

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

May 3, 2016

The meeting was called to order at 1:30 p.m.

Chairman Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Gary Leasure, Chair, Mr. Chuck Boso, Dr. John Dubos, Mr. Mike Linder, and Ms. Julie Oyster. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Jennifer Readler, Frost Brown Todd; Bill Vedra, Deputy City Administrator; Cindi Fitzpatrick, Service Director; Rob Donham, Public Service Superintendent; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; and Mary Havener, Development Assistant.

ITEM #1 – Claybrooke Crossing Section 6 Park 2 | Plat Approval

(PID #201603100016)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a plat for Claybrooke Crossing Section 6 Part 2. The proposed plat contains 19 new residential lots on 12.5 acres of land south of Demorest Drive and Bradwell Crossing. The plat includes the extension of Bradstone Loop to connect the two existing portions of the roadway. A new 5.68 acre reserve is proposed south of the proposed lots to be dedicated to the City for public open space.

The proposed lots and road configuration are consistent with the approved Development Plan for Claybrooke Crossing approved by City Council in 2002 and therefore the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Scott Clubbs, Fisher Development, was present to answer any questions. He stated that this is the last phase of the project.

Being no questions or discussion, Ms. Oyster moved to recommend approval of the Plat as submitted. Mr. Linder seconded and the motion was unanimously approved.

ITEM #2 – 6150 Enterprise Parkway | Rezoning IND-1 to PUD-1

(PID #201603230017)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to rezone 6150 Enterprise Parkway from IND-1 to PUD-I with the zoning text. The site is the previous home of LogiTech, prior to the company building a larger facility and moving to their new location on Seeds Road. The proposed zoning text outlines permitted uses on the site, which are limited to those permitted in IND-1 as well as Recreational Uses. The applicant has indicated that they wish to utilize a portion of the building for recreational uses while leasing the remainder of the building to industrial tenants.

Due to the site's location in the Grove City Industrial Park and the existing industrial character of the area, staff does not feel the proposed rezoning is appropriate and recommended Planning Commission make a recommendation of the disapproval to City Council as submitted.

Dr. Dubos asked for clarification of the application. Ms. Shields explained that the applicant is proposing to use a portion of the site for recreational use while using another portion for industrial use. Their intent is to take the center portion of the building and place some recreational equipment, i.e., batting cages, soccer practice areas, etc. The intent is to keep the back portion industrial, however, the way the zoning text reads, they are unable to restrict a certain portion of the building to be recreational. In theory, the whole building could be recreational, but Staff does not feel that is appropriate for the area. Mr. Rauch continued to state that the applicant is proposing half and half however, text states it needs to be all industrial or all recreational. It cannot be stipulated to make a certain percent of the building recreational.

Mr. Leasure stated that he believes that a recreation area is needed in the city. Ms. Shields stated that staff is not opposed to a recreation facility, they are just not in favor of this particular location.

Being no further discussion, Mr. Boso motioned to recommend approval of the Rezoning as submitted. Dr. Dubos seconded and the motion was approved with the roll being called as follows: Mr. Boso – No; Dr. Dubos – Yes; Chair Leasure – Yes; Mr. Linder – Abstained; Ms. Oyster – Abstained.

ITEM #3 – The Tamarkin Company “Get Go” | Special Use Permit (Outdoor Sales)

(PID #201603240018)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting a special use permit for outdoor sales for the GetGo gas station located at 2165 Stringtown Road. Items are proposed to be displayed on the sidewalk around the building and between the fuel pumps. One propane cage and one ice bunker are proposed on the north side of the structure. Two additional propane cages are proposed on the east side of the building, and an automotive merchandise rack and storage cabinet for fuel spill cleanup are proposed on the south side of the structure.

