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<div>2</div> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div> <div>MS. SANCHEZ: We're calling the</div> <div>meeting of the Olmsted Township Zoning</div> <div>Commission to order at 7:01 P.M.</div> <div>Okay. As an administrative note,</div> <div>we are recording these proceedings for</div> <div>purposes of providing a historical record.</div> <div>As such, all members of the Zoning</div> <div>Commission and any departments that speak</div> <div>during the meeting are asked to speak your</div> <div>name clearly into the microphone prior to</div> <div>your statement or comment. This would be</div> <div>for each time you speak. I ask that the</div> <div>members of the Zoning Commission assist in</div> <div>helping people remember to state their</div> <div>name.</div> <div>This meeting has a new zoning item</div> <div>before the Board, so there will be an</div> <div>opportunity for the public to speak later</div> <div>on if anyone is interested.</div> <div>And if you have not signed in,</div> <div>please do so. We have a sign-in sheet. I</div> <div>believe the two people who are in</div> <div>attendance have already signed in.</div> <div>So later on you'll be sworn in</div> <div>before you speak.</div>	<div>4</div> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div> <div>(Thereupon, the Pledge of Allegiance was</div> <div>recited.)</div> <div>- - - -</div> <div>MS. SANCHEZ: All right. So we</div> <div>will now move on to the business part of</div> <div>this meeting.</div> <div>The first order of business is the</div> <div>approval of the minutes of the meeting from</div> <div>August 22nd, 2024.</div> <div>Are there any additions,</div> <div>corrections, or revisions?</div> <div>MR. HAMER: I have none.</div> <div>MS. SANCHEZ: Okay.</div> <div>MS. OSELAND: No.</div> <div>MS. SANCHEZ: I didn't have any</div> <div>either.</div> <div>Okay. As there are no changes, do</div> <div>I hear a motion for approval?</div> <div>MR. LOWE: So moved.</div> <div>MS. SANCHEZ: Okay.</div> <div>MR. HAMER: Second.</div> <div>MS. SANCHEZ: Okay. So,</div> <div>Secretary, please call the roll.</div> <div>MR. LOWE: Mr. Lowe? Yes.</div> <div>Ms. Oseland?</div>

<p style="text-align: right;">5</p> <p>1 MS. OSELAND: Yes.</p> <p>2 MR. LOWE: Ms. Sanchez?</p> <p>3 MS. SANCHEZ: Yes.</p> <p>4 MR. LOWE: Mr. Hamer?</p> <p>5 MR. HAMER: Yes.</p> <p>6 MR. LOWE: The minutes are</p> <p>7 approved.</p> <p>8 MS. SANCHEZ: Okay. All right.</p> <p>9 There are no old business meeting items on</p> <p>10 the meeting agenda.</p> <p>11 Before we move to new business,</p> <p>12 does any member of the Board or Building</p> <p>13 Department have an item for follow-up?</p> <p>14 Okay. Since there are no old</p> <p>15 business items, I will move on to new</p> <p>16 business.</p> <p>17 The first and only item on the</p> <p>18 agenda for tonight is Application No.</p> <p>19 Number 24OLMT-ZC003, which has been</p> <p>20 submitted by Granger Property Development</p> <p>21 LLC, also known as "Pride One", which</p> <p>22 requests a minor modification to their</p> <p>23 previously-approved General Development</p> <p>24 Plan to reduce the development size, number</p> <p>25 of residential units, and commercial units</p>	<p style="text-align: right;">7</p> <p>1 to swore me in then?</p> <p>2 MS. SANCHEZ: Oh, yes, you're</p> <p>3 right. Thank you. Yes, we do have to</p> <p>4 swear you in.</p> <p>5 MR. KNEREM: Got it.</p> <p>6 MS. SANCHEZ: Okay. So do you</p> <p>7 swear to tell the truth, the whole truth,</p> <p>8 and nothing but the truth?</p> <p>9 MR. KNEREM: Yes.</p> <p>10 MS. SANCHEZ: Thank you. You may</p> <p>11 begin.</p> <p>12 MR. KNEREM: Got it. So really</p> <p>13 the only changes to the plan, before we had</p> <p>14 Gallagher's parcel, which is just the east</p> <p>15 parcel of 265-04-014, included in the</p> <p>16 project with, you know, another I think 60</p> <p>17 or 70 units.</p> <p>18 The change is essentially we got a</p> <p>19 wetland study done on the property, which</p> <p>20 deemed a currently a lot of that parcel</p> <p>21 unusable. And there is a rule with the</p> <p>22 County that you can only have up to 50</p> <p>23 units on one point of access. So with</p> <p>24 losing that property to the east, we are</p> <p>25 only able to get one point of access.</p>
