

YORK TOWNSHIP BOARD OF APPEALS

October 12, 2023

The York Township Board of Zoning Appeals held their monthly meeting in the York Town Hall/Fire complex on October 12, 2023.

Chris Kosman called the meeting to order at 6:30 pm.

The Pledge of allegiance was said.

Chris Kosman stated this meeting is being taped for transcription purposes only.

Board Members Present:

Christine Barnes, Ronald Fabich, Richard Hill, and Alternate Jessica Gerspacher, Chris Kosman, were present. Roger Mittler was unable to attend.

Chris Kosman asked Jessica Gerspacher to join the Board Members in the absence of Roger Mittler.

Chris Kosman explained this meeting is in a different venue, we will limit the conversation to one (1) person at a time for the tape. Chris Kosman went on to explain for the last meeting the tape was very garbled even though the meeting was in a different building; this one will be even more difficult.

Chris Kosman asked the audience if they had not signed in to please do so.

Chris Kosman explained everyone wishing to speak tonight in any kind of testimony, for or against the Public Hearings will need to state their name. Chris Kosman stated this will be a general "I will swear".

Chris Kosman asked for everyone individually wishing to speak to state their name and address.

Chris Kosman then asked everyone to raise their right hand; he then swore in everyone wishing to speak.

Chris Kosman swore in Robert Janda, Mary Janda, David Moell, Vicki Moell, Yolanda Bowser, Derek Lester, Heidi Lester, Kyle Lester, Howard Hall, Mary Cogar- (did not sign in), Paul Barco, Tracy Mattern, Roxanne Duttko, Dale Duttko, Dan Vorell, and Eric Matyac; names of several others sworn in were inaudible.

Chris Kosman had the audience raise their right hand and say, "I solemnly swear to tell the truth the whole truth and nothing, but the truths so help me God."

Guests:

Rachel Nagle; Yolanda Bowser; Mary Janda; Robert Janda; David Moell; Vicki Moell; Howard Hall; Mary Pilger; Paul Barco; Chris Music; Dan Vorell; Roxanne Duttko; David Duttko; Derek Lester; Heidi Lester; Kyle Lester; Tracy Mattern; Cynthia Cook; Richard Monroe-York Township Trustee; Melissa Clifford, Heidi Carroll-from the Medina County Prosecutor's office. Please note: not everyone in attendance signed in.

Minutes:

Chris Kosman stated the minutes for 9-14-23 will be tabled until 11-9-2023.

Public Hearing –Reconvened- Adventurous Heart LLC – Rachel & Philip Nagle – a. Bed and Breakfast – conditional use.

Chris Kosman reconvened the Public Hearing for Rachel and Philip Nagle; this is from the York Township Board of Appeals meeting held on September 14, 2023

Chris Kosman explained the Board Members will be working on the Bed and Breakfast conditional use.

Chris Kosman asked Rachel Nagle to give a brief explanation of her plans for the Bed and Breakfast. Rachel Nagle did give a brief explanation of her plans.

Chris Kosman stated in the last meeting one of Derek Lester's concerns was people wandering from one property to the next. Chris Kosman introduced Heidi Carroll from the Medina County Prosecutor's Office; the answer is; if people leave the property at 4545 Erhart Road, go onto your property, falls, and gets hurt Derek Lester is not responsible for that. Chris Kosman stated that is no different than you going over to your neighbor's house and falling, they are not responsible for the injury whether intentional or unintentional.

Many of the adjacent neighbors express their concerns of other people wandering over into their property. Heidi Carroll explained that when an injury is not a negligence of the property owner, the property owner is not responsible for the injury.

Heidi Carroll covered many different scenarios regarding the negligence of the property owner; the property owner is not responsible for the injury.

Many of the adjacent neighbors express their concerns of not only friends and families using the Bed and Breakfast; it is total strangers that will be using the Bed and Breakfast.

Heidi Carroll mentioned the Bed and Breakfast is only attached to Parcel 045-05C-19-011 – twenty-seven (27) acres; please keep this conversation to only this parcel.

Ronald Fabich explained at this time we are looking at Bed and Breakfast only. Ronald Fabich explained if the Bed and Breakfast were to be approved and not the Recreational Use, the person using the Bed and Breakfast probably would not use the Bed and Breakfast because there is nothing for them to do.