The items to be sold outside have been located to allow for safe access around the building and the site. The sidewalk directly in front of the storefront and access ramps will remain void of items. A site plan has also been submitted showing the location of all items on the site and that the existing crosswalk will remain unobstructed. Therefore, Staff is recommending Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Bob Kottenstette, Giant Eagle, was present to answer any questions. Chair Leasure asked if Mr. Kottenstette felt that there was adequate maneuverability around the displays. Mr. Kottenstette stated that in February, there were several skids containing mulch which made the area tight. He has since had them picked up and moved to the main stores. The firewood display was also removed. They are currently limited the merchandise to between the pumps and up by the store.

Mr. Boso asked if the signage on the displays counted towards the signage of the parcel. Ms. Shields stated that pricing placards are typically permitted. Mr. Rauch asked Laura Scott, Planning and Zoning Coordinator, her thoughts. She stated that she does not count signs on displays as part of the building signage. Mr. Boso expressed his concern over the lack of maneuverability along the sidewalks due to the displays. Mr. Linder agreed, although stated he felt there was adequate room along these particular displays. Dr. Dubos asked about the possibility of limited the displays to between the islands.

Mr. Kottenstette pointed out that there are pillars along the north and south side of the building, so anyone walking along the sidewalk actually needs to step down and walk around along those sides. The propane cages are on the eastern side of the building; that sidewalk is very seldom used, and the supply closets were moved to the back side for aesthetic value.

Being no further discussion, Ms. Oyster moved to recommend approval of the Special Use Permit as submitted. Mr. Linder seconded. The motion was approved with the following vote: Ms. Oyster – Yes; Mr. Linder – Yes; Mr. Boso – No; Dr. Dubos – Yes; Chair Leasure – Yes.

ITEM #4 – Bethel Lutheran Church Columbarium | Development Plan

(PID #201603280019)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to install a columbarium at the Bethel Lutheran Church at 4501 Hoover Road. The use of a columbarium will be reviewed through a separate “use approval” application. This application will examine the proposed physical improvements associated with the columbarium.

The columbarium will be located on the north side of the sanctuary wall. The total height of the columbarium is proposed to be approximately 7’2” including a granite capstone and the total width is proposed to be approximately 8’4”. The sides and base of the columbarium will be finished in brick to match the sanctuary wall. A four-foot-high wall is proposed to extend off the sanctuary wall to create a partially enclosed courtyard area for the columbarium. The wall will be finished in brick to match the existing church structure.

Staff believes the proposed design and materials are appropriate, therefore they are recommending Planning Commission make a recommendation of approval to City Council for the development plan as submitted.

Reverend Peter Ray was present to answer any questions. Ms. Oyster asked Reverend Ray for a description of a columbarium. He stated that a columbarium is an area where the remains of a deceased person can be interred as opposed to a standard burial. This columbarium would be maintained by church personnel, including opening and closing of the

individual niches. It would then serve as a memorial for loved ones to visit. This columbarium will only be for members of the Bethel Lutheran Church.

Ms. Oyster asked if there were other such columbariums located in the area. Reverend Ray stated that Bethel Lutheran Church is the only church in Grove City that would have one, however, many churches in Central Ohio have columbariums on site at their church.

Ms. Oyster asked Reverend Ray what would happen if Bethel Lutheran decided to move their church to a different location. Reverend Ray responded that the columbarium is removable and would move with them.

Since there are 99 niches, Ms. Oyster asked what the Church would do if more room would be required. Reverend Ray responded that this was unknown and if the 99 spaces did fill up, it would be possible that they would come back to the Planning Commission to request to add on. He does not, however, see that happening in the foreseeable future.

Mr. Ronald Devera, Grove City resident, asked Reverend Ray how the congregation felt about the columbarium. Reverend Ray responded that they were fine with this plan. Mr. Devera then asked if there were any health issues related to having the columbarium attached to the Church. Reverend Ray stated that there are no health issues as the niches are completely sealed.

