

Minutes of _____

Meeting _____

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 6101

April 12, 2005

Held _____

OPENING OF MEETING

Mr. Fiedeldey called the meeting to order at 6:03 PM with Mr. Corman, Mr. Fiedeldey, Mrs. Rielage, and Mrs. Harlow in attendance

EXECUTIVE SESSION

Mr. Gary, special counsel, requested the Board go into Executive Session for the purpose of discussing pending litigation

At 6:04 PM, Mr. Corman made such motion and Mrs. Rielage offered the second. No discussion and the roll was called:

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs. Rielage. "Aye"

The Board reconvened at 7:06 PM

PLEDGE -- INVOCATION

Mrs. Rielage announced that Pastor Gary Jackson of Friendship Baptist Church would provide the invocation. She mentioned that Friendship Baptist Church would hold a service for the National Day of Prayer on Thursday, May 5, 2005, at 7:00 PM. The Pledge of Allegiance would be lead by Cub Scout Pack 710

APPROVAL OF PREVIOUS MEETING MINUTES

Mr. Fiedeldey requested an addition of the minutes of the March 22 regular meeting. He requested that his comments from the June 11, 2002, meeting be inserted during his remarks under PUBLIC HEARING, CONTINUATION OF COMPREHENSIVE PLAN.

Mrs. Rielage motioned to approve the minutes as amended and Mr. Corman offered the second. No discussion and the roll was called:

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs. Rielage. "Aye"

PRESENTATION**Life Saving Award -- Police Officer Redmond**

Police Officer Joseph E. Redmond received the Department's life saving award for his actions on March 2, 2005. Officer Redmond responded to a call and found an elderly resident unconscious and unresponsive. Officer Redmond performed CPR for approximately seven minutes until he was relieved by Colerain Township EMS. Officer Redmond's actions were above and beyond the call of duty and were instrumental in giving this elderly resident a large chance for survival.

Presidential Awards for Volunteerism in the Police Department

The President's Volunteer Service Award was created to recognize the millions of Americans who have made a sustained commitment to volunteer service. The award is given to individuals; families and groups that have demonstrated outstanding volunteer service and civic participation over the course of a 12-month period.

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The Colerain Township Citizen's Police Academy as a group received the 2004 Volunteers in Police Service (VIPS) Gold Award. Chief Sarver presented this Award to Lt. Daniel Meloy. The following members of the Citizen Police Academy received awards for their individual efforts from Lt. Meloy:

Charlie Buckshorn - Bronze and Silver

Jackie Day - Bronze

Debbie Fales - Bronze

Gail Hallgath - Bronze

Jerry Kriab - Bronze

Bev Knox - Bronze and Silver

Wendy Taylor - Bronze

The Award designation is based on the number of hours of volunteer service over a course of a year. Gold designation is for 500 or more hours of volunteer work; silver is for 250-499 hours; and bronze is for 100-249 hours.

SHERIFF REPORT

Sgt. Scudder with the Hamilton County Sheriff's Department gave the reports to Chief Sarver.

TRUSTEES' REPORT

MRS. RIELAGE

Mrs. Rielage suggested that since the 20-year Comprehensive Plan Committee is no longer meeting, we should honor them at the next meeting. Mr. Fiedeldey said the work is not finished. Mrs. Dale said the committee is not meeting on a monthly basis, but may be called back in for revisions. Mr. Corman agreed that they should be recognized.

Mrs. Rielage talked about the parking issues on Erin and Brockton. She suggested that we should discuss Mr. McClain's memo at future meeting. Mr. Fiedeldey said whatever Mr. McClain chooses to do, he would support. Mr. Corman said we must keep safety in mind. He added that we should adopt that which is safest, which may eliminate some parking. He also agrees to go with Mr. McClain's recommendation. Mr. Fiedeldey said we will take action at the next meeting.

Mrs. Rielage said that at the Hamilton County Township Association meeting, it was discussed that Cincinnati will extend the water rate until 2017. We must take action by 2010, but can do it sooner. Mrs. Rielage suggested that we need to begin work on this now as it has taken significant time in other areas. Mr. Fiedeldey said if we do not lock it in now, they could charge anything they want.

