NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, AUGUST 9, 2022

CALL TO ORDER:

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Steve Ali, Paul Graupmann, Vice-Chairwoman Jennifer Swallow, Council Liaison Bruce Abens and Chairman James Smolik. Also present were Planning and Economic Development Director Kimberly Lieber, Assistant Law Director Toni Morgan, City Engineer Daniel Rodriguez and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on July 12, 2022. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

NEW BUSINESS:

Scooter's Coffee, Vacant lot on Center Ridge next to Blue Falls Car Wash, North Ridgeville, OH 44039, PPN 07-00-016-101-026
Applicant: Ryan Mann, Shops on Center Ridge, LLC, 5050 Detroit Rd, Sheffield Village, OH 44035. Proposal consists of a retail drive through coffee establishment and would include preparation of remaining property for future development. Property is zoned B-3/RS-1.

Application and Administrative comments were read.

Chairman Smolik asked the applicant to state his name and address for the record.

Ryan Mann, Shops on Center Ridge, LLC, 5050 Detroit Rd, Sheffield Village, OH 44035.

Brent Anderson, Rafter A, Ltd., 42635 Oberlin Elyria Rd, Oberlin OH 44074.

Chairman Smolik asked the applicant to discuss the application.

Mr. Mann explained that they were proposing a retail development located just directly east of 34564 Center Ridge Road, Blue Falls Car Wash. He stated that there were 2.4 acres of land at the location and an acre of which was delegated for storm water management system, the existing pond in the back. He discussed that they were there to discuss the 1.4 acres on Center Ridge. He mentioned that there was an overall development plan that they were going to present and they were looking at the project in two phases with two different buildings going up. He explained that the first phase was Scooter's Coffee, a drive-through coffee concept. He stated that Scooter's

Coffee had been around since 1998 for twenty-some years and had 500 locations throughout twenty states throughout the country. He added that they were an established brand but newer to northeast Ohio. He mentioned that they were headquartered in Omaha, Nebraska. He stated that they were a well established brand and they chose North Ridgeville to plant their flag as their first location. He said that the actual structure would be 664 square feet with no dining so it would just be a drive-though concept. He described that on any given shift there would be six to eight employees. He stated that it would be a wood frame construction on a concrete slab and particle board siding. He mentioned that Brent Anderson was their engineer and Mike Shimandle, who would be the Scooter's franchisee and operator were in attendance also.

Chairman Smolik asked if any of the Commission members had any questions or comments.

Member Graupman asked if there would be any inside service at all and if it was strictly drive-through.

Mr. Mann stated that was correct. He explained that that was their concept since 1998 but that with Covid and the need of convenience for Americans with the drive-through and the quick grab and go in the morning has increased their growth the past couple years.

Vice-Chairwoman Swallow asked how many stacking spaces there would be in the drive-through service area.

Mr. Anderson explained that they had approximately nine stacking spaces there. He mentioned that the way the site was laid out, it would keep people off of Center Ridge Road and the general layout of having the drive-through around back. He stated that they had all that room on the side of it for additional parking.

Vice-Chairwoman asked what the hours of operation were.

Mike Shimandle 4408 Yorktown Court, Lorain OH 44053.

Mr. Shimandle stated that they would be open from 5:30 in the morning until approximately 8 o'clock at night, Monday through Sunday.

Vice-Chairwoman Swallow asked where the speakers in the drive-through would be located.

Mr. Anderson discussed that when entering the drive you would go around the building to the back and pointed to where the ordering signs would be as well as where the pick-up window would be located. He stated that one of the comments from the pre-hearing was to provide a landscape plan and that they had submitted an updated landscape plan where it showed more trees on the back mound. He pointed to the back of the location and mentioned that there was a mound with some trees on it and there was a privacy fence that went behind the site and had a few additional landscaping units behind the restaurant area.

Vice-Chairwoman asked if it would be only coffee or if food items would be sold.

Mr. Shimandle stated that there would be food items that would be served.

Vice-Chairwoman asked if he knew what his average turnaround time was for customers.

Mr. Shimandle explained that that was one of the things that Scooter's prided themselves on. He stated that it was approximately two minutes from the time of order placement until the time that it was picked up.