<p style="text-align: right;">6</p> <p>1 for the property located at Parcel No.</p> <p>2 265-04-002 fronting Bagley Road.</p> <p>3 For just a bit of background</p> <p>4 information on this, the applicant</p> <p>5 previously submitted a General Development</p> <p>6 Plan earlier this year. This is part of</p> <p>7 the Town Center property located near</p> <p>8 Friendship on the corner of Stearns and</p> <p>9 Bagley.</p> <p>10 That General Development Plan was</p> <p>11 recommended for approval by this Board and</p> <p>12 approved by the Trustees, so the purpose of</p> <p>13 this is to request a minor modification.</p> <p>14 We will allow Pride One to present</p> <p>15 their application, and afterward we'll</p> <p>16 allow members of the Zoning Commission to</p> <p>17 ask questions. And then we can open it up</p> <p>18 for public comment if there is any.</p> <p>19 Would the representatives for the</p> <p>20 applicant please provide your names and</p> <p>21 present your item?</p> <p>22 MR. KNEREM: Michael Knerem, Pride</p> <p>23 One. Am I good to just begin?</p> <p>24 MS. SANCHEZ: Yep, go ahead.</p> <p>25 MR. KNEREM: Okay. Does he have</p>	<p style="text-align: right;">8</p> <p>1 Therefore, we size down the development to</p> <p>2 50 units. The commercial acreage and</p> <p>3 everything didn't really change. We</p> <p>4 incorporated the item that was asked from</p> <p>5 the meetings to provide a -- I don't know</p> <p>6 what the right term is -- but integrating</p> <p>7 the commercial to the residential, which we</p> <p>8 did through one common access. That's</p> <p>9 really the only modification.</p> <p>10 So there's 50 townhomes still TBD,</p> <p>11 they'll be for rent or for sale, and what</p> <p>12 is actually going in the commercial is</p> <p>13 still TBD and hope to have resolved by the</p> <p>14 time we submit for final plan of</p> <p>15 development.</p> <p>16 But that's essentially the change</p> <p>17 and why -- and where we're at.</p> <p>18 MS. SANCHEZ: Okay. And, sir,</p> <p>19 were you going to speak or did you have</p> <p>20 anything that you were going to say?</p> <p>21 MR. BURKE: I'm with Avison Young</p> <p>22 Commercial Real Estate Company, so we're in</p> <p>23 charge of bringing all the retail</p> <p>24 restaurants and the retail that would go in</p> <p>25 front of the residential.</p>

<p style="text-align: right;">9</p> <p>1 MS. SANCHEZ: Okay. Well, so then</p> <p>2 --</p> <p>3 MR. REED: Could you state your</p> <p>4 name for the record so that we could get it</p> <p>5 on the record?</p> <p>6 MR. BURKE: Oh, John Burke.</p> <p>7 MS. SANCHEZ: Okay. So it sounds</p> <p>8 like you're here just for, in case there</p> <p>9 are questions later? Maybe I should just</p> <p>10 swear you in just to be safe.</p> <p>11 Do you swear to tell the truth,</p> <p>12 the whole truth, and nothing but the truth?</p> <p>13 MR. BURKE: Yes.</p> <p>14 MS. SANCHEZ: Okay. Thank you.</p> <p>15 Did you have any statement that you wanted</p> <p>16 to make right now, or did you just want to</p> <p>17 be available in case there's questions?</p> <p>18 MR. BURKE: No, just available for</p> <p>19 questions.</p> <p>20 MS. SANCHEZ: Great. Okay. So I</p> <p>21 believe the next step is public comment</p> <p>22 actually, but we do not have anyone from</p> <p>23 the public here to make any comments, so we</p> <p>24 can move on to floor discussion.</p> <p>25 So does anyone from the Board have</p>	<p style="text-align: right;">11</p> <p>1 MR. HAMER: Yeah, the only</p> <p>2 question I had was the Gallagher property</p> <p>3 is it undevelopable?