Ronald Fabich also explained the Board Members can put conditionals on the Bed and Breakfast.

Heidi Carroll explained many times, this conversation is for one Bed and Breakfast, two (2) bedrooms only. Heidi Carroll also explained there are no new buildings being constructed.

Heidi Carroll also explained if the Nagle's are going to have two (2) Bed and Breakfast they would not be able to do it; each Bed and Breakfast building needs to be owner occupied.

Chris Kosman read in part the application for the Nagle's, confirming and explaining the Bed and Breakfast is on one parcel, parcel #045-05C-19-012 –twenty-eight, fifty-eight tenths (28.58) acres.

Chris Kosman stated the Board Members include conditions and limitations on the Bed and Breakfast.

Tracy Mattern referred to the Duncan Factors regarding the Bed and Breakfast permits.

Heidi Carroll stated in the York Township Zoning Resolution a Bed and Breakfast is permitted in an R-1 District with a conditional permit.

Heidi Carroll also stated in the York Township Zoning Resolution, Recreational Uses are also permitted as a conditional use.

Heidi Carroll explained there are two (2) applications that are being discussed tonight, one is for a Bed and Breakfast that is allowing the Nagle's to have people physically stay in her house which the property owner will be living in the house; the second application goes along with the Recreational Use in which the Nagle's want to bring in small groups of people limited in numbers, ten (10) to twenty (20) who are not staying there, they are coming there to do something or have a class.

Heidi Carroll mentioned the Nagle's are not going to have twenty (20) people staying in their home as a Bed and Breakfast.

Rachel Nagle explained the people staying at the Bed and Breakfast would be able to walk around the lake and maybe do some fishing.

Heidi Carroll stated you are limiting the people who are sleeping there to the Bed and Breakfast.

Chris Kosman stated the conversation keeps circling around, if there is not any new conversation, he will ask Board Members if they have any questions.

Chris Kosman asked if Board Members, Heidi Carroll, or Rachel Nagel have any questions.

Ronald Fabich asked if the folks staying at the Bed and Breakfast get up and they want to go down to the lake, which is right outside the door; are they crossing over into the Recreational Use. Heidi Carroll answered no because it is not structured activities.

Christine Barnes asked if there is a difference if they accept money for a Bed and Breakfast and people stay overnight vs. accepting money for the Recreational use. Christine Barnes then asked if you have family staying overnight and you only charge them for the Bed and Breakfast; can you accept money if you decide to take a class.

Rachel Nagle answered yes.

Chris Kosman asked Richard Hill if he had any questions. Richard Hill answered no.

Chris Kosman asked each Board Member if they had any further questions. There were no further questions.

Chris Kosman stated he would like to have a motion from the Board Members regarding the Bed and Breakfast.

Christine Barnes asked Rachel Nagle if she is going to do a background check on people staying in her home. Rachel Nagle answered no.

Ronald Fabich mentioned he is going to make a motion. After he makes the motion, he would ask the Board Members if he left out anything, or if there any corrections.

Ronald Fabich made a motion to approve a Bed and Breakfast, as a conditional use from Adventurous Heart LLC, Rachel, and Phillip Nagle 4545 Erhart Road, Medina, Ohio, 44256. Per the application file number V02-2023; limiting the Bed and Breakfast to the existing house and only Parcel # 045-05C-19-012 subject to the conditions set forth in Section 506.10 of the York Township Zoning Resolution as follows; A. meals; B. Guestrooms; C. Retail sales; D. Maximum of two (2) guestrooms; E. Shall obtain all required health department food service permits; F. Food and laundry delivery locations in accordance with the approved site plan; G. Shall provide one (1) parking space per guestroom plus two (2) parking spaces for every permanent dwelling unit; H. The owner/operator shall be present on the premises during the stay of guests, I. In R-1 Low density Residential Districts each Bed and Breakfast shall be located on a lot of not less than 2.1 acres exclusive of right-of-way.

Ronald Fabich asked the Board Members if he forgot anything. There were no comments from the Board Members.

Richard Hill seconded the motion. Roll vote: Christine Barnes-aye; Ronald Fabich-aye; Richard Hill-aye; Jessica Gerspacher-aye; Chris Kosman-aye. Motion for the Bed and Breakfast is approved.