Chairman Smolik remarked that there was a large retaining wall along the side property and it had a fall of five to nine feet. He asked if there would be a fence along that.

Mr. Anderson stated that currently the retaining wall was actually raised above the parking by approximately two feet or so. He added that they didn't have any fence that was proposed at that time.

Chairman Smolik asked Chief Building Official Fursdon if two feet was considered a barrier on site and what would be a hazzard for a pedestrian to fall over that retaining pond.

Chief Building Official Fursdon stated that the building code only talked about the building inside and fall zones. He explained that if he was talking about grading outside the building that that was a question for the City Engineer.

City Engineer Rodriguez explained that there wasn't anything in the City's code or ordinances regarding grading around ponds.

Chairman Smolik stated that it appeared that was mostly the circulation drive and the likelihood of someone walking in that area would be pretty low.

Mr. Anderson remarked that it was pretty low. He explained that that was where they would have the traffic going around and one of the reasons they brought the area up a little was to avoid a car going over the edge.

Chairman Smolik asked about the adjacent phase that would be done at a later date and if the utilities would be stubbed in with the current phase so that they wouldn't have to go through that circulation drive.

Mr. Anderson discussed that some of the things that would happen with that would be that with the overall development plan, the storm water would be collected in the back and taken up and a lateral put in for that to connect to the building in the future. He explained that it was the same with the sanitary and that it would be in the back rear part of the property and would have a lateral installed at the same time for the future. He stated that they would most likely put in a few chase conduits for things like the water line that would come from Center Ridge Road and some of the electrical and utilities. He said that they weren't exactly sure of the size of some of the items but they would be taken into account for as it was being built.

Chairman Smolik asked if the size of the retention basin in the back was for the whole development plan.

Mr. Anderson remarked that it was and that back when the original site was the AutoZone, far to the west, that it was sized for everything on site and some of the main runs that handle the water and get to that pond had been there.

Chairman Smolik stated that the retaining wall in the back of the building could be seen from the residential district and asked if was going to be normal plain concrete or if would be have some texture like maybe stone.

Mr. Anderson discussed that the plans had a concrete retaining wall to get information on pricing but there was an option to go with a stone strong wall where it would be large retaining wall blocks that were built up with the rock face. He explained that in speaking with the City Engineer, he asked if there was an opportunity to connect the wall with what Blue Falls currently had in with their wall. He said that they reached out to them and the owners stated that they were open to that idea. He remarked that they may be able to make it look a little more seamless along the back if that connection could actually be made. He stated that they were leaning more toward the stone strong wall system.

Chairman Smolik replied that they were looking at the aesthetics.

Mr. Anderson responded that was correct and also putting the vinyl fence on top and trying to match again what Blue Falls had already in their concept of the rear yard along their area as well.

Chairman Smolik stated that there was a monument sign and also a twenty foot pole sign.

Mr. Anderson commented that one of the items that they had talked about with the City regarding some variances. He stated that the concept was still looking at what variances they would like to apply for and that they would be working with the City to go over those. He mentioned that if their sign stayed at the location that was on the site plan currently, it would have to be a pole sign based on the City's current zoning setbacks. He stated that they really liked the idea of a ground monument sign but it would have to move to a different location and some of those things were still under discussion. He mentioned that they would be applying for variances for sign coverage not sign location because they understood what type of sign could go in that type of location.

Chairman Smolik asked if there were any questions or comments from the Administration.

Director Lieber stated that she appreciated the applicant working with the City to submit provisions and additional information that was requested like including the landscape plan. She explained that one of her recommendations was to consider a split based block for the dumpster enclosure rather than the painted block just for long term maintenance. She discussed that the applicant submitted a traffic impact study that had some recommendations but it was regarding the build out of the site and future development and gave kind of a worst case scenario and was not just that first phase. She indicated that until that second phase was set in stone, that it would be wise to just put that on the back burner until that last phase were to come before them so that they would know more regarding trip generation and could be reviewed with greater certainty. She stated that regarding signage, she recommend that the Commission exclude in their vote the sign package. She added that they had discussed eliminating it from their proposal but that it was helpful to see where signs would be placed on the property and on the building for scale. She explained that the signs were not zoning compliant and that a tiny building equaled a tiny amount of signage. She said that the sign variances should be submitted to BZBA but not included in the Commission's approval.