</p> <p>4 MR. KNEREM: It's a loaded</p> <p>5 question. Right now, it is undevelopable.</p> <p>6 So, you know, there's things that you can</p> <p>7 do in regards to farming and installing</p> <p>8 some drainage and things like that that can</p> <p>9 reduce the -- the wetland areas haven't</p> <p>10 been verified by the Army Corps, so they're</p> <p>11 just a study that we had -- you know, a</p> <p>12 wetland researcher come and do like we do</p> <p>13 on all of our projects --</p> <p>14 MR. HAMER: Okay.</p> <p>15 MR. KNEREM: -- and if we were</p> <p>16 going for approval, we would submit for the</p> <p>17 Army Corps and the Army Corps would verify</p> <p>18 the wetlands, but property owners are able</p> <p>19 to maintain their own property; therefore</p> <p>20 we are suggesting to Gallagher, if he wants</p> <p>21 this property to be worth anything to farm</p> <p>22 it or install drainage.</p> <p>23 MR. HAMER: Okay. Thank you.</p> <p>24 MS. SANCHEZ: And then one</p> <p>25 question that I had -- well, I guess it's</p>
<p style="text-align: right;">10</p> <p>1 any questions for the applicant?</p> <p>2 MS. OSELAND: I have one question.</p> <p>3 MS. SANCHEZ: Go ahead.</p> <p>4 MS. OSELAND: On the townhome</p> <p>5 example, it says it's a two-car garage, but</p> <p>6 on the floor plans there's only a one-car</p> <p>7 garage. Are there one or two?</p> <p>8 MR. KNEREM: So that's still TBD.</p> <p>9 I would say that they're probably going to</p> <p>10 be two.</p> <p>11 So a lot of these, you know, the</p> <p>12 floor plans, whatnot, we took from what we</p> <p>13 have built in the past as rentals, but I</p> <p>14 would say the majority odds that these</p> <p>15 would be for sale, which would be two-car.</p> <p>16 So I would say that would be what change,</p> <p>17 but I think what's laid out on the site is</p> <p>18 two-car. So really the only reason we</p> <p>19 would ever do a one-car is if we wanted to</p> <p>20 get more density, but since we can only --</p> <p>21 we're maxed at 50 units, I don't see any</p> <p>22 reason we would do one-car, so I'd say we</p> <p>23 want to do as many two-cars as we can just</p> <p>24 to get -- you know, whatever gets us 50</p> <p>25 units.</p>	<p style="text-align: right;">12</p> <p>1 kind of a comment, but I'll try to phrase</p> <p>2 it as a question. So I was reviewing the</p> <p>3 initial development plan and it seemed</p> <p>4 pretty clear that they were all supposed to</p> <p>5 be rentals.</p> <p>6 MR. KNEREM: Yes.</p> <p>7 MS. SANCHEZ: So what is the</p> <p>8 change to making them, it sounds like now</p> <p>9 it would be --</p> <p>10 MR. KNEREM: Yeah.</p> <p>11 MS. SANCHEZ: -- for sale.</p> <p>12 MR. KNEREM: So I think it largely</p> <p>13 has to do with the unit count. So for a</p> <p>14 rental, you want to have at least one</p> <p>15 onsite maintenance and one onsite leasing</p> <p>16 which one onsite maintenance and one onsite</p> <p>17 leasing can handle up to 150 units.</p> <p>18 Therefore, if you're only doing 50 units,</p> <p>19 your cost to operate this as rentals is</p> <p>20 much higher due to the lower unit count.</p> <p>21 Not that it can't be rentals, but if -- the</p> <p>22 lower the unit count typically gears more</p> <p>23 towards for sale because you don't have to</p> <p>24 have -- you know, you're selling them, so,</p> <p>25 you know, there's an HOA and all that, but</p>

