properties, they've put a lot of work into the upkeep of the properties. The applicant stated that there has been an ongoing issue with the Association for the property used as a buffer.

Chairman stated that the Board of Zoning Appeals have specific guidelines they have to go by. Chairman continued that any proposal made will be made to the positive of the township. Chairman stated that then the board will decide whether they want to vote yes or no on the proposed variance.

Chairman asked if the proposed building was the minimum size needed to store equipment.

Yvonne Ilacqua stated that yes, that was the size they needed. The applicant stated that they needed this size for the proposed building, to use for equipment storage.

Ken Sullivan stated that looking at this case, this was an extreme variance. Ken continued that with the property being zoned industrial, that if the variance were to be approved and the applicants were to move; the property can become anything that fits I-2. Ken asked Rich Constantine, Zoning Inspector, if that was correct. Rich stated that that was correct. Ken stated that concerned him.

Chairman then read the seven (7) conditions from Duncan vs. Middlefield that the board is required to review for an area variance. The conditions are as follows:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
2. Whether the variance is substantial.
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
4. Whether the variance would adversely affect the delivery of governmental services from ex. water, sewer, or garbage.
5. Whether the property owner purchased the property with knowledge of the zoning restrictions.
6. Whether the property's owner's predicament feasibility can be obviated through some method other than a variance.
7. Whether the spirit and intent behind the zoning requirement would be observed in substantial justice done by granting the variance.

Chairman asked if the board had any other questions.

Dave Lindrose brought up the applicant's offer to the condo association, to buy the land being used as a buffer.

Yvonne Ilacqua stated that yes they had offered to sell the land to the condo association, but there was never a definite response to the offer. The applicant was not quite sure what the offer amount had been.

Yvonne Ilacqua stated that she could find out the amount of the offer, if need be for the meeting.

Lindsey Wrubel, against, stated that the offer was substantial to market value, and not a viable option for the Association.

Chairman asked if there was anyone else to speak in favor of or against the request. Hearing none.

Chairman asked if the board had any more questions.

Dave Enzerra made an observation about both parties finding a reasonable solution together that would benefit them both.

Chairman asked if Harry Jones, in favor of, had anything else that might be appropriate to approach the condo association about, or if the request is set in stone.

Harry Jones, in favor of, stated that it was set in stone. It was a small, odd shape lot to build on that would also need to meet many zoning requirements that would follow, if the proposed building was approved.

Chairman asked if anyone would make a motion.

Dave Lindrose made the motion to approve **Case 20-BZA-11**. Ken Sullivan seconded.

Roll Call: VanBuren; Nay, Enzerra; Nay, Sullivan; Nay, Lindrose; Nay, Chairman; Nay.

Motion denied.

- **Case 20-BZA-12:**

Applicant Adam Wallace filed a Variance application for a property located at 417 Morrell Ave. (PPN 11-B-006-F-00-115-0). The request is to allow construction of a deck on the rear of the dwelling which proposes a rear yard clearance of 18 ft. in violation of Sections 14.03(A)(1) and 14.03(G)(2) which require a minimum rear yard clearance of 25 ft.

Chairman saw no error of the Zoning Inspector asking for this variance. Chairman asked if someone would like to speak in favor of this request.

Adam Wallace of 417 Morrell Ave Painesville, OH. 44077 represented himself, speaking in favor of the request.

Adam Wallace stated that with the construction of the proposed deck would not allow for much yard space. He continued that the approval of the variance would allow him the space to plan future projects.

Chairman asked if anyone else would like to speak in favor of or against the request. Hearing none.

Chairman asked if anyone had any questions. Chairman asked the applicant if the proposed deck was already built. The applicant stated that it was.

Chairman asked if there were any more questions. Hearing none. Chairman asked if someone would like to make a motion.

Ken Sullivan made the motion to approve **Case 20-BZA-12**. Dave Lindrose seconded.

Roll Call: Enzerra; Aye, VanBuren; Aye, Sullivan; Aye, Lindrose; Aye, Chairman; Aye.

Motion carried.

Chairman asked if anyone would make a motion to journalize **Case 20-BZA-12**.

Dave Lindrose made the motion to journalize **Case 20-BZA-12**. Dave Enzerra seconded.

Roll Call: Sullivan; Aye, Enzerra; Aye, VanBuren; Aye, Lindrose; Aye, Chairman; Aye.

Motion carried.

- **Case 20-BZA-13:**

Applicant Roger Principe filed a Variance Application for property located at 90 Wonderlust Dr. (PPN 11-A-025-E-00-031-0). The request is to allow the installation of 4 ft height fencing between the main dwelling and the right-of-way of Foxfire Dr. in violation of Section 6.13 (E) which prohibits fences in excess of 36 inch height in the specified area.

Chairman saw no error of the Zoning Inspector asking for a variance.

Roger Principe of 90 Wonderlust Cr. Painesville, OH. 44077 represented himself, speaking in favor of the request.

Roger Principe stated that the proposed fence is over 170 feet away from the intersection of Wonderlust and Foxfire. He continued that it poses no line of sight safety issue.