Being no further discussion, Mr. Linder moved to recommend approval of the Development Plan to City Council as submitted. Dr. Dubos seconded and the motion was unanimously approved.

ITEM #5 – Bethel Lutheran Church Columbarium | Use Approval

(PID #201603280020)

Ms. Shields presented the Development Department's findings. She stated that the applicant is seeking a "use approval" for a columbarium to be located at the Bethel Lutheran Church at 4501 Hoover Road. The determination was made by the Building and Zoning Division that columbaria are not expressly or conditionally permitted in any zoning district in the City. Code section 1135.09 states that "all uses not shown shall be considered by the Planning Commission and shall thereafter recommend approval or disapproval of the use to Council for final action". Because the use of a columbarium is associated with the church and given that the columbarium will be available only to church members and their families, staff believes that the proposed use of a columbarium is appropriate at the proposed location. Therefore, Staff recommends Planning Commission make a recommendation of approval to City Council for the use approval as submitted.

Reverend Ray was present to answer any questions. Being no questions or discussion, Mr. Linder moved to recommend approval of the Use Approval to City Council as submitted. Dr. Dubos seconded and the motion was approved with the following votes: Mr. Linder – Yes; Dr. Dubos – Yes; Chair Leasure – Yes; Mr. Boso – Yes; Ms. Oyster – No.

ITEM #6 – Canaan Land F.W.B. Church | Development Plan Amendment

(PID #201603280022)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting an amendment to the development plan for the Canaan Land Church approved by City Council in 2015. The proposed application will amend the parking lot configuration and stormwater management on the site. Requests are also made to deviate from stipulations previously set by Planning Commission and City Council with the approval of the development plan in 2015.

Stormwater is proposed to be managed with a dry detention basin at the east corner of the property. Dry ponds are not permitted in the city; however, staff would be supportive of a deviation on this site if the basin can be designed to properly manage stormwater. The design of the basin will need to be finalized during the review of the site improvement plan.

A number of landscape issues remain outstanding including lack of landscaping to screen the parking lot from Gantz Road and the new residential development to the west, and landscaping around the proposed dry pond.

The proposed building addition will be approximately 14,000 square foot pre-engineered metal frame building finished in metal siding with brick and stone accent. Due to the visibility of the proposed building from Gantz Road, staff recommends the amount of brick be increased on the north elevation of the building. Additionally, staff recommends that the roof be shingled to match the existing primary structure on the site.

After reviewing the proposed amendment, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with the following stipulations and deviations:

1. The dumpster screening shall be finished in brick to match the brick utilized on the primary structure.
2. A continuous 3' evergreen hedge shall be installed along the parking lot fronting Gantz Road.
3. Screening shall be installed along the western property boundary where the new parking lot is proposed. Screening shall be in the form of a mound or fence with supplemental landscaping, per Section 1136.06.
4. Six (6) trees shall be planted around the proposed stormwater basin.
5. A note shall be added to plans stating that all service structures will be screened per Section 1136.08.
6. The amount of brick on the north elevation of the proposed building addition shall be increased.
7. The proposed metal roofing shall be replaced with shingles to match the roof of the existing primary structure.

Mr. Joe Hammond, Financial Director, Canaan Land Church, was present to speak to the item. Mr. Hammond expressed his appreciation for their assistance in working with him in reviewing their plan.

Mr. Hammond went through each of the stipulations presented by the Development Department and stated that Canaan Land would be happy to comply with the first 5 stipulations. On number 6, related to the increase in brick, he asked that Staff work with them to guide them on the amount of additional brick that would be required. For number 7, Mr. Hammond stated that their preference would be to stay with their original plan to use a metal roof. He stated that they are offering to use a color (bronze) that would closely match the shingles and given the durability of the metal roof, he feels it would be a better option for them. Chair Leasure asked why the City preferred shingles over the metal roof. Ms. Shields stated that they wanted it to be consistent with the other primary structures. Due to the prominence of the building in regards to the sanctuary, Staff feels it should be held to the same standards.