**Public Hearing – Adventurous Heart LLC – Rachel & Philip Nagle –
b. Recreational uses - conditional use.**

Chris Kosman asked Mary Lenarth to read the Public Ad.

Mary Lenarth read the Legal Ad as published in the August 30, 2023, edition of the Medina Gazette to consider a conditional use permit from Adventurous Heart LLC/ Rachel and Phillip Nagel, 4545 Erhart Road, Medina, Ohio 44256 (Parcel # 045-05C-19-009; Parcel #045-05C-19-011; Parcel #045-05C-19-010; and Parcel #045-05C-19-012). The request is for a conditional use permit referring to Section 506.02 Recreational uses and Section 301.02.B.2 Conditionally Permitted Uses, Recreational uses. This would allow for recreational uses that involve short experiences for small groups in an R-1 district.

Chris Kosman asked Rachel Nagel to briefly explain her plans for the Recreational Use.

Rachel Nagel explained her plans, regarding the animals, water sports, outdoor recreation activities, and food themed activities.

Chris Kosman opened the comments to the adjacent neighbors.

Chris Mull asked about the exotic animal permit. Rachel Nagle explained the steps she needed to complete to have the exotic animals. Chris Mull questioned the type of animals.

Ronald Fabich stated he did research since the last meeting, per the Ohio Revised Code exotic animals are out, we are looking at warm blooded only, no cold-blooded animals; no exotic tigers; it is not permitted according to the Ohio Exotic Code.

Rachel Nagle explained her animals.

Several adjacent neighbors are concerned, most of the information is very vague, not much information is factual, worried about safety, trespassers, what kind of recreation, guns, archery, hunting, noise, traffic, all these and more are very concerning to the neighbors.

Chris Kosman stated, with conditional certificate certain items can be limited.

Heidi Carroll mentioned the owner will always be there; there should not be anything happening that would destroy the property or the animals. Heidi Carroll also mentioned the beauty of the owner being there; the owner can say I am sorry I am not comfortable for you to be here I do not want you to stay; you can turn them away very easily.

Richard Hill asked about two of the parcels. Rachel Nagle explained one is a field the other is an orchard.

Richard Hill stated the adjacent neighbors keep going back to the Bed and Breakfast; everyone is getting off the subject. Richard Hill stated the topic is Recreational Use.

Board Members reminded the adjacent neighbors this is for Recreational Use. The Board Members can put none or several conditions on the conditional permit for the Nagle's Recreational use.

Ronald Fabich thought about a list of items that could be recreational, water sports, paddle boarding, kayaking, hiking trails, back packing classes, scavenger hunting, fishing, class on survival, cross country skiing, bird watching, small groups 1-5 or 2-10, stargazing, cooking outside.

Ronald Fabich also thought of no hunting, trapping, shooting, archery, no motorized vehicles except that of the property owner, no four wheelers, no ATV, no snowmobiles, no motorized vehicles, no fireworks. Ronald Fabich mentioned only a few conditionals.

Jessica Gerspacher asked about fireworks. Heidi Carroll stated fireworks are permitted for personal use and for certain holidays and might be in your Zoning Resolution.

Several people started talking over each other making it very difficult to impossible to hear the tape.

One of the adjacent neighbors asked if the Board Members can legally put restrictions on your conditional use. Chris Kosman answered yes.

Heidi Carroll stated conditional uses go with the land, you cannot limit it to people, and you can limit the number of employees.

Heidi Carroll mentioned if the property is sold, the conditional use stays with the property. Heidi Carroll stated the key is to limit it to what she wants so that no one else can come in and do something else.

Ronald Fabich stated the Board Members are listening to the adjacent neighbor that is why he researched a lot of information. Ronald Fabich also stated that is why he has been thinking about the restrictions to help make it difficult for someone else to buy the property and do something else with it.

Richard Hill mentioned he was taught years ago that conditional permits become void when the property changes hand and the variances stay with the property.

Heidi Carroll answered that is not correct; the conditional permits stay with the property.

Heidi Carroll stated if the new property owner changes the use of the land, or the current property owner changes the use of the property then the York Township Board of Appeals can revoke the conditional permit.

Heidi Carroll also stated if Rachel Nagle stopped using the property for a Bed and Breakfast or stops using the Recreational Use for two (2) years then the conditional use is ended; it is revoked.

One of the adjacent neighbors suggested a fence around the property.