Chairman asked if there was anyone else to speak in favor of or against the request. Hearing none. Chairman asked if there were any questions from the Board. Hearing none. Chairman asked if anyone would like to make a motion.

Dave Lindrose made the motion to approve **Case 20-BZA-13**. Randy VanBuren seconded.
Roll Call: Sullivan; Aye, Enzerra; Aye, VanBuren; Aye, Lindrose; Aye, Chairman; Aye.
Motion carried.

Chairman asked the applicant if this project was one that he wanted to do right away. Applicant stated that it was.

Chairman asked if anyone would make a motion to journalize **Case 20-BZA-13**.
Ken Sullivan made the motion to journalize **Case 20-BZA-13**. Dave Lindrose seconded.
Roll Call: Enzerra; Aye, VanBuren; Aye, Sullivan; Aye, Lindrose; Aye, Chairman; Aye.
Motion carried.

- **Case 20-BZA-14:**

Applicant Allen T Manning filed a Variance Application for property located at 146 Fruitland Ave. (PPN 11-B-032-A-00-018-0). The request is to allow a gravel driveway to be installed on this property in violation of the provisions of Section 29.06(A) of the Painesville Township Zoning Resolution which requires, among other things, that all driveway surfaces and all parking surfaces in all zoning districts be composed of Asphalt Concrete, Portland Cement Concrete or Pervious Pavement as all are defined in Section 5 of the Zoning Resolution and that all surfaces are to be homogeneous in total.

Chairman needed clarification on a driveway paving quote that was provided by the applicant. Chairman stated that the applicant was filing a variance for a gravel driveway, but the quote from North Shore Sealcoating was for hot mix asphalt.

Allen T Manning of 146 Fruitland Ave. Painesville, OH. 44077 represented himself and spoke in favor of the request.

Allen Manning stated that he was a first time new homeowner. Allen Manning continued that he knew he had to fix the driveway when he bought his home, and that he had laid for something the time being to keep his motor vehicle from getting stuck entering and exiting the driveway. Allen Manning stated that he had plans to eventually pave the driveway with something better, and he had not known that gravel was against the zoning requirements. Allen Manning stated that the variance he applied for, was to not have to cement the driveway, due to the quote from North Shore Sealcoating being out of his means.

Chairman stated that that was the clarification he needed for the quote provided with the variance application. Chairman asked the applicant if the applicant wanted a gravel driveway.

Allen Manning stated that gravel would be fine if the Board allowed.

Chairman asked Rich Constantine, Zoning Inspector, that the request is for a gravel driveway, which is not allowed per zoning requirements.

Rich Constantine answered that it was correct.

Chairman asked the applicant if he understood that a gravel driveway was not allowed.

Allen Manning, in favor of, stated that when he bought the home, he was told there was no driveway, and that he would have to have one put in. The applicant continued that he did not know the driveway at the time was in such bad condition. The applicant stated that he was also not aware of gravel being against zoning requirements.

Chairman asked if there was anyone else to speak in favor of the request. Hearing none. Chairman asked if there was anyone speaking against the request.

Bruce Broyles, attorney representing Tari and Fabian Medvec, spoke against the request.

Bruce Broyles stated that the Medvecs previously owned 146 Fruitland Ave. Bruce Broyles continued that the Medvecs own the adjacent property that shares the proposed driveway. Bruce Broyles stated that the Medvecs lost 146 Fruitland Ave to foreclosure, and tried to do a short sale on the home instead by using the driveway as one of the issues. Bruce Broyles stated that in November of 2019, the Medvecs had talked to the zoning inspector to see if the driveway could be expanded or if a new driveway had to be installed instead. Bruce Broyles stated that the applicant, Allen Manning, had signed a purchase addendum stating that there was a driveway issue. Bruce Broyles continued that discussions were had with the real estate agent, zoning inspector, to make sure it was known there was an issue with the driveway at the time of purchase. Bruce Broyles stated, per Rich Constantine's notes, that any expansion of the driveway more than 10% would have to be asphalt at a minimum. Bruce Broyles continued that the applicant knew about the issues of the driveway. Bruce Broyles then brought up the seven (7) factors from Duncan versus Middlefield, stating that without the variance, the property would yield the same return. Bruce Broyles stated that offers were made for the adjoining property to the applicant, so that the applicant would not have needed the variance. Bruce Broyles continued that it would not affect delivery of governmental services. Bruce Broyles continued that the problem could be resolved in some other manner, that the applicant would need to put in the driveway that is a zoning requirement. Bruce Broyles stated that this variance would not preserve the spirit and intent of the zoning ordinance due to the township recently adding the requirement that adding a hard compound surface so that driveways would not be damaged, adding excess debris on the road. Bruce Broyles, representing Tari and Fabian Medvec, speaking against, stated that the variance should not be granted.

Rich Constantine, Zoning Inspector, stated that he had documents that were sent in as evidence. Rich also corrected Bruce Broyles's statement that there has not been any recently added zoning requirements for driveways.

Chairman asked Rich Constantine if the purchase addendum was one of the documents to show the board.

Rich Constantine presented the purchase addendum over video conference to show the board.

The purchase addendum stated that the buyer of the property accepts the understanding that a new driveway may need to be installed.

