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2 OLMSTED TOWNSHIP ZONING COMMISSION  
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8 ON THURSDAY, NOVEMBER 21, 2024,  
9 COMMENCING AT 7:00 P.M.  
10  
11 - - - -  
12 BOARD MEMBERS: ASHLEY SANCHEZ  
13 PAUL HAMER  
14 SEAN LOWE  
15 MELANIE OSELAND  
16 ALSO PRESENT: JUSTIN REED -  
17 BUILDING COMMISSIONER  
18 - - - -  
19 TRANSCRIBED BY: BRIAN KUEBLER  
20 - - - -  
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251  
2 Okay. Tonight we have less than  
3 five regular Commission members in  
4 attendance, but we only need a quorum of  
5 three people to pass a vote, so we'll keep  
that in mind.6 So tonight, Sean Lowe is our  
7 acting secretary.

8 Will you please call the roll?

9 MR. LOWE: Mr. Lowe? Here.

10 Mr. Whelan?

11 MS. SANCHEZ: Absent.

12 MR. LOWE: Absent. We're calling  
13 the roll. Ms. Oseland?

14 MS. OSELAND: Yes.

15 MR. LOWE: Ms. Sanchez?

16 MS. SANCHEZ: Here.

17 MR. LOWE: Mr. Hamer?

18 MR. HAMER: Here.

19 MS. SANCHEZ: Okay. I'll just  
20 give one second for us all to get settled.

21 MS. OSELAND: Thank you.

22 MS. SANCHEZ: All right. So if  
23 you can all please stand and join me for  
24 the Pledge of Allegiance.

25 - - - -

1  
2 MS. SANCHEZ: We're calling the  
3 meeting of the Olmsted Township Zoning  
4 Commission to order at 7:01 P.M.  
5 Okay. As an administrative note,  
6 we are recording these proceedings for  
7 purposes of providing a historical record.  
8 As such, all members of the Zoning  
9 Commission and any departments that speak  
10 during the meeting are asked to speak your  
11 name clearly into the microphone prior to  
12 your statement or comment. This would be  
13 for each time you speak. I ask that the  
14 members of the Zoning Commission assist in  
15 helping people remember to state their  
name.16 This meeting has a new zoning item  
17 before the Board, so there will be an  
18 opportunity for the public to speak later  
19 on if anyone is interested.20 And if you have not signed in,  
21 please do so. We have a sign-in sheet. I  
22 believe the two people who are in  
23 attendance have already signed in.24 So later on you'll be sworn in  
25 before you speak.1 (Thereupon, the Pledge of Allegiance was  
2 recited.)

3 - - - -

4 MS. SANCHEZ: All right. So we  
5 will now move on to the business part of  
6 this meeting.7 The first order of business is the  
8 approval of the minutes of the meeting from  
9 August 22nd, 2024.10 Are there any additions,  
11 corrections, or revisions?

12 MR. HAMER: I have none.

13 MS. SANCHEZ: Okay.

14 MS. OSELAND: No.

15 MS. SANCHEZ: I didn't have any  
either.16 Okay. As there are no changes, do  
17 I hear a motion for approval?

18 MR. LOWE: So moved.

19 MS. SANCHEZ: Okay.

20 MR. HAMER: Second.

21 MS. SANCHEZ: Okay. So,  
22 Secretary, please call the roll.23 MR. LOWE: Mr. Lowe? Yes.  
24 Ms. Oseland?

1 MS. OSELAND: Yes.  
 2 MR. LOWE: Ms. Sanchez?  
 3 MS. SANCHEZ: Yes.  
 4 MR. LOWE: Mr. Hamer?  
 5 MR. HAMER: Yes.  
 6 MR. LOWE: The minutes are  
 7 approved.  
 8 MS. SANCHEZ: Okay. All right.  
 9 There are no old business meeting items on  
 10 the meeting agenda.  
 11 Before we move to new business,  
 12 does any member of the Board or Building  
 13 Department have an item for follow-up?  
 14 Okay. Since there are no old  
 15 business items, I will move on to new  
 16 business.  
 17 The first and only item on the  
 18 agenda for tonight is Application No.  
 19 Number 240LMT-ZC003, which has been  
 20 submitted by Granger Property Development  
 21 LLC, also known as "Pride One", which  
 22 requests a minor modification to their  
 23 previously-approved General Development  
 24 Plan to reduce the development size, number  
 25 of residential units, and commercial units