Chris Kosman stated there are a lot of things you are permitted to do on your own property, but not as a commercial use in York Township.

Tracy Mattern is concerned about how this will change the neighborhood where there are rights of the adjoining property that could be affected.

Heidi Carroll stated she has talked with the Board Members and agrees with their thought process in working with the property owners. Heidi Carroll also explained Rachel Nagle is unique; she is very genuine to the preservation of the property and the low impact to the area. Heidi Carroll agrees with the adjacent neighbors on limiting the use and the conditions to Rachel Nagle's uniqueness, so that in the future no one else would be able to do this. Heidi Carroll mentioned that is the balance the Board Members have been struggling with. Heidi Carroll stated the Board Members are doing a wonderful job in hearing and listening to the adjacent neighbors' concerns.

Heidi Carroll mentioned she feels the conversation has really evolved which is good, it has gone from you cannot do this at all; to let's figure out how we can limit it to what Rachel Nagle's unique circumstances are.

Ronald Fabich stated he is listening to the adjacent neighbors and what you are saying and would like to refer to and read Article V Conditional Zoning Certificates, Section 501 Purpose.

Ronald Fabich brought up a couple of important facts, trying to protect the community and allow the homeowner to use their property as they like; if something should come up and the property owner is not living up to their end of the bargain, Section 501 says York Township is able to modify and amend something.

Ronald Fabich stated within a few months if there are several complaints of a violation such as trespassers, loud noise or things like that, the York Township Board of Zoning Appeals will come back and say we need to amend this, it is not working.

One of the adjacent neighbors asked what he is to do if he has five trespassers and he tried to call to York Township Office, they will be gone before anyone gets there. Heidi Carroll stated I hope you are calling the Sheriff.

Heidi Carroll suggested taking pictures and documenting. Richard Hill also mentioned starting documenting, taking pictures, writing the time of day and time, developing a portfolio, and bringing it to the Board Members.

Ronald Fabich suggested a camera, motion sensors, lighting and maybe an alarm system.

Richard Hill stated the York Township Zoning is trying their best to keep the York Township rural.

Robert Janda mentioned this is new to most of the adjacent neighbors and they fear unknown possibilities.

Heidi Carroll again mentioned the Board Members are listening to the adjacent neighbors. Heidi Carroll mentioned the Board Members can add conditionals to this permit.

Heidi Carroll and Robert Janda got into a very tense discussion.

Ronald Fabich interjected stating he is getting a sense of we are going to have people come they are all going to violate the neighbors' property it is almost borderline paranoia; how many people are going to possibly go off the path.

Ronald Fabich stated he lives right next to Buckeye School and cannot remember the last time he saw kids crossing his property.

Heidi Carroll and Rachel Nagle discuss a time frame for hiking though the property that might work for everyone. Nothing was decided.

Robert Janda stated this is so vague.

Chris Kosman mentioned that is because the Board Members have not had time to have a discussion regarding Recreational Use. Chris Kosman also mentioned we are talking publicly right now, and they need time to discuss the Recreational Use and possibly add conditionals to the permit.

Robert Janda continued to express his concerns.

Chris Kosman stated the Board Members would like to have a discussion and will be able to put some of the parameters in place. Chris Kosman explained we cannot give you parameters until the Board Members have a chance to discuss Recreational Use.

Chris Kosman and Robert Janda got into a discussion regarding Bed and Breakfast and the Recreational Use and the parameters that need to be in place.

Richard Hill stated the Bed and Breakfast conditional permit was approved according to the rule in the York Township Zoning Resolution. Richard Hill stated that is plain and clear, it does not violate the York Township Zoning Resolution.

A gentleman asked questions regarding the Bed and Breakfast, could this request be turned down. Heidi Carroll answered yes; you would have to explain why the Bed and Breakfast is not appropriate in that area.

Heidi Carroll explained if the Board Members were to deny the Bed and Breakfast without a just cause Rachel Nagle would have the right to go to the Court of Appeals. Heidi Carroll stated she would have to defend the York Township decision and she would have it overturned not based on their reasoning.

Someone asked what the Duncan Factor has to do with Bed and Breakfast and Recreational Use.

Heidi Carroll stated it has nothing to do with this discussion. Heidi Carroll stated it is for the area only. Heidi Carroll stated the Duncan Factors are used for variances not for area.