Mrs. Rielage discussed a program to get money to demolish fire-destroyed structures. Insurance companies would give money to the Township so that in the event that the resident does not do demolition, the Township would have the funds to complete the job. This could be a big help to zoning and fire inspections. Other townships already do this.

Mrs. Rielage referred to the house demolished on McGill. She said there is also a house on Pippin Road in very bad repair. She said that she hopes the County will bring this to us in the same way.

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Mrs. Rielage reminded everyone that the Great American Clean-up is April 23, 2005 at 8:00 AM. Groups will meet and clean-up the areas at Ronald Reagan Highway and Colerain Ave. as well as I-275 and Colerain Ave. Mrs. Rielage indicated she would be working at the Ronald Reagan location and Mrs. Harlow said she would volunteer at I-275. Everyone is welcome and the Colerain Community Association will provide garbage bags, gloves and safety vests.

MR. CORMAN

Mr. Corman asked Mr. Reuter about the house on Pippin Road and if we need an action of the Board. Mr. Reuter said that Mr. Quinn should investigate and then the Board will review the situation. It will then go to the County Building Department. They will issue an order to the owner to remove the house. When that does not happen, we will proceed with the order to have the house demolished. This cost will be placed on the tax bill.

Mr. Corman provided a few notes from the Hamilton County Solid Waste District's newsletter. Household Hazardous Waste Days will be May 3 to September 30, 2005. Call 946-7734 for more information. There is another article about "What's In Our Garbage?" This talks about the waste composition study in Ohio landfills. The landfills are comprised of 41% paper, 16% is plastics and 15% is food. Obviously, the biggest part of this is recyclable. If we don't want landfills to grow, we should recycle as individuals. Contact the Solid Waste District at 946-7705 for information on how to recycle in your neighborhood. Mr. Corman also mentioned that the Rumpke Recycling facility is offering tours. Call 946-7734 to sign-up. He said that there is a yard-waste drop-off site at Rumpke landfill on Struble Road. Mrs. Harlow added that we now have a recycling bin at the rear of the Administration Building property for the use of Township residents.

Mr. Corman read an article in the March 30, 2005, edition of The Cincinnati Enquirer's business section. This article featured a local business: Don and Patti Rice operate a wood shop where they restore and make furniture in Colerain Township.

Mr. Corman commented on the Public Works Department's Annual Report. He likes this and congratulated Mr. McClain on a job well done. This is new and he is glad to see it because it recognized the people who make it work.

MR. FIEDELDEY

Mr. Fiedeldey said that we discussed the idea of electric aggregation last year. Mr. Foglesong put together a good report. Now, Springfield, Deerfield & West Chester townships have suggesting binding together to create a bigger consortium, a pool of 50-60,000 homes, with a better deal. A meeting of the townships' Boards will be held on May 11, 2005.

Mr. Fiedeldey read Resolution 13-05, "Resolution Supporting the Northwest School District." Mrs. Rielage made such motion and Mr. Corman offered the second. Without discussion, the roll was called:

Mr. Corman "Aye"

Mr. Fiedeldey "Aye"

Mrs. Rielage "Aye"

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CITIZEN ADDRESS

Guy Engelbert, 3781 Susanna Drive, is a member of the neighborhood watch for Yellowstone Drive. He submitted a request for street lights on the streets.

UNFINISHED BUSINESS

SERVICES

Naming of Soccer Fields

Mrs. Rielage suggested Drew Campbell Memorial Fields. Mr. Fiedeldey suggested Commons and read a definition of the word "commons." Mrs. Rielage said that we should let the family decide.

Mr. Corman said Drew Campbell Memorial Commons would show this is the people's land in memory of this child. The family has done so much for the community in memory of their son. Mr. Fiedeldey said there are more things happening there than just soccer.

Mr. Corman motioned to name the fields "Drew Campbell Memorial Commons" and Mr. Fiedeldey offered the second.

Mrs. Rielage asked if we should ask the family if we can use the word memorial.

