



COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting Minutes

4200 Springdale Road - Cincinnati, Ohio 45251

Wednesday, July 27, 2016 – 6:30 p.m.

Meeting called to order at 6:30 p.m.

Pledge of Allegiance.

Explanation of Procedures.

Roll Call: Mr. Bartolt – aye, Mr. Martin – aye, Mr. Price – aye, Mr. Reininger – aye, Mr. Roberto – aye.

Swearing in: appellants, attorneys and all speakers in the cases.

Hearing of Appeals:

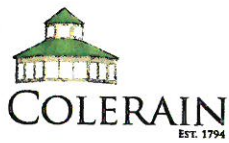
A. Case No.: BZA2016-09 – Variances requested from Section 8.3.1 pertaining to minimum front yard setback, Sections 15.8.3(G)(1) and (3) pertaining to the maximum allowable area for business wall signs, and Section 14.5.2(A)(1) pertaining to the rear yard buffer requirements between a B-2 General Business Zone and a R-4 Residential Zone.

Location: 3680, 3688, 3696, 3704, 3712 & 3720 Springdale Rd

Applicant/Owner: Tim Beischel, Beischel Investments Limited Partnership

Staff: This site is located on Springdale Road opposite of Northgate Mall towards the Macy's and is East of Flattop Drive. This property previously consisted of 6 parcels that had single family residential homes on them. The six homes have been demolished and a new Goodyear Tire center has been constructed on the property. That plan was reviewed by this Board in May, 2016. A preliminary plan has been submitted to include a Freddy's Steakburger and possibly an additional fast food restaurant. The property is zoned B-2. There are three independent variance requests as part of this application. The first variance request is for the rear yard buffer requirement to be reduced on all three development sites. This Board reviewed the buffer yard in May but it was only pertaining to the Goodyear site. With this further development the applicant would like to have a cross access easement at the back of each of these properties in order to allow traffic off of Flattop Drive and use the traffic light on Flattop Drive and Springdale Road. The privacy fence is proposed to be added and will be located adjacent to the parking rather than on the property line which was the Board's preference at the May meeting. The amount of landscaping proposed will remain the same.

The second request is pertaining to the front yard setback for Freddy's Steakburger. If the 30-foot easement and cross-access drive is approved, then the building footprint would encroach into the front yard by 3'11" since their standard building footprint doesn't fit the site and since the Colerain Township Zoning Resolution calls for a 50-foot front yard setback requirement. The setback is measured to the front wall of the building. As noted in the staff report there is a 10' awning added for outdoor dining purposes. The Zoning Resolution allows for open porches to extend 10 feet into the front yard. If this variance is approved this would also extend the porch an additional 3'11" towards Springdale Road.



The third request is to add signage on the front of the building facing Springdale Road. The total square feet allowed based on the building size is 47-1/2 square feet and they are proposing 112 square feet of signage. The ice cream is part of their logo and is copyrighted and part of their advertising. We have a height restriction for letters but not logos and this logo is about 7 feet tall. The signs that were proposed on the side of the building have now been taken off since they are already over their signage allowance.

Staff findings:

1. The buffer yard reduction requested is substantial since the zoning resolution encourages the separation and buffering of incompatible land uses. The front yard variance request is substantial since it represents about a 7% reduction of the setback. The sign area request is substantial since it represents about a 236 percent increase over the allowable sign area.
2. The granting of the rear yard variance would help reduce traffic conflicts on Springdale Rd. for the Goodyear Tire, Freddy's Steakburgers, and future development to the east of the site and would also provide full access for two sites east of Goodyear which will only receive approval for right-in/right-out access on Springdale Road.
3. The property in question would likely yield a reasonable return without the variance.
4. The granting of the variance would probably not have a negative impact on neighboring property if additional mitigation measures are implemented to protect the adjoining residential properties.
5. Approval of the variance would not affect the delivery of government services.
6. There are no unusual topographic or site configuration issues related to this property which would prevent the reasonable application of the buffer yard, front setback or sign area regulations.
7. By taking into consideration the benefit to the applicant if the variance is granted, as weighed against the potential detriment to the health, safety and welfare of the neighborhood and broader community, staff finds that substantial justice would be done by granting the variance to allow for better access to the subject property and property to the east, allow for the front yard setback as proposed and better name recognition with the additional sign area.

The Board asked about the proposed pole sign and Staff answered that they are not requesting a variance for a pole sign at this time.