Heidi Lester asked about the pink ribbons on Rachel Nagle's property. Rachel Nagle answered that is where she thought she might put a walking path.

Chris Kosman closed the public discussion, and the Board Members will have a discussion with Rachel Nagle.

Chris Kosman stated there are four basic questions the public has that we have arrived at from the public discussion.

1. Number of people
2. Distance off property
3. Limited activity
4. Time of operation

Chris Kosman asked Rachel Nagle how many people you would have for the Recreational Use. Rachel Nagle explained at the about ten (10) people in a group. Rachel Nagle stated she would not take more than ten (10) people into the woods. Chris Kosman stated he understands if a youth group comes though you would need to possibly have thirteen (13) people. Chris Kosman stated the max will be twenty (20) people.

Chris Kosman stated when you are filling out an application, you need to factor what the information is, what you hope for your future, and what you are hoping that it could expect.

Ronald Fabich asked if the number of people will include the people in the Bed and Breakfast and the people for the Recreational Use. Ronald Fabich asked Rachel Nagle if it would be ten (10) people in the Bed and Breakfast and twenty (20) people for the Recreational use then you are up to thirty (30) people on the property. Rachel Nagle stated ten (10) people for the Bed and Breakfast and ten (10) people for Recreational use.

Rachel Nagle stated there may be no one in the Bed and Breakfast and twenty (20) people in the Recreational area. Ronald Fabich asked by reservation you could control that. Rachel Nagle answered yes.

Chris Kosman asked Rachel Nagle what her hours of operation will be. Rachel Nagle stated she thought 8am to 10pm approximately, by appointment. Rachel Nagle stated the winter might be different.

Chris Kosman stated Rachel Nagle could possibly do Agritourism and York Township cannot regulate it. Eric Matyac explained Agritourism along with the pros and cons of it.

Chris Kosman asked Rachel Nagle what days of the week you are looking at. Rachel Nagle stated she would like to operate on Sundays. Chris Kosman stated he would be comfortable if you could narrow it down to five (5) days a week. Rachel Nagle stated her husband teaches school and the days fluctuate for him. Rachel Nagle asked if she could say in one week, they would not do more than five (5) days. Chris Kosman stated he understands but he also understands this is a Residential Area.

Chris Kosman also explained most Girl Scouts and Boy Scouts would be during the week in the evenings. Chris Kosman is trying to keep a good neighborhood feel to it.

Robert Janda asked if there needs to be parking regulations for the Residential use. Chris Kosman stated to be honest he has not looked that over.

Chris Kosman and Rachel Nagle discussed days and hours of use for Recreational use.

Jessica Gerspacher mentioned the hours are 8 am to 10 pm and by appointment only.

Ronald Fabich asked Rachel Nagle if she could see her and her husband doing more with the Recreational Use and retiring. Rachel Nagle gave a vague reply, no firm reply.

Chris Kosman stated he would like to talk about distance from surrounding properties. It was suggested to have two hundred (200) feet off the property line for surrounding properties.

Chris Kosman would like to discuss activities. Rachel Nagle suggests starting with types of activities, animal encounters, water sports, outdoor recreation activities, outdoor recreation.

Heidi Carroll suggested that a list of things not permitted would be ok, suggested not to have a list of permitted things and might be able to be changed if Rachel Nagle would be able to go to the York Township Board of Appeals and get it changed.

Chris Kosman asked Rachel Nagle to explain animal encounters. Rachel Nagle explained the encounters. Board Members and Rachel Nagle discussed animal encounters.

Jessica Gerspacher asked if kangaroos are regulated by USDA. Rachel Nagle answered any animal she has must be qualified by USDA.

Rachel Nagle stated she would probably not want to have more than thirty (30) animals.

Jessica Gerspacher asked how often the USDA comes to check on the animals. Rachel Nagle stated once a year.

Chris Kosman asked Rachel Nagle to explain water sports. Board Members and Rachel Nagle discuss non-motorized water sports.

Chris Kosman asked Rachel Nagle to explain outdoor activities. Board Members and Rachel Nagle discuss outdoor activities.

Chris Kosman asked Rachel Nagle to explain the food. Board Members and Rachel Nagle discuss food assisted cooking,

Board Members stated no fireworks, no camping, no hunting, no shooting, no archery, no firearms, no trapping, no zip-line, no drones, and no motorized vehicles.