Without further discussion, the roll was called:

- Mr. Corman "Aye"
- Mr. Fiedeldey "Aye"
- Mrs. Rielage "Aye"

ZONING

Comprehensive Plan Adoption

Mrs. Moeller of McBride Dale Clarion read changes to the plan, from her memo to the Board.

Mr. Corman made a motion to approve the Colerain Township Comprehensive Plan, as amended and Mrs. Rielage offered the second. Without further discussion, the roll was called:

- Mr. Corman "Aye"
- Mr. Fiedeldey "Aye"
- Mrs. Rielage "Aye"

NEW BUSINESS

FIRE DEPARTMENT

Part-time Pay Rate Change

Chief Smith requested the Board approve a pay rate change for Christopher Klug to Firefighter/Paramedic at a rate of \$13.04/hour, effective March 11, 2005.

Mr. Fiedeldey made such motion and Mrs. Rielage offered the second. Without discussion, the roll was called:

- Mr. Corman "Aye"
- Mr. Fiedeldey "Aye"
- Mrs. Rielage "Aye"

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Donation Acceptance

Chief Smith read a list of donations made to the Department and requested the Board accept them.

FOR WHAT	WHO GAVE	AMOUNT
Memory of Rich Golden	Lawrence E. Shad	\$75.00
Memory of Rich Golden	Deltco Sports LLC	\$50.00
Memory of Rich Golden	Unger	\$25.00
Memory of Rich Golden	Osterbrock	\$20.00
Memory of Rich Golden	Williams	\$25.00
Memory of Rich Golden	Sims	\$75.00
Memory of Rich Golden	Mitchell	\$50.00
Memory of Rich Golden	Hutchinson	\$25.00
Memory of Rich Golden	Reisenberg	\$20.00
Memory of Rich Golden	Wirtz	\$25.00
Memory of Rich Golden	Ober	\$25.00
Memory of Rich Golden	Wilson	\$50.00
Unknown	Unknown	\$5.00
Memory of Luella Bowman	Lindner	\$20.00
Memory of Luella Bowman	Pohlman	\$25.00
Memory of Luella Bowman	Tresslar	\$15.00
Memory of Luella Bowman	Gentrup	\$10.00

Mrs. Rielage made such motion and Mr. Corman offered the second. Without discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

POLICE DEPARTMENT**Pay Journalization**

Chief Sarver reported two pay step-ups to the Board:

- Dale Woods to step 5, effective March 31, 2005, \$53,593.41/year
- Neil Milikin to step 5, effective March 5, 2005, \$53,593.41/year

He also requested an increase for Ed Smith to step 5, effective April 16, 2005, \$34,320.00/year. Mr. Fiedeldey made such motion and Mrs. Rielage offered the second. Without discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

SENIOR CENTER**Volunteer Recognition Dinner**

Mrs. Klosterman requested approval for the Volunteer Recognition Dinner, expenditure not to exceed \$1,500.

Mr. Fiedeldey made such motion and Mrs. Rielage offered the second. Without discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

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Request to Bid for Phone System

Mrs. Klosterman requested the Board authorize her to seek bids for the replacement of the Center's phone system.

Mr. Fiedeldey made such motion and Mr. Corman offered the second. Without discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

Request to Hire Part-time Personnel

Mrs. Klosterman requested approval to hire James Blackmon for the part-time position of Special Events Attendant, starting at a rate of \$9.00/hour.

Mrs. Rielage made such motion and Mr. Fiedeldey offered the second. Without discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

Program Coordinator Rate Change Request

Mrs. Klosterman requested a rate increase for Program Coordinator, Kandy Marshall, from \$8.75/hour to \$9.50/hour.

Mr. F made such motion and Mr. C offered the second. Without discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

SERVICES**Request to Hire Part-time Seasonal Personnel**

On behalf of Mr. Snyder, Mr. Foglesong requested approval to hire two new part-time seasonal employees to work at Colerain Park: William Cooper and Thomas Bosarge. Their starting rate will be \$8.93/hour.

Mrs. Rielage made such motion and Mr. Corman offered the second. Without discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

Landscape Maintenance Contract

Mr. Foglesong requested approval of the landscaping maintenance contract for Colerain Park with Jeffrey Allen Corporation for a fee of \$10,925.00.