1 to swore me in then?  
 2 MS. SANCHEZ: Oh, yes, you're  
 3 right. Thank you. Yes, we do have to  
 4 swear you in.  
 5 MR. KNEREM: Got it.  
 6 MS. SANCHEZ: Okay. So do you  
 7 swear to tell the truth, the whole truth,  
 8 and nothing but the truth?  
 9 MR. KNEREM: Yes.  
 10 MS. SANCHEZ: Thank you. You may  
 11 begin.  
 12 MR. KNEREM: Got it. So really  
 13 the only changes to the plan, before we had  
 14 Gallagher's parcel, which is just the east  
 15 parcel of 265-04-014, included in the  
 16 project with, you know, another I think 60  
 17 or 70 units.  
 18 The change is essentially we got a  
 19 wetland study done on the property, which  
 20 deemed a currently a lot of that parcel  
 21 unusable. And there is a rule with the  
 22 County that you can only have up to 50  
 23 units on one point of access. So with  
 24 losing that property to the east, we are  
 25 only able to get one point of access.

1 for the property located at Parcel No.  
 2 265-04-002 fronting Bagley Road.  
 3 For just a bit of background  
 4 information on this, the applicant  
 5 previously submitted a General Development  
 6 Plan earlier this year. This is part of  
 7 the Town Center property located near  
 8 Friendship on the corner of Stearns and  
 9 Bagley.  
 10 That General Development Plan was  
 11 recommended for approval by this Board and  
 12 approved by the Trustees, so the purpose of  
 13 this is to request a minor modification.  
 14 We will allow Pride One to present  
 15 their application, and afterward we'll  
 16 allow members of the Zoning Commission to  
 17 ask questions. And then we can open it up  
 18 for public comment if there is any.  
 19 Would the representatives for the  
 20 applicant please provide your names and  
 21 present your item?  
 22 MR. KNEREM: Michael Knerem, Pride  
 23 One. Am I good to just begin?  
 24 MS. SANCHEZ: Yep, go ahead.  
 25 MR. KNEREM: Okay. Does he have

1 Therefore, we size down the development to  
 2 50 units. The commercial acreage and  
 3 everything didn't really change. We  
 4 incorporated the item that was asked from  
 5 the meetings to provide a -- I don't know  
 6 what the right term is -- but integrating  
 7 the commercial to the residential, which we  
 8 did through one common access. That's  
 9 really the only modification.  
 10 So there's 50 townhomes still TBD,  
 11 they'll be for rent or for sale, and what  
 12 is actually going in the commercial is  
 13 still TBD and hope to have resolved by the  
 14 time we submit for final plan of  
 15 development.  
 16 But that's essentially the change  
 17 and why -- and where we're at.  
 18 MS. SANCHEZ: Okay. And, sir,  
 19 were you going to speak or did you have  
 20 anything that you were going to say?  
 21 MR. BURKE: I'm with Avison Young  
 22 Commercial Real Estate Company, so we're in  
 23 charge of bringing all the retail  
 24 restaurants and the retail that would go in  
 25 front of the residential.

1 MS. SANCHEZ: Okay. Well, so then  
2 --

3 MR. REED: Could you state your  
4 name for the record so that we could get it  
5 on the record?

6 MR. BURKE: Oh, John Burke.

7 MS. SANCHEZ: Okay. So it sounds  
8 like you're here just for, in case there  
9 are questions later? Maybe I should just  
10 swear you in just to be safe.

11 Do you swear to tell the truth,  
12 the whole truth, and nothing but the truth?

13 MR. BURKE: Yes.

14 MS. SANCHEZ: Okay. Thank you.  
15 Did you have any statement that you wanted  
16 to make right now, or did you just want to  
17 be available in case there's questions?

18 MR. BURKE: No, just available for  
19 questions.

20 MS. SANCHEZ: Great. Okay. So I  
21 believe the next step is public comment  
22 actually, but we do not have anyone from  
23 the public here to make any comments, so we  
24 can move on to floor discussion.

25 So does anyone from the Board have

1 any questions for the applicant?

2 MS. OSELAND: I have one question.

3 MS. SANCHEZ: Go ahead.

4 MS. OSELAND: On the townhome  
5 example, it says it's a two-car garage, but  
6 on the floor plans there's only a one-car  
7 garage. Are there one or two?

8 MR. KNEREM: So that's still TBD.  
9 I would say that they're probably going to  
10 be two.

11 So a lot of these, you know, the  
12 floor plans, whatnot, we took from what we  
13 have built in the past as rentals, but I  
14 would say the majority odds that these  
15 would be for sale, which would be two-car.  
16 So I would say that would be what change,  
17 but I think what's laid out on the site is  
18 two-car. So really the only reason we  
19 would ever do a one-car is if we wanted to  
20 get more density, but since we can only --  
21 we're maxed at 50 units, I don't see any  
22 reason we would do one-car, so I'd say we  
23 want to do as many two-cars as we can just  
24 to get -- you know, whatever gets us 50  
25 units.