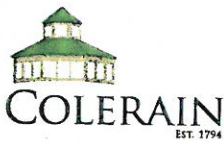
Applicant: Craig Abercrombie, 3377 Compton Road, was here a couple of months ago and met with Mr. Beischel and found a company that was able to fit their building on the site and have a much better rear buffer plan. They wanted to show a bigger picture of the future development. Tim Beischel, owner of the development properties on Springdale Road, is trying to make this development visually appealing and make amends based on comments from the last time the case was heard before the board.

Mr. Roberto opened the public hearing.

Wilfred Linn, 3721 Susanna Drive, he is concerned that traffic will be a problem with the 30-foot buffer and has no problem with the privacy fence.

Jeanette Gilder, 3711 Susanna Drive, pointed out that when the Goodyear site was built that the elevation was raised and when they took out all of the trees they created a privacy issue and does not feel comfortable in her back yard anymore and is very upset. She also feels that a 40-foot buffer is necessary.

Gayle Babst, 3715 Susanna Drive, is concerned about a restaurant going in and having to listen to the traffic and drive through orders and feels that a 40-foot buffer and an 8 or 10-foot privacy fence should be required.



Bernie Feideldey, East Miami River Road, is concerned with this development and feels that lots can be made wider in order to fit developments instead of minimizing lots and trying to fit as many developments in as possible for profit. Mr. Feideldey doesn't feel there is a hardship to allow for a zoning variance and doesn't think an access drive should be approved. He also feels that there should be a taller privacy fence required.

Jim Acton, Colerain Township, is concerned for the residents of this neighborhood. He is concerned with traffic and the 24-foot roadway. He thinks the fence needs to be higher so that the residents will have more privacy.

Mr. Martin made a Motion to close the public hearing, 2nd by Mr. Reininger.

Roll Call: Mr. Martin – aye, Mr. Price – aye, Mr. Reininger – aye, Mr. Bartolt – aye, Mr. Roberto – aye.

Mr. Roberto wanted the record to show that Mr. Fiedeldey submitted last month's meeting notes, tonight's presentation, and portions of the zoning code into evidence.

Board: The Board is concerned with this development and feels the developer made a foolish decision to already construct a 30-foot buffer and parking area before the Board had a chance to approve this application. The Board feels that the traffic flow on the lot is abominable and that a variance would be required to construct a restaurant on this .97 acre of a lot due to the fact that the Colerain Township Zoning Resolution states that a restaurant cannot be constructed unless it is at least an acre within this zoning district. The Board also pointed out Article 13.3.4(B) of the Zoning Resolution, which states that a variance would be required for parking since the requirement is 48 parking spaces with a 3,213 square foot building. That parking requirement can be reduced to 10% with certain requirements but those requirements are not shown with this application.

The Board is concerned with not having the full development plan in place. The Board asked Staff if Colerain Township's Zoning code allowed for an access drive and Staff answered that this is a 24-foot parking aisle that would service the three potential buildings and is not an access road. The Board feels that the 236 percent signage is an egregious amount and feels there is no justification for the wall signage variance. The Board feels if the building was turned sideways that the signage would not be an issue because the side of the building is larger. The Board asked Staff if they were allowed to request that the privacy fence be taller and Staff answered that the taller privacy fence would be a variance and that the Board of Zoning Appeals is not an initiator of variances.

Mr. Martin made a Motion to deny all three Variance requests, 2nd by Mr. Price.

Roll Call: Mr. Martin – aye, Mr. Price – aye, Mr. Reininger – aye, Mr. Bartolt – aye, Mr. Roberto – aye.

B. Case No.: BZA2016-10 – Non Conforming Use changing from Auto Detailing to Auto Repair.
Article/Section 11.7.3.

Location: 2816 W Galbraith Rd.

Applicant/Owner: Thomas Mallaley

Staff: This property is located east of Jackies Drive and Galbraith Road and is zoned single family residential even though it's been used as a commercial use since the 1950's. This building started out with a moving and

storage business and has had several non-conforming uses changes with the most recent being an auto detailing shop. This building is located adjacent to another auto repair shop and both businesses would be used in conjunction with each other. The property is surrounded by residential to the east, across the street and rear of the property. The building and pavement practically cover the entire lot from property line to property line.