Mrs. Rielage made such motion and Mr. Fiedeldey offered the second. Without discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

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July 4th Celebration Funding

Mr. Foglesong requested \$27,000 for funding for the 4th of July Spectacular. This is the same amount as last year. A laser show with a jumbo-tron will be added to the fireworks this year.

Mrs. Rielage made such motion and Mr. Fiedeldey offered the second. Without discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

LEGAL**Additional Tipping Fee**

Mr. Reuter read Resolution 14-05, "Resolution Appropriating Part of Disposal Fee For Construction and Demolition Debris."

Mr. Fiedeldey made such motion and Mr. Corman offered the second. Without discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

Initiation of Zoning Resolution Amendment

Mr. Reuter read Resolution 15-05, "Resolution Initiating Amendment of Zoning Resolution to Include Open Space Subdivision Regulations."

Mrs. Rielage made such motion and Mr. Fiedeldey offered the second. Without discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

ZONING**Nuisance Abatement**

Mr. Spriggs read Resolution 16-05, which provides for the abatement of nuisances at 2806 Honesdale Court.

Mrs. Rielage made such motion and Mr. Corman offered the second. Without discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

Updates

The Hamilton County Regional Planning Commission will hear the following two zone change cases on April 18, 2005: Colerain ZA2005-03, Stone Creek Towne Center (Furrows Property/Haverkos Drive, EE Planned Retail) and Colerain ZA2005-05, Circle Storage, Phase 2 (Struble Road, FF Light Industrial).

On April 19, 2005, the Colerain Township Zoning Commission will hear these cases.

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ADMINISTRATION**November 8 Scheduled Board Meeting**

Mr Foglesong asked the Board if they wish to consider changing the November meeting schedule. The current schedule has a meeting set for November 8, 2005, which is Election Day. He suggested the Board consider holding the meetings in November on the third and fifth Tuesdays, versus the current second and fourth.

Mr. Fiedeldey made such motion and Mrs Rielage offered the second. Without discussion, the roll was called:

Mr. Corman "Aye"
Mr Fiedeldey "Aye"
Mrs. Rielage "Aye"

CLERK'S REPORT

Mrs Harlow asked for approval of payroll, purchase orders, and receipts. Mrs. Rielage made such motion and Mr. Fiedeldey offered the second. No discussion and the roll was called:

Mr Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

The Clerk has received the following receipts:

REC	VENDOR	FOR	AMOUNT
174-05	Dusty Rhodes	1 st Half real estate tax	1,200,00.00
175-05	Dusty Rhodes	SIF – Mar., rev assist	57,630.66
176-05	Police Department	Nonvol. Compliance and immob. fees	100 00
177-05	Public Works Department	Permit & snow removal	2,975 88
178-05	Parks & Services Depart.	Shelters	70.00
179-05	Public Works Department	Permits & recycled steel	122 00
180-05	Fire & EMS Department	Plan review & inspect.	65.00
181-05	Sr. & Community Center	Crafts, fees, don, lunch	163.00
182-05	Police Department	Court reimbursement	24.00
183-05	Dusty Rhodes	Highway dist – march	2,500.91
184-05	Rumpke	Solid waste disposal	34,889.90
185-05	Parks & Services	Shelter rentals	105.00
186-05	Police Department	Court reimbursement	36.00
187-05	Fire & EMS Department	Inspection fee	15.00
188-05	Zoning Department	Certificates, other	701.20
189-05	Sr. & Community Center	Fees, don, lunch	190.50
190-05	Police Department	Court reimbursement	18.00
191-05	Zoning Department	Certif., amend., codes	2,392.13
192-05	Sr. & Community Center	Crafts, rent, fee, don, lunch	560 13
193-05	Police Department	Salary reimb from Sharonville	1,314 12
194-05	Parks & Services	Shelter reservations	105.00
195-05	Police Department	Court reimbursement	30.00
196-05	State Auto Insurance Company	For property damage from accident	2,175 00
197-05	Sr. & Community Center	Fee, don	615.20
198-05	Parks & Services	Shelter reservation	140.00