<p style="text-align: right;">13</p> <p>1 there's not somebody on site representing  2 the property, managing it every day, so  3 that's the large reason.  4 If we still have 125 units, we  5 would want to do it as rentals, but due to  6 50 units, we think it probably makes more  7 sense to do for sale, but not locking in  8 for sale, but I guess I'd give it -- it'd  9 definitely greater than 50% chance it's for  10 sale.  11 MS. SANCHEZ: And they would still  12 be townhomes?  13 MR. KNEREM: Yeah, yeah. So I  14 don't know if you've seen -- like Ryan  15 Holmes does a lot of them. I thought  16 that's who we would go with, but there'll  17 be, you know, four to six, you know, units  18 in a building attached any, you know, two  19 or three stories, you know, garage, three  20 beds, two and a half baths, pretty typical.  21 They're good starter homes, typically, but  22 also hear from the data we've gotten from  23 talking a lot to the home builders is there  24 might be a good senior target here too,  25 which would lead to master downs in the</p>	<p style="text-align: right;">15</p> <p>1 residential, the commercial properties and  2 what the -- what they would look like. I  3 almost looks like the one on the east part  4 of the property would be kind of a  5 fast-food restaurant. Could you just kind  6 of give some background on that?  7 MR. BURKE: Yeah, I think for  8 conversation sake, I think we'd have one  9 building, it'd be a multi-use --  10 MR. LOWE: Uh-huh.  11 MR. BURKE: -- tenant, maybe five  12 or six tenants. And we have two off  13 parcels, three standing on parcels. So I  14 mean, we're talking about 3.26 acres.  15 So I mean the good problem to have  16 is that we retailers that commit, more fast  17 casual restaurants and more of the garden  18 variety retailers.  19 MR. KNEREM: Yeah. So -- and to  20 add onto that, like the parcel on the east,  21 you're obviously limited on how big of a  22 footprint you can have, which gears more  23 towards something like that, but on the  24 west side, we have more room to do  25 something with -- so like he mentioned, you</p>
<p style="text-align: right;">14</p> <p>1 units. So that's kind of what we're still  2 working through right now, yeah.  3 MS. SANCHEZ: And just to verify,  4 you said that there was no change to the  5 commercial space?  6 MR. KNEREM: No, like we just  7 rearranged it, essentially. So we didn't  8 even change the footprints, we just moved  9 the footprints because they wanted -- you  10 know, the feedback we got from the Trustees  11 was they wanted it to be more integrated to  12 the residential first, before we kind of  13 had two separate accesses, one sole access  14 for the residential and one access sole for  15 the re -- for the commercial, so we  16 essentially then made the access combined  17 between the two.  18 MS. SANCHEZ: And I've done a  19 terrible job. I've been speaking. My name  20 is Ashley Sanchez.  21 MR. LOWE: This is Sean. I was  22 not a member of the Commission when this  23 first became -- came before the body.  24 Could you kind of just give me a quick  25 background on the residential -- or not the</p>	<p style="text-align: right;">16</p> <p>1 know, we plan to do multiple uses and that  2 hopefully food -- because we've heard, you  3 know, a need for food, but, yeah, on the  4 right side, you know, that's really the  5 only footprint that you could actually fit  6 on it.  7 MS. SANCHEZ: Okay. Any other  8 questions?  9 MR. LOWE: I'm sorry, you said how  10 many spaces would be in the other, the  11 multi-tenant --  12 MR. BURKE: Main building?  13 MR. LOWE: Yeah.  14 MR. BURKE: I would say -- it  15 depends, it could be five or six tenants,  16 you know, depending on --  17 MR. KNEREM: Depending on tenants?  18 MR. BURKE: Yeah.  19 MR. KNEREM: Yeah.  20 MR. LOWE: If there was a company  21 that said they needed the whole space, I'm  22 thinking a gym or something like that, is  23 that something that you would consider?  24 MR. KNEREM: I think any options  25 that we would get, I think, you know, we</p>