Staff findings:

1. The non-conforming use change requested is substantial since auto repair tends to be a more intensive use than auto detailing.
2. The granting of the expansion of the adjacent auto repair business and the conversion of the subject property from Auto Detailing to Auto Repair would not like to have a more adverse impact on the surrounding neighborhood than the current detailing business.
3. The property in question would likely yield a reasonable return without the change of non-conforming use.
4. The building size is not being increased and the volume of business is not expected to increase.
5. Approval of the change would not affect the delivery of government services.
6. By taking into consideration the benefit to the applicant if the change is granted, as weighed against the potential detriment to the health, safety and welfare of the neighborhood and broader community, staff finds that substantial justice would be done by allowing the change of use.

Conditions:

1. That all repair work be conducted within an enclosed building.
2. The no vehicles in disrepair be parked or stored outside of the buildings.
3. That all vehicles be legally parked on paved surfaces.
4. That there be no Auto Sales or Rental, Auto Towing Operations, Auto Wrecking, Salvaging or Junk Facilities, or Auto Fuel Services conducted on the property.

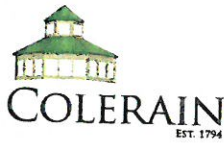
Applicant: Thomas Mallaley, 2816 W Galbraith, has owned the building for thirty years and would like to sell his property to the auto repair business next door, which is why he wants to change the use to auto repair. Mr. Mallaley stated that his options are to sell or rent and feels that selling the business would be the most beneficial to Colerain Township and the surrounding neighbors.

Mr. Roberto opened the public hearing.

Mr. Martin made a Motion to close the public hearing, 2nd by Mr. Bartolt.

Roll Call: Mr. Price – aye, Mr. Reininger – aye, Mr. Bartolt – aye, Mr. Martin – aye, Mr. Roberto – aye.

Board: The Board believes the applicant should conform to some of the zoning requirements since his business is in violation of the code. The Board feels that the requirements be that the business cannot sell cars, that cars that are in disrepair cannot be left in the parking lot for long periods of time, and that Staff should enforce this law with other auto repair businesses within Colerain Township. The Board asked if there would be a common sign for both buildings. The applicant stated that they would be taking the existing sign down and that there would not be any new additional signs. The Board asked where the security lighting is located on the property and the applicant stated that they have two spotlights out front and on the side there is a light by the two doors. The Board asked if fencing was required and Staff answered that fencing would not be required since it's grandfathered but if the Board feels that there is a change of nature then fencing could be a requirement or conditioned. The Board feels that they should amend the recommendation made by staff to include all cars parked outside of the building must have a current license sticker. The Board feels that the



new neighbor should remove the abandoned sign pole as a good gesture in cleaning up the township and wanted to reiterate that auto sales were not allowed at this business.

A Motion was made to Approve the Non-Conforming Use with conditions made by staff amending the 2nd condition to include “that all cars parked outside of the building must have a current license sticker” and to add the condition that all old signage must be removed, 2nd by Mr. Reininger.

Roll Call: Mr. Price – aye, Mr. Reininger – aye, Mr. Bartolt – aye, Mr. Martin – aye, Mr. Roberto – aye.

C. Case No.: BZA2016-11 – Variance request for proposed accessory structure to be located in front of the existing residential house. Article/Section 10.2.1(C)

Location: 6370 Day Rd.

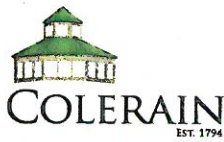
Applicant/Owner: Penelope Brooks

Staff: This property is zoned R-2 Estate Residential and is located at the corner of Day Road and East Miami River Road. The property contains a newer single family residential house. When the new house was built there was another house and garage on the property that were retained and rehabilitated, which created two non-conforming accessory structures. The proposed gazebo will be located on the East Miami River Road frontage. Colerain Township’s Zoning does not allow accessory structures in any front yard setback. Accessory structures are only allowed in the rear yard. Since the rear yard of the existing house is about 169 feet from East Miami River Rd. the variance request for the setback of the proposed gazebo is 161 feet. The minimum front yard setback requirement is 50-feet. The house is a three story house and fits in with the character of the neighborhood quite well. The proposed structure will be 15 feet from the split rail fence and the proposed structure will be open on the sides and the roof will match the current house and will be located in the 100-year floodplain. The Hamilton County Building Department is okay with the structure since it is an open structure and is not habitable.