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199-05	Fire & EMS Department	Plan review	35.00
200-05	Police Department	Court reimbursement	12.00
201-05	Public Works Department	Snow removal	184.80
202-05	Fire & EMS Department	Inspection fee	15.00
203-05	Fire & EMS Department	EMS billing	20,299.93
204-05	Fire & EMS Department	CTTC rent, cell, reports, elect, don, CPR, etc.	7,591.76
205-05	Sr & Community Center	Fees, don, fund, rent, don, lunch	860.00
206-05	Fire & EMS Department	Plan review	35.00
207-05	Parks & Services	Shelter rentals	455.00
208-05	Zoning Department	Certificates, BZA	1,474.24

Mrs. Harlow said she has received two notices from the Ohio Division of Liquor Control. The first is requesting transfer from the Blue Ice Corporation DBA Groesbeck Tavern, 7560 Colerain Ave., Colerain Township, Ohio 45239 to Jadam Enterprises, LLC, DBA Groesbeck Tavern, at the same address. The second is to Rehman Investments, LLC DBA Engels Carryout 7699 Ripple Road, Colerain Township, Cleves, Ohio 45002. The Board requested no public hearing on these.

At 8:23 PM, Mrs. Rielage motioned for a recess until 8:30 PM. Mr. Corman offered the second. No discussion and the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

The Board reconvened at 8:37 PM.

PUBLIC HEARING

Case 2005-02 Text Amendments

Mr. Spriggs presented the staff report. This would modify two sections of the Colerain Township Zoning Resolution. It would establish a net density calculation of 18% for residential developments where the actual density of a proposed development.

Mr. Spriggs requested comments and questions from the Board and the public.

There were no comments from the public. Mrs. Rielage moved to close the public address portion and Mr. Corman offered the second. No discussion and the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

Mrs. Rielage said she had no comments. Mr. Corman said these updates are important. Mr. Corman motioned to approve the amendments and Mr. Fiedeldey seconded. No discussion and the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

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Case 2005-01 JD Byrider

Mr. Spriggs presented the staff report. This is a request to re-zone an existing "A-2" single family to "EE" Planned Retail District.

Mr. Spriggs requested comments and questions from the Board and the public.

For the applicant, Richard Paulo said there have been significant modifications to the original design. There has been an increase in buffering, and a decrease in lighting. Mr. Spriggs clarified that the lighting is for parcel 15 only

Mr. Dan Fabro, property developer for JD Byrider, said this has been a good location, which prompted the desire to expand operation. He said they have done considerable work to make this as palatable as possible for the neighbors. He said that he is confident that this will be able to get all vehicles off the street. The lighting plan was developed with an effort to design something that will not interfere with the neighbors ability to enjoy their property. He said this is a betterment to the situation

Mr. Tom Abercrombie, engineer, showed final development plan.

Mrs. Rielage asked if there is a fence on south side. Mr. Abercrombie and Mr. Fabro said there is a fence and the intention is to close off the area. This is the edge of the property and the intention is to make a visual barrier from the street, so you see the fence instead of vehicles

Mr. Randy Fields, property manager, said they need not have a gate there. They can come in and out of the gate on the north side of the property. This should just be a fence

Mrs. Rielage asked about the proceedings of the zoning commission. Her comment is that she would like to require that the employees park on the lot. Mr. Fields said they moved some employees to another facility, which helped. Mr. Fabro said they are in agreement with this

Mr. Fiedeldej asked if Yellowstone is a Township street. Mr. Spriggs said it is.

Mrs. Rielage asked about the fence and what options are available. She said there is a plastic material that looks like wood. Mr. Fabro said it is a vinyl fence with little maintenance

Mr. Jeff Hutchinson, a lighting expert, came before the Board to speak on the lighting plan. Mr. Paulo said readings are taken 10' inside the property line. Mr. Hutchinson showed the Board the fixture proposed at the site. Landscaping will exceed the height of the lighting. Mr. Fiedeldej asked how these lights compare. Mr. Hutchinson said they are metal halite, a white light, like existing lights on site. Mr. Fiedeldej asked about the purpose of the lights as it is very intense. Mr. Hutchinson said they are efficient and the color rendering is correct, it is as close to sunlight as possible. Mr. Fiedeldej asked if there is another light that would do this that would not be so harsh. He said the existing lights are terrible for a residential area. Mr. Corman asked if the wattage can be variable, as you get closer to the property line, is less. Mr. Hutchinson said this is being done already. Mr. Paulo asked if there is a light that would be less obtrusive while considering their need for security. Mr. Hutchinson suggested high pressure sodium, but that changes the look of the color of the car. This is fine safety-wise. Mr. Corman said the main concern is to soften it and reduce the glare