<p style="text-align: right;">17</p> <p>1 want to do what is the combination of what  2 makes the most sense financially and what  3 makes the most sense of what the Township  4 wants and needs, so I think it's kind of  5 balancing those two.  6 So as we get, you know, some real  7 offers interested, our point is to present  8 them, you know, to the Trustees to see what  9 their feedback is on that.  10 Just -- you know, we don't want a  11 vape shop here, you know, something like  12 that, you know, like that's not -- that  13 doesn't make sense. And, you know, it has  14 to be, you know, these are going to be nice  15 high-end for sale townhomes, you know, we  16 don't want to have something that would,  17 you know, hinder, you know, the sale value  18 of those, so you want, you know, good  19 quality commercial tenants, but, you know,  20 it's just kind of a balance of the market.  21 You know, the market will tell us what is  22 needed by who's interested.  23 So, you know, I think it's a  24 balance of what makes the most sense  25 financially and what meets the needs of the</p>	<p style="text-align: right;">19</p> <p>1 that you might have a little bit more  2 information about those at that point in  3 time, so you are working on that process to  4 try to --  5 MR. KNEREM: Yeah.  6 MR. REED: -- secure some  7 potential tenants, try to get some more  8 detail about what the buildings would look  9 like and what you're proposing?  10 MR. KNEREM: Yeah, definitely that  11 that is the plan. So we do have agreements  12 signed listing the commercial lots, so they  13 are being actively marketed currently.  14 So, you know, commercial's always  15 a thing, it's like, you know there's demand  16 for housing and we believe there's demand  17 for the commercial, but, you know, if you  18 market the lots and you see who's  19 interested and then, you know, hopefully we  20 can come back to the final plan and we have  21 our tenants lined up and our buildings  22 aligned, that's kind of the goal and the  23 hope, but it's not really on us, it's more  24 on the market, if that makes sense. You  25 know, we can market and do the same</p>
<p style="text-align: right;">18</p> <p>1 Township.  2 MR. LOWE: And if these were for  3 sale, what would kind of a rough estimate  4 of cost be?  5 MR. KNEREM: Like to buy one?  6 MR. LOWE: Yes.  7 MR. KNEREM: So, it's a moving  8 target, but I would say a broad range would  9 be like 350 to 550.  10 MR. LOWE: Okay. And these are  11 three bedrooms; is that right?  12 MR. KNEREM: Yeah, right now it's  13 three bedrooms, but, you know, there'll be  14 a mix of probably threes and fours.  15 MS. SANCHEZ: Okay. Any other  16 questions? Okay. I also wanted to give  17 the Building Department a chance to make a  18 comment.  19 MR. REED: Okay. So Justin Reed,  20 Building Commissioner Olmsted Township. We  21 did have some questions with regards to the  22 retail. It sounds like a lot of those  23 questions have been, you know, answered,  24 but if you were to come back later for a  25 detailed development plan, are your hopes</p>	<p style="text-align: right;">20</p> <p>1 process, but it's not up to us, it's -- you  2 know, the market sees the need for certain  3 tenants and uses, then we'll obviously have  4 them.  5 MR. REED: Okay. Yeah. I do know  6 that there's been a lot of discussion about  7 the, you know, the retail aspect of it. I  8 know the Trustees would certainly  9 appreciate getting information if you get  10 to that point with them --  11 MR. KNEREM: Yep.  12 MR. REED: -- and they'll  13 definitely want to see on the detailed plan  14 how you kind of match with that Town Center  15 streetscape -- I know you guys have  16 recently been involved in some of those  17 meetings with the streetscape, and they're  18 going to want to see how you're going to  19 mesh that in.  20 MR. KNEREM: Yep.  21 MR. REED: I was there last night.  22 So, you know, I just want to make sure that  23 that is something that you are planning on  24 trying to develop and --  25 MR. KNEREM: Yeah, 100%, 100%,</p>