Staff findings:

1. The setback variance requested is substantial since the zoning resolution prohibits accessory structures in the front yard of principal buildings.
2. The granting of the variance would grant a consideration that is not available to other property owners in the neighborhood.
3. The property in question would likely yield a reasonable return without the variance.
4. The granting of the variance would probably not have a negative impact on neighboring property but would create a precedent to allow for accessory buildings in front yards if requested by neighboring properties.
5. Approval of the setback variances would not affect the delivery of government services.
6. While there are some topographic and underground challenges with this site, there are similar topographic conditions in the surrounding area. There are no unusual topographic or site configuration issues related to this property which would prevent the reasonable application of the setback regulations.
7. By taking into consideration the benefit to the applicant if the variance is granted, as weighed against the potential detriment to the health, safety and welfare of the neighborhood and broader community, staff finds that substantial justice would not be done by granting the variance for a front yard accessory garage building.

Staff Recommendation is DENIAL of the Variance Request per the submitted design and location.



Applicant: Penelope Brooks, 6370 Day Road, is proposing to construct a structure that she can sit in and that looks like another farm building. She plans to put in landscaping.

Mr. Roberto opened the public hearing.

Darlene Reynolds, 6318 Day Road, has no objection to an accessory structure and feels it will add value to the community.

A Motion was made to close the public hearing by Mr. Martin, 2nd by Mr. Bartolt.

Roll Call: Mr. Reininger – aye, Mr. Bartolt – aye, Mr. Martin – aye, Mr. Price – aye, Mr. Roberto – aye.

Board: The Board is favorable with having the gazebo type structure proposed because there are no walls and the structure is open. The Board asked the applicant why the distance of the proposed location was so far away from her house and why she didn't want to add the structure in an area that zoning allowed and the applicant stated that the area that is allowed contains the leach lines to her septic system and geothermal system. The Board asked the applicant if there was another location the structure could go such as the rear yard and the applicant noted that the front yard location was her preference.

A Motion was made to Approve the Variance as requested.

Roll Call: Mr. Reininger – nay, Mr. Bartolt – aye, Mr. Martin – aye, Mr. Price – aye, Mr. Roberto – aye.

D. Case No.: BZA 2016-12 – Variance requested for rear yard setback requirement. Article 7.3.1.

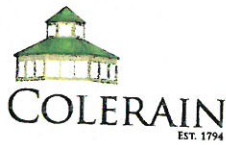
Location: 11987 Waldon Drive

Applicant/Owner: Tim Cummins, Champion Inc.

Staff: This property is part of the Kingsbrook Bridge subdivision that was constructed before Colerain Township's Zoning standards. The lots and setbacks do not conform to the current zoning code. This proposal is to take off an existing covered porch and replace with a sunroom that would have the same dimensions. The Variance request is for a reduction from the minimum 35' rear yard setback. The existing house encroaches in the rear yard setback by 5-feet. The proposed sunroom would encroach into the rear yard by 15-feet.

Staff findings:

1. The setback variance requested is substantial since the zoning resolution prohibits construction of principal buildings within the rear yard setback.
2. The granting of the variance would give a consideration that is not available to other property owners in the neighborhood.
3. The property in question would likely yield a reasonable return without the variance.
4. The granting of the variance would probably not have a negative impact on neighboring property but would create a precedent to allow for principle structures to be expended into defined setbacks if requested by neighboring properties.
5. Approval of the setback variance would not affect the delivery of government services.
6. While there are no topographic challenges with this site, the existing house consumes almost the entire allowable building area of the lot.



7. By taking into consideration the benefit to the applicant if the variance is granted, as weighed against the potential detriment to the health, safety and welfare of the neighborhood and broader community, staff finds that substantial justice would be done by not granting the variance for a rear sunroom addition.

Staff recommendation is DENIAL of the Variance Request. Staff feels that there should be open space around houses and it is desirable to have a useful back yard. This would be a 20 percent increase in living space.

Applicant: Tim Cummins, 12121 Champion Way, Champion Windows, designed the room to be the exact location as the existing awning because he knew that the rear yard setbacks of the property would be a problem. Mr. Cummins states that the owner is trying to increase more livable space for their growing family and make the back of the property look more appealing.

The Board received four photos provided by the applicant which were added to the record.

Mr. Roberto opened the public hearing.

Rick Snow, is the homeowner and has lived in Colerain Township for 30 years. Mr. Snow would like to make some repairs to his home and stated that the awning is deteriorating and warping where it is connected to the house and he would prefer a recreational space for functionality. Mr. Snow stated that he has spoken to the adjacent owners and they have no problem with the addition.

A Motion was made to close the public hearing by Mr. Martin, 2nd by Mr. Reininger.

Roll Call: Mr. Bartolt – aye, Mr. Reininger – aye, Mr. Price – aye, Mr. Martin – aye, Mr. Roberto – aye.