Bruce Broyles stated that the Medvecs were trying to salvage a short sale of a property that ended up going through foreclosure when the applicant accepted the property as is, on purchase.

Chairman then asked Bruce Broyles, representing Tari and Fabian Medvec, speaking against, if a realtor was involved, being that the property ended up being sent to a sheriff sale.

Bruce Broyles stated that the property was purchased after the bank purchased it from the sheriff's sale, and that there had been a realtor involved.

Chairman wanted to make sure that the applicant was aware of the addendum, not seeing the applicant's signature, due to the video conference. The applicant, Allen Manning, had an electronic signature.

Chairman asked if there was anyone else to speak against the proposal.

Tari and Fabian Medvec, spoke against the proposal. They were the owners of 146 Fruitland Ave prior to Allen Manning buying the property, and currently own the adjacent property.

Chairman asked if there were any questions from the board. Hearing none. Chairman asked if anyone would like to make a motion.

Dave Lindrose made the motion to approve **Case 20-BZA-14**. Ken Sullivan seconded.

Roll Call: Enzerra; Nay, VanBuren; Nay, Sullivan; Nay, Lindrose; Nay, Chairman; Nay.

Motion Denied.

Applicant Allen Manning stated He did acknowledge the driveway would need to be taken care of, he just did not know it would be as specific as zoning required. The applicant continued that what was needed was above his means at the moment.

Chairman told the applicant that maybe the applicant could talk to the zoning inspector, or trustees to get a grace period for the driveway to recover the applicant's funds.

The applicant stated that that would be appreciated. The applicant continued that there are blocks already installed showing separation of properties, and it would be hard to install a new driveway.

Chairman stated that if an agreement was made, to maybe remove the blocks. Chairman stated that the board has to consider the guidelines of the zoning resolution, it would have been injustice to grant the variance based on the zoning resolution.

Fabian Medvec, spoke against, stated that the applicant has already laid gravel for the driveway, blocks are not a question. Fabian Medvec continued he was glad the board voted nay for the variance. Fabian Medvec stated that the adjacent vacant lot was for sale, and the applicant could buy the lot to have a buffer, but has not made an attempt to.

Chairman stated that that was not the Board of Zoning Appeals decision. Chairman continued that maybe together, a decision to benefit all can be made.

- **Case 20-BZA-15:**

Applicant SAFstor Real Estate Co LLC filed a Variance Application for property located at 1980 Mentor Ave. (PPN 11-A-014-0-00-001-0). The request is to extend the term of the Conditional Use Permit **20-BZA-07** to 20 years in violation of Section 12.13 which requires that Conditional Use Permits be renewed no less than once every five (5) years.

Chairman reminded the Board that this was discussed at the June 23, 2020 meeting.

Chairman asked Legal Advisor Jeremy Iosue if this was ok to do. Jeremy Iosue stated that it would be fine as long as it was approved. He continued that it did fit with the applicant's 20-year financing.

Chairman asked if there was anyone to speak in favor of the request.

Jon Williams represented SAFstor Real Estate Co LLC. He spoke in favor of the request.

Mr. Williams stated that he was appreciative of the Board's consideration for the request.

Chairman asked if there was anyone speaking against the request. Hearing none.

Chairman asked if the Board had any questions. Hearing none. Chairman asked if anyone would like to make a motion.

Ken Sullivan made the motion to approve **Case 20-BZA-15** as submitted. Dave Enzerra seconded.

Roll Call: Lindrose; Aye, VanBuren; Aye, Sullivan; Aye, Enzerra; Aye, Chairman; Aye.

Chairman asked if anyone would make the motion to journalize **Case 20-BZA-15**.

Dave Lindrose made the motion to journalize **Case 20-BZA-15**. Ken Sullivan seconded.

Roll Call: Enzerra; Aye, VanBuren; Aye, Sullivan; Aye, Lindrose; Aye, Chairman; Aye.

Motion carried.

Regular Meeting:

Chairman asked if the Board reviewed June 23, 2020 meeting minutes. Chairman asked if anyone had any questions. Hearing none. Chairman stated that the minutes are approved as submitted.

Legal Advisor Jeremy Iosue requested that when the meeting minutes are approved, to also do a motion, a second, and a roll call. The Board agreed to the request.

Chairman asked if anyone would like to make the motion to approve **June 23, 2020 Meeting Minutes**.

Dave Lindrose made the motion to approve **June 23, 2020 Meeting Minutes**. Dave Enzerra seconded.
Roll Call: Sullivan; Aye, Enzerra; Aye, VanBuren; Aye, Lindrose; Aye, Chairman; Aye.
Motion carried.

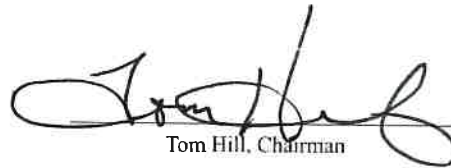
Old Business: None

New Business: None

Chairman adjourned the meeting at 8:02 P.M.

Next meeting date is August 11, 2020

Respectfully submitted,



Tom Hill, Chairman



Rachel Muro, Secretary