Chairman Smolik asked if there were any other questions or comments from the Administration.

City Engineer Rodriguez stated that he concurred with what the Planning Director had stated regarding the traffic impact study and they decided to hold off at the time being because Center Ridge Road had just been repaved. He indicated the traffic impact study made mention of creating new turning lanes there but with that only being one phase of the project, they would hang on to the recommendation until the project went in and then they could go back and check it within the next development phase. He explained that the developer needed to make sure that the pond was clean and in working order and that the City through its' process, check and make sure that it did meet the requirements of all three departments for the lot coverage.

Chairman Smolik asked if there were any questions or comments from the public.

<u>Dennis Boose 6405 Denise Drive, North Ridgeville, OH 44039.</u>

Mr. Boose welcomed the applicant to the community. He stated that he was happy to see a vinyl fence on the rear of the property so that it would match what the car wash currently had. He mentioned that he had a question as to what kind of fencing or buffer would be going to be along the east side of the property behind the homes on Olive. He stated that he wanted to make sure there was proper fencing and buffer there because the business opens at 5:30 in the morning and it would be dark and headlights from those cars would be going into those properties and he wanted to make sure that those were shielded. He discussed that the ordering was near the rear of the property and there would be a speaker system there that would cause noise that everyone would hear and wanted to hear more about the decimal levels of that and whatever shielding they would have behind the turn that would help the residents not hear all of that especially at 5:30 in the morning.

Chairman Smolik asked if the applicant could speak to the comments regarding the ordering system.

Mr. Anderson remarked that he couldn't talk too much regarding ordering other than general distances and things like that. He said that directly next to the property, just to the east of the property, was zoned business and they did not have the vinyl fence coming down the side against the additional commercial business that was next door. He mentioned that they did have the vinyl fence wrapped around to encompass that area to block it from the additional residential properties that were up in that area. He stated that all he could say about the ordering was that the distance was 30 or 40 feet at least as you got into the back. He remarked that from a noise standpoint, he wasn't a sound expert. He discussed that it was a decent distance before you got to the homes.

Chairman Smolik asked if there were any other questions or comments from the general public.

None were given.

Chairman Smolik asked if there were any questions or comments from the Commission.

Member Ali stated that he wanted to see regarding landscaping and sound buffering, the more the better. He mentioned that there were a lot of houses in that area and the car wash was noise for them as well. He remarked that the more landscape and the denser it would help absorb the noise.

Member Abens discussed that he understood it was a drive-through but asked if there were any accommodations being made for possible walk-ups.

Mr. Shimandle explained that currently it was Scooter's policy for all of their kiosks that no walk-up traffic would be allowed. He stated that it would have to be in a vehicle.

Member Ali asked if there would be anything outside of the building.

Mr. Shimandle remarked that there would not be except for the baristas may be taking orders under certain circumstances outside so that it would speed the folks through the lines.

Chairman Smolik asked regarding the single drive they would share with the car wash, if there was an ingress easement or how it would be set up so that multiple businesses could use that same drive.

Mr. Anderson discussed that on the site plan it showed that there was an entrance exit agreement that would be shared not only with Blue Falls but also AutoZone. He stated that there was a way to get in through AutoZone and traverse to the side as well. He mentioned that there was an easement in place for that. He stated that the site would update the easement and make sure that it was fully encapsulating all the way down to the end of the property and back out to the other side as well. He said that the easement would be updated but was currently in place and shared. He explained that there was a shared sanitary sewer user agreement and there were also shared storm water easements. He stated that one of the things they discussed with the Engineer during the pre-hearing was making sure that the City had copies of those easements and agreements. He indicated that they were showing an overall storm water maintenance and that it was on the comprehensive maintenance packages as far as the storm water would help to spur all of that to work together to make sure that the basin stays clean from a storm water stand point.

Councilman Abens stated that he wanted to make sure that any approvals would just be for Scooter's itself and not the adjacent property behind it.

Vice Chairwoman Swallow remarked that was correct.

Mr. Anderson stated that the only thing they were doing on the property next to it currently was site preparation, so just bringing that pad up to grade along with the general grade of Scooters. He explained that there would be no additional buildings.

Chairman Smolik stated that for the next phase they would have to come back.