1 MR. HAMER: Yeah, the only  
2 question I had was the Gallagher property  
3 is it undevelopable?

4 MR. KNEREM: It's a loaded  
5 question. Right now, it is undevelopable.  
6 So, you know, there's things that you can  
7 do in regards to farming and installing  
8 some drainage and things like that that can  
9 reduce the -- the wetland areas haven't  
10 been verified by the Army Corps, so they're  
11 just a study that we had -- you know, a  
12 wetland researcher come and do like we do  
13 on all of our projects --

14 MR. HAMER: Okay.

15 MR. KNEREM: -- and if we were  
16 going for approval, we would submit for the  
17 Army Corps and the Army Corps would verify  
18 the wetlands, but property owners are able  
19 to maintain their own property; therefore  
20 we are suggesting to Gallagher, if he wants  
21 this property to be worth anything to farm  
22 it or install drainage.

23 MR. HAMER: Okay. Thank you.

24 MS. SANCHEZ: And then one  
25 question that I had -- well, I guess it's

1 kind of a comment, but I'll try to phrase  
2 it as a question. So I was reviewing the  
3 initial development plan and it seemed  
4 pretty clear that they were all supposed to  
5 be rentals.

6 MR. KNEREM: Yes.

7 MS. SANCHEZ: So what is the  
8 change to making them, it sounds like now  
9 it would be --

10 MR. KNEREM: Yeah.

11 MS. SANCHEZ: -- for sale.

12 MR. KNEREM: So I think it largely  
13 has to do with the unit count. So for a  
14 rental, you want to have at least one  
15 onsite maintenance and one onsite leasing  
16 which one onsite maintenance and one onsite  
17 leasing can handle up to 150 units.  
18 Therefore, if you're only doing 50 units,  
19 your cost to operate this as rentals is  
20 much higher due to the lower unit count.  
21 Not that it can't be rentals, but if -- the  
22 lower the unit count typically gears more  
23 towards for sale because you don't have to  
24 have -- you know, you're selling them, so,  
25 you know, there's an HOA and all that, but

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

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

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

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

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

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

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

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%,

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

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

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

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?

1 MS. SANCHEZ: Yes.  
 2 MR. LOWE: Mr. Hamer?  
 3 MR. HAMER: Hamer, yes.  
 4 MR. LOWER: Hamer. Sorry.  
 5 MR. HAMER: Yes.  
 6 MR. LOWE: Mr. Lowe? Yes.  
 7 Ms. Oseland?  
 8 MS. OSELAND: Yes.  
 9 MS. SANCHEZ: Okay. So that  
 10 passed with four votes. Thank you to the  
 11 presenters. Thanks everyone for your time  
 12 tonight.  
 13 So just before I adjourn there  
 14 will be -- the date of the next regularly  
 15 scheduled meeting for the Zoning Commission  
 16 is December 19th at 7:00 P.M. Do I hear a  
 17 motion to adjourn?  
 18 MR. LOWE: So moved.  
 19 MS. SANCHEZ: Okay. I'll second.  
 20 Okay. Secretary, please call the  
 21 roll.  
 22 MR. LOWE: Ms. Sanchez?  
 23 MS. SANCHEZ: Yes.  
 24 MR. LOWE: Mr. Hamer?  
 25 MR. HAMER: Yes.

1 MR. LOWE: Mr. Lowe? Yes.  
 2 Ms. Oseland?  
 3 MS. OSELAND: Yes.  
 4 MS. SANCHEZ: Okay. Meeting is  
 5 adjourned at 7:25 P.M.  
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 3 C E R T I F I C A T E  
 4  
 5 I, Brian Kuebler, a Notary Public within  
 6 and for the State of Ohio, do hereby certify that  
 7 I attended the foregoing hearing in its entirety,  
 8 that I wrote the same in stenotypy, and that this  
 9 is a true and correct transcript of my  
 10 computer-aided notes.  
 11 IN WITNESS WHEREOF, I have hereunto set my  
 12 hand and seal of office, at Cleveland, Ohio, this  
 13 13 day of DECEMBER A.D. 2024.  
 14  
 15  
 16  
 17 Brian Kuebler - e-signature  
 18  
 19 Brian Kuebler, Notary Public, State of Ohio  
 My Commission expires June 12, 2027  
 20  
 21  
 22  
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