Mr. Linder expressed his concern related to the lack of curbing around the dry basin. Mr. Rauch stated that intermittent curbing could be used that allow for room for water to get through. Mr. Linder asked if from a safety prospective, it could be engineered to incorporate some curbing. Mr. Rauch stated that if the Commission would like curbing, as long as it allowed for some water flow, they could incorporate it.

Mr. Linder stated that, at night, it's extremely hard to see the entrance to the church. Mr. Hammond stated that they have put reflective posts up. They would have no objectives to illuminating the entrance.

Chair Leasure asked Mr. Rauch if the Commission would allow Canaan Land to have a metal roof, what color would they recommend. Mr. Rauch stated dark bronze. Chair Leasure stated that he would like to see it changed to a metal roof.

Mr. Rauch stated that Stipulation #6 needed resolved to pin down the amount of additional brick that would be required. Also, if in doing the metal roof, if the applicant would be willing to incorporate some curbing next to the pond.

Mr. Linder suggested that Canaan Land continue to work with the Development Department to determine the amount of additional brick that would be needed.

Mr. Hammond asked the committee how they felt about the hedging in Item #2. Ms. Oyster stated that she like the idea of the evergreen hedge from both aesthetics and also for safety reasons. Mr. Linder asked Mr. Rauch if adding hedging would interfere with adding curbing. Mr. Rauch stated that it would not affect the water drainage.

Being no further discussion, Mr. Linder moved to recommend approval of the Development Plan Amendment to City Council with the following stipulations:

1. The dumpster screening shall be finished in brick to match the brick utilized on the primary structure.
2. A continuous 3' evergreen hedge shall be installed along the parking lot fronting Gantz Road.

3. Screening shall be installed along the western property boundary where the new parking lot is proposed. Screening shall be in the form of a mound or fence with supplemental landscaping, per Section 1136.06.
4. Six (6) trees shall be planted around the proposed stormwater basin.
5. A note shall be added to plans stating that all service structures will be screened per Section 1136.08.
6. The amount of brick on the north elevation of the proposed building addition shall be increased, with the final building elevations and brick amount approved by the Development Department.
7. The proposed metal roofing shall be dark bronze.
8. There shall be a continuous hedgerow along the parking lot where it borders the dry basin.

Ms. Oyster seconded and the motion was unanimously approved.

ITEM #7 – Trail View Run | Preliminary Development Plan

(PID #201603280023)

The applicant is requesting approval of a preliminary development plan for a residential development comprised of single-family lots as well as detached single-family condominiums. 55 single-family lots and 91 attached and free standing condominium homes are proposed for the area.

The proposed development will have three points of access – one off Borror Road and two through existing stubbed streets in the Grant Run Estates development. A public roadway, Trailview Run Drive, will provide frontage to the single-family lots and condominium units will be accessed from private roadways located off Trailview Run Drive.

Lot sizes of the proposed single-family lots meet the requirements of the R-1b district, the zoning of the adjacent Grant Run Estates subdivision to the west; however, the proposed density of the development is considerably higher than Grant Run Estates given the number of condominium units proposed. Staff recommends that the number of condominiums be reduced to more closely match the density and character of other area developments.

Open space is proposed throughout the site, the majority of which is located along the southern portion of the property. 1.5 acres of open space is also within the electric easement running through the center of the site. Staff does not support counting this (1.5 acres of) land towards effective open space and believes that additional open space should be located elsewhere on the site.

It should be noted that Borror Road will need to be widened, as it is a designated Collector Road in the City's thoroughfare plan and given the increase in traffic on Borror Road generated by the proposed development. The developer will be required to coordinate with the city for the widening of Borror Road. In staff's opinion a traffic impact study should be provided as part of the rezoning application.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the preliminary development plan with the following stipulations.