<p style="text-align: right;">21</p> <p>1 that is the plan and the goal. I mean  2 commercial definitely makes the most sense  3 up there. It's, you know, just time and --  4 you know, all the, you know, commercial  5 guys will tell you that, you know, when  6 they run their numbers, you know, they all  7 have their demographics of, you know, where  8 they want to go. It's all based on number  9 of rooftops. So the more rooftops that  10 come to Olmsted Township, the more  11 commercial that will be interested and  12 attracted to it. So I think having these  13 50 townhomes will definitely help, you  14 know, spur the commercial development here  15 and, you know, across the other areas.  16 MR. REED: That's all I have.  17 MS. SANCHEZ: Okay. So I realized  18 I was wrong earlier, we are now entering  19 floor discussion where we get to talk about  20 our opinions or whatever our thoughts  21 before we take a vote, I believe.  22 So this is Ashley Sanchez, my  23 initial thoughts that I'll share, and then  24 I don't know if you guys want to -- we can  25 just -- if anybody has anything else that</p>	<p style="text-align: right;">23</p> <p>1 be extended into that property to get  2 developed. And the same thing with the  3 west, the west probably will never get  4 developed. The wetlands there are really  5 bad on the next two properties to the west,  6 so I think it's very, very unlikely that  7 those ever get developed for homes. You  8 know, it could be a park or something like  9 that. So I would not plan on any homes  10 going in anywhere to the west, but to the  11 east, we have a substrate [phonetic]  12 prepping for that.  13 I do think realistically one day  14 there will be housing on that parcel to the  15 east.  16 MR. LOWE: Thanks. I guess the  17 one thing I'd say is you know, I understand  18 why it's considered a minor modification.  19 I think if no one paid attention to what  20 the code says, they would be like, wow,  21 this is a major change, right, but I  22 understand why it's considered a minor  23 change, and I agree that, you know, a  24 wetland is going to be an issue for anybody  25 to face, so I would agree with what Ashley</p>
<p style="text-align: right;">22</p> <p>1 they want to say.  2 My initial thoughts are that I  3 appreciate the wetland study being done,  4 and if a large majority of this property is  5 unusable due to the wetlands, I think that  6 any potential builder would face these same  7 issues. So I personally don't see an issue  8 with it, but does anyone else have  9 anything?  10 MR. LOWE: Am I allowed to ask  11 another question? I'm sorry.  12 MS. SANCHEZ: Sure.  13 MR. LOWE: If the other parcels  14 were in the future, the drainage was done,  15 with the way you've laid out the flow of  16 the townhomes on the parcel that you can  17 build on, would it allow you to naturally  18 expand to the other parcels?  19 MR. KNEREM: Yeah. So you could  20 see, like in the bottom right is  21 essentially a stub into that other  22 parcel --  23 MS. SANCHEZ: Uh-huh.  24 MR. KNEREM: -- so yeah, that was  25 placed strategically. So that stuff could</p>	<p style="text-align: right;">24</p> <p>1 said.  2 MS. SANCHEZ: Okay. Any comments  3 or are we good? Anything you want to add?  4 Okay. So because we do have four  5 members of the Board present tonight. We  6 need three to pass a resolution.  7 So do I hear a motion to approve  8 application -- oh, wait, back up.  9 Are the members prepared to vote  10 on this matter? Yes?  11 MR. LOWE: Yes.  12 MS. OSELAND: Yes.  13 MS. SANCHEZ: Yes. Okay. So do I  14 hear a motion to approve Application No.  15 24OLMT-ZC003 submitted by Granger Property  16 Development, LLC AKA Pride One, requesting  17 a minor modification to their previously  18 approved General Development Plan?  19 MR. HAMER: So moved.  20 MS. SANCHEZ: Okay. Do I have a  21 second?  22 MS. OSELAND: I second.  23 MS. SANCHEZ: Okay. Secretary,  24 will you please call the roll.  25 MR. LOWE: Ms. Sanchez?</p>