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Mr. Corman asked about the mound in back about drainage. Mr. Abercrombie showed the culvert pipe and swale.

Ms. Gail Frazier is the landscape architect and she talked about the fence. She said that she will meet with neighbors about material for the fence. She said that the lighting figures do not consider landscaping. Landscaping can help a lot with light and noise buffering. She discussed the plant material in the plan and will be happy to meet with the Landscape Advisory Board.

Eli Garrett of 3619 Yellowstone has been there since 1959. He said that he has seen a lot of business, some friendly and not so friendly. He does not understand the problem with the lights. He said that we need to encourage business to have larger tax base.

Melissa McCarthy said she owns the house in question. She said the landscaping plan would be much better. The fence is double-sided and it not able to be seen through. They are only there during the day. The lighting is not much different than when she grew up there. Byrider has been good neighbors.

Andrew Moeller of 3540 Yellowstone said that he has been against this for a variety of reasons. He appreciates that the Board is looking into this. The cars on the street are a problem. He would like them to be required to be off the street. He is against this development and would like it turned down. He would like to see the zoning code followed, including the interior landscape islands, which would stop heat, glare, and wind from the parking lot. He said the lot to the north should have a 40' buffer.

Guy of 3781 Yellowstone said that he wants employees to park on the lot, not on the street. He said that they have requested "no parking signs" on the street. Mr. Fiedeldey said that we cannot just tell people not to park on the public street, but this will be addressed with a study and placement of signage.

Mrs. Rielage motioned to close citizen address portion of the public hearing and Mr. Corman offered the second.

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs. Rielage. "Aye"

Mrs. Rielage asked about the lack of islands in the parking lot. Mr. Spriggs said this is a prep area, not a retail parking area with customers. Mrs. Rielage talked about the on-street parking.

At 10:03, Mr. Fiedeldey suggested a break. Mrs. Rielage motioned for a five minute break and Mr. Corman offered the second.

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs. Rielage. "Aye"

The Board reconvened at 10:10 PM.

Mr. Corman said he feels we have agreement on the big items. He asked Mr. Reuter about the parking situation and the legalities of putting this in the resolution. Mr. Reuter said that we can require it as a condition. While we do have complicated issues of enforcement, applicant has agreed to it.

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Mr. Fiedeldey said this is not in accord with the land use plan. He said that it is upsetting to him that we progressed this far without the Zoning Commission looking at the strategies behind it. The idea was to bundle those three parcels and place a 75' buffer to protect the residents.

Mr. Fiedeldey said he wants no signage on the new parcel. He also spoke about the existing fence, which is not put up properly. For the new fence, it should be placed so the "good" side would face the neighbors. He also would like better trees on Yellowstone and the lights turned off at night.

Mr. Reuter suggested language. Mr. Spriggs made these changes in the conditions.

Mrs. Rielage motioned to approve the recommendations of the Zoning Commission as amended. Mr. Corman offered the second.

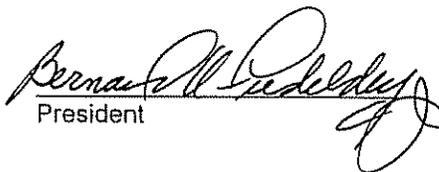
- Mr. Corman "Aye"
- Mr. Fiedeldey "Aye"
- Mrs. Rielage "Aye"

ADJOURNMENT

With no further business to come before the Board, at 10:45 PM, Mrs. Rielage motioned for adjournment. Mr. Corman offered a second.

- Mr. Corman "Aye"
- Mr. Fiedeldey "Aye"
- Mrs. Rielage "Aye"


Clerk


President