Vice-Chairwoman Swallow stated that she would make a motion to approve but didn't care for the idea of a standalone drive-through with no pedestrian opportunity especially in that area of the City. She explained that Center Ridge Road had just been widened and there were some great walking, multi-purpose paths along there and it would be close to the high school and other businesses. She mentioned that she didn't know if there was anything in the code that prohibited a standalone drive-through therefore, she stated she would move to approve.

Councilman Abens remarked that he agreed and wasn't wild about a drive-through in that particular location and his concern was that if, more like when the business failed, the City would have a building sitting there for quite a while that would basically be a single use building and was a concern of his.

Moved by Smolik and seconded by Ali to revise the motion to include the condition of a split face block for the dumpster and also exclude the sign package from the improvement plans.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

James Cahlik, State Farm, 36525 Center Ridge Rd, North Ridgeville, OH 44039, PPN 07-00-028-103-140

Applicant: Anthony Cerny, Architectural Design Studios, Inc., 620 E Smith Rd, Suite E2, Medina, OH 44256. Proposal consists additional parking. Property is zoned B-5/R-1.

Application and Administrative comments were read.

Chairman Smolik asked the applicant to state his name and address for the record and explain the application.

James Cahlik, 24700 Center Ridge Rd, Suite 315, Westlake, OH 44145.

Mr. Cahlik explained that he was a State Farm agent in Westlake and that he purchased a home in North Ridgeville hoping to move his office to North Ridgeville. He stated that he was a small operation with two full-time employees and low traffic. He mentioned that they don't have many folks going into their office but will occasionally have in-person meetings and was hoping to make North Ridgeville home.

Chairman Smolik asked for questions or comments from the Commission.

None were given.

Chairman Smolik asked if there were any questions or comments from the Administration.

Director Lieber stated that she appreciated the owner and architect working with the City in attending the staff review and worked through some of the unusual aspects of the B-5 district. She explained that they had discussed the parking situation and the requirement that 14 parking spaces would be provided but learned that they won't have that many employees and that it wasn't a site where there would be a lot of client traffic. She mentioned that the Commission could approve some combination of both paved and land banked parking to satisfy the 14 space need. She stated that the plan currently showed 9 paved and some additional to meet that requirement so that should it be necessary one day, the applicant could go ahead and go through the permit process to construct the rest but they wouldn't take up unneeded green space at this time. She explained that the driveway in its' current location did not meet the City's 15 foot width code requirement for any new driveway. She discussed that it was preferable to maintain the driveway in its' current location, rather than looping it around the other side of the building and create additional curb cut on that side. She asked for some discretion from the Commission to consider the existing condition situation of where the current curb cut was located and that it would improve the existing condition by adding a couple feet to the driveway width. She explained that in a B-5 district that there were some unique architectural characteristics that were meant to be incorporated for even changes of use in the district but looking further into the building, the house was built in 1895 and it retained the architectural characteristics of that time. She stated she didn't think it would be appropriate to try and artificially change it to a different style of architecture and that it was fine the way it was without making any changes to the structure. She explained that some of the other requirements were that the applicant would replace a tree that was going to be cut down on the property which was a requirement of that section for tree replacement for trees lost. She discussed that there was also a requirement to install post-type street lights and to run utilities underground but that was an area where she had not seen examples where other properties in the B-5 had installed that kind of lighting. She remarked that perhaps that was an area of discretion that the Commission may consider waiving the requirement for the project that was an existing building and existing structure. She explained that the one area the Administration thought was important to include was to show that walk path/sidewalk extension across the front of the property. She further explained that the property was right where the sidewalk or multi-purpose path ended and the project would carry that path one parcel further and get the City a little closer to connecting with the sidewalks at the next side street.

Moved by Swallow and seconded by Ali to approve the application with the conditions of paved and land banked parking spaces, the tree replacement, the driveway placement and the sidewalk extension.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0 Abstained – 1

Root Development, east side of Root Rd. just south of Lorain Rd, North Ridgeville, OH 44039, PPN's 07-00-011-103-077, 07-00-014-106-009, 07-00-011-103-227

Applicant: Ryan Schultheiss, 36097 Westminister Ave, North Ridgeville, OH 44039. Proposal consists of final plat for Harvest Pointe phase 3. Property is zoned R-1.