<div>25</div> <div><div>1</div><div>MS. SANCHEZ: Yes.</div></div> <div><div>2</div><div>MR. LOWE: Mr. Hamer?</div></div> <div><div>3</div><div>MR. HAMER: Hamer, yes.</div></div> <div><div>4</div><div>MR. LOWER: Hamer. Sorry.</div></div> <div><div>5</div><div>MR. HAMER: Yes.</div></div> <div><div>6</div><div>MR. LOWE: Mr. Lowe? Yes.</div></div> <div><div>7</div><div>Ms. Oseland?</div></div> <div><div>8</div><div>MS. OSELAND: Yes.</div></div> <div><div>9</div><div>MS. SANCHEZ: Okay. So that</div></div> <div><div>10</div><div>passed with four votes. Thank you to the</div></div> <div><div>11</div><div>presenters. Thanks everyone for your time</div></div> <div><div>12</div><div>tonight.</div></div> <div><div>13</div><div>So just before I adjourn there</div></div> <div><div>14</div><div>will be -- the date of the next regularly</div></div> <div><div>15</div><div>scheduled meeting for the Zoning Commission</div></div> <div><div>16</div><div>is December 19th at 7:00 P.M. Do I hear a</div></div> <div><div>17</div><div>motion to adjourn?</div></div> <div><div>18</div><div>MR. LOWE: So moved.</div></div> <div><div>19</div><div>MS. SANCHEZ: Okay. I'll second.</div></div> <div><div>20</div><div>Okay. Secretary, please call the</div></div> <div><div>21</div><div>roll.</div></div> <div><div>22</div><div>MR. LOWE: Ms. Sanchez?</div></div> <div><div>23</div><div>MS. SANCHEZ: Yes.</div></div> <div><div>24</div><div>MR. LOWE: Mr. Hamer?</div></div> <div><div>25</div><div>MR. HAMER: Yes.</div></div>	<div>27</div> <div><div>1</div><div></div></div> <div><div>2</div><div></div></div> <div><div>3</div><div>C E R T I F I C A T E</div></div> <div><div>4</div><div></div></div> <div><div>5</div><div>I, Brian Kuebler, a Notary Public within</div></div> <div><div>6</div><div>and for the State of Ohio, do hereby certify that</div></div> <div><div>7</div><div>I attended the foregoing hearing in its entirety,</div></div> <div><div>8</div><div>that I wrote the same in stenotypy, and that this</div></div> <div><div>9</div><div>is a true and correct transcript of my</div></div> <div><div>10</div><div>computer-aided notes.</div></div> <div><div>11</div><div>IN WITNESS WHEREOF, I have hereunto set my</div></div> <div><div>12</div><div>hand and seal of office, at Cleveland, Ohio, this</div></div> <div><div>13</div><div><u>13</u> day of DECEMBER A.D. 2024.</div></div> <div><div>14</div><div></div></div> <div><div>15</div><div></div></div> <div><div>16</div><div></div></div> <div><div>17</div><div>Brian Kuebler - e-signature</div></div> <div><div>18</div><div></div></div> <div><div>19</div><div>Brian Kuebler, Notary Public, State of Ohio</div></div> <div><div>20</div><div>My Commission expires June 12, 2027</div></div> <div><div>21</div><div></div></div> <div><div>22</div><div></div></div> <div><div>23</div><div></div></div> <div><div>24</div><div></div></div> <div><div>25</div><div></div></div>
<div>26</div> <div><div>1</div><div>MR. LOWE: Mr. Lowe? Yes.</div></div> <div><div>2</div><div>Ms. Oseland?</div></div> <div><div>3</div><div>MS. OSELAND: Yes.</div></div> <div><div>4</div><div>MS. SANCHEZ: Okay. Meeting is</div></div> <div><div>5</div><div>adjourned at 7:25 P.M.</div></div> <div><div>6</div><div></div></div> <div><div>7</div><div></div></div> <div><div>8</div><div></div></div> <div><div>9</div><div></div></div> <div><div>10</div><div></div></div> <div><div>11</div><div></div></div> <div><div>12</div><div></div></div> <div><div>13</div><div></div></div> <div><div>14</div><div></div></div> <div><div>15</div><div></div></div> <div><div>16</div><div></div></div> <div><div>17</div><div></div></div> <div><div>18</div><div></div></div> <div><div>19</div><div></div></div> <div><div>20</div><div></div></div> <div><div>21</div><div></div></div> <div><div>22</div><div></div></div> <div><div>23</div><div></div></div> <div><div>24</div><div></div></div> <div><div>25</div><div></div></div>	

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