Board: The Board does not see a precedent for the need of the sunroom. The Board asked when the house was built and Staff answered that it was built in the 1950's or 1960's. The Board feels that the hardship is the house being built in the 1950's or 1960's because if the house was built today it would have to meet the current zoning code.

A Motion was made to Approve the Variance request by Mr. Reininger, 2nd by Mr. Price.

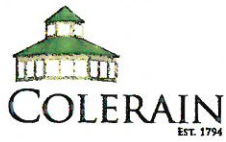
Roll Call: Mr. Bartolt – aye, Mr. Reininger – aye, Mr. Price – aye, Mr. Martin – nay, Mr. Roberto – aye.

E. Case No.: BZA 2016-13 – Variance request for an accessory structure to be constructed in the front yard. Article 10.2.1(C)

Location: 4800 Stone Mill Road

Applicant/Owner: Jeffery Newby

Staff: This property contains a single family home and is zoned R-2 and requires a 50-foot minimum front setback for a principal structure. Colerain Township's Zoning Resolution states that a garage can be located in the side yard or rear yard. The side yard has to be even with the setback of the current residence. There are some topographic issues with this site. The proposed structure measures 50-feet wide and 30-feet deep and would contain a two car garage and would also contain a workshop and storage. The house has a two car



garage attached to it and if the proposed garage were to be attached to the house then the only requirement to be met would be the front yard setback.

Staff findings:

1. The setback variance requested is substantial since the zoning resolution prohibits accessory structures in the front yard of principal buildings.
2. The granting of the variance would grant a consideration that is not available to other property owners in the neighborhood.
3. The property in question would likely yield a reasonable return without the variance.
4. The granting of the variance would probably not have a negative impact on neighboring property but would create a precedent to allow for accessory buildings in front yards if requested by neighboring properties.
5. Approval of the setback variance would not affect the delivery of government services.
6. While there are some topographic challenges with this site, there are similar topographic conditions in the surrounding area. There are no unusual topographic or site configuration issues related to this property which would prevent the reasonable application of the setback regulations. Additional garage space could be accommodated by adding to the primary structure or by a substantial regrading of other portions of the property.
7. By taking into consideration the benefit to the applicant if the variance is granted, as weighed against the potential detriment to the health, safety and welfare of the neighborhood and broader community, staff finds that substantial justice would be done by not granting the variance for a front yard accessory garage building.

Staff recommendation is DENIAL of the Variance Request.

Applicant: Jeff Newby, 4800 Old Stone Mill Road, states that his site has some major topographic issues with his site, that his lot has a 50-foot difference between the lowest point and highest point of his property and doesn't have a level area to build the structure on. Mr. Newby stated the proposed location is the most conducive. Mr. Newby states the issue with attaching the structure to his house is the 10-foot embankment on the west side making the structure's roof taller than his residence's roof line. The rear yard contains the septic system and two easements for the adjacent property owner's, which is why the structure cannot be constructed in the rear yard. Mr. Newby plans to keep the vegetation that is in the right-of-way that would block this structure. Mr. Newby believes this structure will increase the property value and the structure will be constructed in resemble the residence.

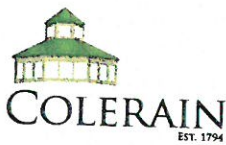
Mr. Roberto opened the public hearing.

A Motion was made to close the public hearing by Mr. Martin, 2nd by Mr. Bartolt.

Roll Call: Mr. Martin – aye, Mr. Price – aye, Mr. Reininger – aye, Mr. Bartolt – aye, Mr. Roberto – aye.

Board: The Board suggested that the applicant move the structure to meet the front yard setback, possibly make the structure smaller, and attach a breezeway from the structure to the residence. The applicant is willing to think about the Board's suggestions. The Board asked the applicant if they could continue the case and suggested that the applicant bring back different plans that include illustrations of what the structure will look like and specific dimensions for the Board to review. The applicant agreed to the Board's suggestion.

A Motion was made to move Case: BZA 2016-13 to September 28, 2016 meeting by Mr. Roberto, 2nd by Mr. Price.



Roll Call: Mr. Martin – aye, Mr. Price – aye, Mr. Reininger – aye, Mr. Bartolt – aye, Mr. Roberto – aye.