Application and Administrative comments were read.

Chairman Smolik asked the applicant to state his name and address for the record and explain the application.

Mr. Schultheiss stated that he was applying for final plat approval of Harvest Pointe phase 3 and would likely be the last phase in Harvest Pointe. He discussed that phase 3 consisted of seventeen sublots, eight of which were cluster lots. He further stated that phase 3 would continue on and be covered under the homeowners association that they had set up for phases one and two as well. He remarked that it would be the same architectural structure, the same old style, same landscaping and signage along Root Road and would be a continuation of the first two phases.

Chairman Smolik stated that they had an amended primary plat that was handed to the Commission after the application and had the chart of open space and dead space. He asked if that was for the entire subdivision or just for the current phase.

Mr. Schultheiss remarked that that was for the entire subdivision which was why they didn't include it in the construction plans. He explained that it was for the entire subdivision and just to show it in totality. He further explained that they had a lot of open space to the rear of the property and wetlands there which impacted their construction but helped meet the open space requirement. He stated that they were also meeting the cluster home requirement for the size of the parcels.

Chairman Smolik asked for questions or comments from the Commission.

None were given.

Chairman Smolik asked for questions or comments from the Administration.

Director Lieber explained that the final plat application was being considered under Chapter 1282 which required that the final plat be approved by Planning Commission and stated that in addition to the final plat that detail plans include the infrastructure improvements, including street elimination, a detailed landscape plan of all open space and recreation areas and any final covenants. She stated that in the submittal that she received she had not noted any detail on the landscaping, especially on the area adjacent to Root Road where it said landscaping and sign easement and that there wasn't any detail on the subdivision sign and had not seen any street lighting proposed. She discussed that she did not get a copy of the updated plan so if anything else had been submitted that did include that information she had not received that ahead of the meeting.

Mr. Schultheiss stated that they did revise the plans to include street lighting based on Director Lieber's comments at the pre-hearing meeting. He remarked that the street lighting was based on Polaris' estimate but ultimately it was decided by Ohio Edison as they design the electrical plan and he had not received that from them yet. He discussed that they put the location of the sign on there but he didn't understand the comment about wanting a detailed landscaping plan and maybe that was a misunderstanding on his part. He stated that they put the location of the sign but not an actual rendering of what it would look like. He explained that it would be identical to the signage and the landscaping on phase 1 along Root Road. He mentinoed that if they wanted a drawing or rendering that they could put that together. He added that there was a comment regarding including a tree in the front yard which they also added into the plan and submitted after the fact.

Chairman Smolik asked for questions or comments from the Administration.

None were given.

Chairman Smolik asked for questions or comments from the general public.

None were given.

Councilman Abens asked that as far as the drainage was concerned, were they retention ponds or detention basins.

Mr. Schultheiss stated that they were retention ponds.

Councilman Abens asked if the HOA would be responsible for them.

Mr. Schultheiss remarked that they would.

Councilman Abens asked that along Root Road, he was the one that asked for the mounding and trees planted there because those folks close to Root Road, he would be the one to get the call when trucks go by and they're noisy and he appreciated that they did put up mounding and put in some trees.

Mr. Schultheiss mentioned that for phase 3 they were going to set the first lot back a little bit more from Root Road, not only for the reasons Mr. Abens stated, but also for marketability for their purposes. He stated that it was a good lesson learned in phase 1 and that they put them a little closer to Root Road than what they should have.

Councilman Abens asked if he was concerned with the marketing slow down on purchasing of new homes.

Mr. Schultheiss remarked that their was certainly a slow down in phase 2 that they were currently constructing. He stated that they had noticed a slow down over the past couple of months as far as buyer traffic was concerned. He said that as far as phase 3 was concerned that they may wait a bit on the development work just to wait for costs to come down. He explained that costs were still high for materials and labor but they were in the process of working through that.

Chairman Smolik stated that he had a question for the Administration as to whether the subdivision sign, landscaping plan and the street lighting could be administratively approved.

Director Lieber remarked yes, that if the Commission was agreeable to the applicant stating that the sign and landscaping would match, then they could just verify that that's the case when it would be submitted.