Board Members reviewed the conditionals suggested regarding the Recreational Use.

Board Members were having a conversation that was not audible due to the adjacent neighbors and Rachel Nagle having a very loud conversation for several minutes.

Some of the adjacent neighbors left.

Chris Kosman stated he would like to request a motion from Board Members.

Ronald Fabich made a motion to approve a Recreational Use as a conditional use permit from Adventurous Heart LLC/ Rachel and Phillip Nagel, 4545 Erhart Road, Medina, Ohio 44256 (Parcel # 045-05C-19-009; Parcel #045-05C-19-011; Parcel #045-05C-19-010; and Parcel #045-05C19-012). Recreational activities are conditional on all four (4) Parcels unified under one ownership, (Parcel # 045-05C-19-009; Parcel #045-05C-19-011; Parcel #045-05C-19-010; and Parcel #045-05C19-012) and operated as a single use. The four (4) Parcels must remain under common ownership. The four (4) Parcels must remain under common ownership as a condition of the conditional use permit for Recreational activities and as further condition the permit shall not apply to any of the four (4) Parcels independently or individual. The Recreational activities permitted shall be limited to those activities listed and their intensity as follows:

There shall be a limitation of twenty (20) guests at any one time participating in such recreational activities.

Stating four (4) days per week. Time is to be 8 am to 10 pm. Up to two hundred (200) feet from the main dwelling.

On the trail the limit shall be from dawn to dusk.

There are to be ten (10) trail cams on Parcel #045-05C-19-010; Parcel #045-05C-19-011; facing away from neighbors' property. Parcel #045-05C-19-010 is Parcel #2 per map of

property (camera will be on the West Side of property) not facing the neighbors facing Eastward. On Parcel #1 per map of property Parcel #045-05C-19-011 (camera will be on the North side of the parcel) facing away from the neighbors which will be facing South.

The property line restriction will be increased to two hundred (200) feet.

Adjacent neighbor stated the cameras should be on the East side of Rachel Nagle's Property.

Chris Kosman stated ok, the Board Members will amend it; it will be ten (10) trail cams along the property around the outer border of the property line, facing inward and inside.

Board Members explained the reasoning behind borders and cameras.

Animal encounters there will be thirty (30) animals under the USDA exhibition license Class C.

Water sports non motorized crafts.

Outdoor activities hiking, backpacking, fishing, biking, outdoor educational classes, food theme cooking, outdoor assisted cooking; animal theme treats.

The no restrictions for Recreational Use; no fireworks, no firearms, no archery, no shooting, no drones, no motorized vehicles, no hunting, no trapping, no zip line, no camping.

Rachel Nagle and the adjacent neighbors discuss the trail cams.

Board Members, Rachel Nagle and adjacent neighbors decided to scrap the trail cams.

Chris Kosman asked if there is a second to the motion.

Richard Hill seconded the motion. Roll vote: Christine Barnes- no, because with the location to secure the effect of a transition from a Residential to Non-Residential she does not believe the traffic and the people that will be drawn there for now and in the future. Christine Barnes also explained she is sure Rachel Nagle is not getting into this to fail she will want to grow. Ronald Fabich-this was a hard decision – answer is aye; Richard Hill-referring to Section 505 and Section 506 is not satisfied-answered-nay; Jessica Gerspacher-aye; Chris Kosman-nay. Chris Kosman explained to Rachel Nagle she did an excellent job explaining her plans, this does take this from a Residential area to a Commercial area. Chris Kosman also stated he appreciates everything Rachel Nagle has helped the Board Members with, the public comments and thanks her for her time.

Rachel Nagle asked what her options are. Chris Kosman referred Rachel Nagle to contact Steve Ibos-Zoning Inspector.

Chris Kosman stated there are three (3) nays and two (2) ayes; the motion failed.

Chris Kosman closed the Public Hearing.

Old Business: There was no Old Business.

New Business:

Mary Lenarth mentioned there will be a Public Hearing for the November meeting.

Jessica Gerspacher stated she will not be able to attend December's meeting.

There was no other New Business.

Adjourn:

Jessica Gerspacher made a motion to adjourn the meeting at 10:40 pm. Christine Barnes seconded the motion. All members voted aye in a voice vote. Meeting adjourned.

Chris Kosman, Chairperson

Mary Lenarth, Secretary