F. Case No.: BZA 2016-14 – Request Conditional Use Permit to install a modular classroom to the rear of the existing school in the R-6 Residential Zone. Article 4.4

Location: 2675 Civic Center Drive

Applicant/Owner: Dwan Moore, Hamilton County Math and Science Academy

Staff: This is an educational facility located on Civic Center Drive. This is the third time they have been to the Board of Zoning appeals for the same type of request and three modular units have been constructed. This property is zoned residential and this is a charter school that is a conditional use within this district. The property is 14-1/2 acres. The proposed modular unit will be located between the existing building and the previously approved modular unit. The design is similar to the other modular units. The minimum setback is 50 feet and meets the zoning requirements. Parking requirements have been re-calculated with this proposal and do meet the threshold for parking. This facility is primarily elementary school so the parking is more for staffing and busses. The adjacent owners include a machine tool shop, a daycare center, and some residential properties including multi-family and single family residential. Both property lines have dense vegetation that will stay intact.

Staff findings:

1. The use is a conditional use, permitted with approval by the Board of Zoning Appeals, in the district where the subject lot is located;
2. The use is in accordance with the objectives of the Colerain Township Comprehensive Plan and Zoning Resolution;
3. The conditional use will not substantially and/or permanently injure the appropriate use of neighboring properties if approved with reasonable restrictions to mitigate the more intensive use of the property including noise, outdoor lighting and parking, otherwise the use will serve the public convenience and welfare;
4. The use will not create excessive requirements, at public cost, for public facilities and services and will not be detrimental to the economic welfare of the community.

Staff recommendation is Approval with the following conditions:

1. That the existing dense vegetation along the property lines bordering adjacent residential development be maintained in its dense condition.
2. That the location, size and design of the proposed modular unit be as proposed in the drawings submitted by the applicant.

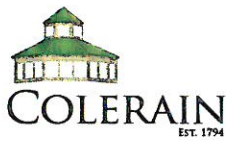
Applicant: Mr. Moore, 2675 Civic Center Drive, is the director of the Hamilton County Mathematics & Science Academy and is speaking on behalf of the applicant, Dwan Moore. Mr. Moore states that the school has been in the district for 10 years and the school's population is about 630 students. The school wants to create more space and plans to add more technology in the space for students.

Mr. Roberto opened the public hearing.

With no persons wanting to express opinions a Motion was made to close the public hearing by Mr. Martin, 2nd by Mr. Price.

Roll Call: Mr. Price –aye, Mr. Bartolt – aye, Mr. Reininger – aye, Mr. Martin – aye, Mr. Roberto – aye.

Board: The Board commented that he would like the applicant to change the modular units to more permanent structures in the future. The Board asked counsel if the applicant would need to meet the zoning



requirement in Article 13.3.4(B)(4) for the reduction of parking spaces and counsel answered that he views matter of right as not needing to be a substantial verification, and if the Board finds that the 10% reduction as matter of right and they're within that 10% range then he doesn't think there is an issue or a substantial justification but if the applicant was to go beyond the 50% they would need to show the additional bussing or offsite parking.

Mr. Roberto re-opened the public hearing.

Walfred A. Mattson, 2859 Banning Road, is the architect for the project and has the parking plan that includes 92 spaces. The parking is an accommodation for the parents since this is an elementary school and the kids will not be driving to the school. The Board asked if adding the additional modular unit would affect the egress in the case of an emergency evacuation. Mr. Mattson answered that he has talked to the Hamilton County Building Department and does not foresee any issues in the case of an evacuation.

A Motion was made to close the public hearing by Mr. Martin, 2nd by Mr. Price.

Roll Call: Mr. Price –aye, Mr. Bartolt – aye, Mr. Reininger – aye, Mr. Martin – aye, Mr. Roberto – aye.

A Motion was made to Approve the Conditional Use as requested by Mr. Reininger, 2nd by Mr. Bartolt.

Roll Call: Mr. Price –aye, Mr. Bartolt – aye, Mr. Reininger – aye, Mr. Martin – aye, Mr. Roberto – aye.

Resolutions for Adoption: None.

Unfinished Business: None.

A Motion was made to Approve the June 22, 2016 meeting minutes amending the number of suggested years by Mr. Price, 2nd by Mr. Bartolt.

Roll Call: Mr. Bartolt – aye, Mr. Martin – abstained, Mr. Price – abstained, Mr. Reininger – aye, Mr. Roberto – aye.

Administrative Matters: None.

Next Meeting: September 28, 2016 meeting.

Mr. Roberto adjourned the meeting at 8:44 p.m.

Respectfully Submitted:

Christina Hamilton, Planning Administrative Specialist

Secretary:

Robert Bartolt, Secretary

Accepted by:

Ronald J. Roberto, Chairman