City Engineer Rodriguez stated that it was correct that typically the developer and OE (Ohio Edison) submit an overall lighting plan of the development and then the engineering department would make sure that it was good for spacing and make sure that there is one at the intersection for intersection lighting and then send that back to OE and they go ahead and do their work.

Moved by Smolik and seconded by Swallow to approve Harvest Pointe subdivision phase 3 with the condition the landscaping and sign shall match the previous two phases.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

Planning Commission Bylaw proposed updates

Director Lieber explained that on August 1st, City Council adopted seven pieces of legislation that would update various chapters of the zoning codes and the Commission was pretty familiar with what those were since they reviewed and recommended them. She stated that they did change the role of Planning Commission somewhat in terms of, for example, they would now be reviewing conditional use permits and similar use determinations that were previously the review of BZBA. She discussed that it was time to take a look at their bylaws for those areas that may now be out of step with the new procedures that were in place. She stated that she went through and looked for areas of general improvement in addition to specific areas where those types of powers may be enumerated, either by the BZBA bylaws or Planning Commission bylaws and tried to propose some general enhancements that outlined more of the Boards role and eliminate any inconsistency with the new code updates that would be effective just before Labor Day. She added that she wanted to give the Commission a chance to take a look and read through and see if they had any questions, comments or suggestions. She mentioned that if they felt comfortable adopting them at the meeting that would be fine and if they didn't it would be ideal to have their bylaws updated by the time the City would be implementing the new procedures with the intake and reviews that would be set forth in the code.

Chairman Smolik asked if she had a list of what changed without them having both right next to each other.

Director Lieber stated that in some cases it was consolidating like the officers and duties section and some of the information that was spread out in several sections into that election and duties of officers section. She explained that it would be the same officers, no change in their responsibilities. She discussed that regular meetings and special meetings remained about the same. She stated that regarding attendance she did add the requirement to notify the Clerk's office by a minimum time if they didn't have a quorum and so that someone would be aware that they would be absent. She stated that in cases there are certain powers that were delegated to CBO that now might be Planning Director and made those changes where necessary. She added that new business would be just that and that there was no break out of applications versus referrals, it would just be new business. She explained that a lot of it was similar just reorganized to have it be chronological through the establishment of the Board and Officers and then application and then the meeting part and then the decision part rather than it being disjointed. She remarked that it might be easier if she went through and put together a list of bullet points for a more detailed analysis.

Chairman Smolik stated that he was just wondering what the major changes would be. He asked if it required a vote at that meeting.

Director Lieber explained that by the September meeting the new codes would be effective and it would be perfectly acceptable to amend the bylaws at that meeting as well.

Chairman Smolik indicated that he wanted additional time to review them. He then asked the Commission members if they were ready for a vote that evening or if they wanted to wait and take a further look at it.

Vice-Chairwoman Swallow stated that they could wait and take a further look at it. She added that she had a question for the Administration and the Commission members regarding the time of the meetings since they set their own times. She asked if everyone liked the current time at 7:00 p.m. She added that she understood that as a staff member, staying after for them after a full day of work at times could be rough to wait for a meeting to start at 7 o'clock. She explained that obviously they needed to make sure that members of the public could be in attendance and speak on issues before the Board and that it worked for applicants as well but she wondered if there were any thoughts on moving that time up to 6 o'clock.

Councilman Abens responded that he didn't necessarily agree with the 6 o'clock time change because it would put a hardship on many of the citizens because of their work and family obligations. He added that through Council they changed their time back to 7 o'clock but when it was mentioned to change it to earlier a few Council members stated that that was not possible for them because of their jobs. He explained that he understood that it may not be an issue for the present members but it might be an issue for future members that 6 o'clock or 6:30 may be hardship. He remarked that 7 o'clock for employees could be a bit much but he was sorry about that.

Member Ali stated that 6 o'clock or 6:30 would be tough for him as well and 7 o'clock would be better.

Director Lieber mentioned that if the bylaw updates wasn't going to be voted on that night she would put together a couple bullet points so that the Commission could focus their attention as they review them and what the differences were.

Chairman Smolik asked if there were any questions or comments regarding the bylaws.

None were given.

ADJOURNMENT:

The meeting was adjourned at 7:52 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, September ~~13,~~ 27 2022
Date Approved

Sept. 13 meeting
No Quorum