1. Density shall be reduced to be more in line with the adjacent residential subdivision as well as to provide for an additional 1.5 acres of usable open space.
2. Small visitor parking facilities shall be incorporated throughout the condominium complex.
3. A traffic impact study shall be submitted as part of the rezoning application.

Karl Billisits, Harmony Development Group, was present to speak to the item. He stated that he had just received several emails from residents opposing the Preliminary Development Plan and that he would be happy to meet with each of the residents and follow up with their concerns. He also stated that he wanted to highlight a couple items mentioned in the Staff Report.

He stated that the lot sizes, as well as the square footage, for the single family homes meet or exceed the homes in the adjoining Grant Run property. He continued to state that Harmony Development is a builder of condominium homes for active adults (two bedroom – ranch condominiums). There is a significant tree line along the west property line. They have

asked to reduce the front set-back on the houses along there from 30' to 25'. The lots in that area are 125' deep to allow for additional space to save some of the trees. Their goal is to save as many trees as possible.

Mr. Billisits stated that his goal would be to meet with each of the residents in attendance to go over their specific concerns and if possible, table this item until they have the opportunity to address the issues.

Mr. Linder stated his dislike for the condominiums. However, his bigger concern is safety related to Borrow Road.

Several area residents asked to speak to this item:

Mr. Aaron Davis, 1625 Borror Rd., stated that he is opposed to the rezoning. Since Quail Creek was put in, the area has become very crowded, the woods have been removed as well as the pristine area. He is requesting that the area not be rezoned and that the project does not move forward.

Mr. Linder asked that Ms. Shields clarify that this is not a rezoning. Ms. Shields stated this is just the first step in the rezoning process. Currently, Staff is examining the appropriateness. The next step would be to rezone the property to PUD-R.

Mr. Ronald Devera, 5876 Platinum Drive, stated his opposition for this plan based on his concern that after condominiums are constructed, the value of the current residences would go down and crime will go up. He also expressed concern that the amount of traffic would greatly increase. He is opposed to all condominiums and would request that only single family homes that are valued in line with current homes be constructed in that area.

Mr. Charles Brown, 5677 Platinum Drive, stated one of his concerns is the density in the area. Another issue is the increased traffic that will result causing safety concerns, and lastly, the tree line and amount of green space which is a determinant in the value of the existing homes.

Mr. Trevor Johnston, 5741 Platinum Drive, stated his concerns. One is the property values. He feels that if Borror Road is widened, it will devalue the existing homes. Secondly, his house backs up to the pond. He stated that there are always families around the pond, and if the road is widened, the pond would be affected and the whole look would be spoiled.

Mr. Mike Gostyla, 1485 Borror Road, stated his biggest concern is the density. He feels the zoning should be maintained as SF-1. Borrow Road is a unique area and by developing condos, traffic would need diverted out onto Borrow Road which is a very narrow road. He stated that his house was built in 1880, one of the oldest homes in Grove City, the pole and post barn directly adjacent to the pond is probably one of the oldest barns in existence in Grove City. His setback is very small. He stated that he has never been made aware of any widening projects or trail projects that have been planned for Borror Road and this should be one of the first steps – to be completely transparent to current residents. He would strongly urge the City to consider what will happen on Borror Road prior to considering any future development. He also would like to know why the condo zone would need to exist at all given the fact that this is a rural area. Mr. Gostyla continued by asking if more area would need to be annexed if the road were to be widened. Ms. Shields stated that widening Borrow Road would be a project between the City and the Township and that were hoping to go through an Ohio Public Works grant in order to do this. In summary, he would like the area to remain SF-1, he does not approve of any changes to Borror Road without more transparency and he would like to see all of the Borror Road corridor be sensitive to all development. Mr. Rauch stated that at this point, the City is just having conversations with the Township. No plans have been drawn up. If and when they get to that point, they will be sure to include everyone on Borror Road.

Mr. John Maloney, 5722 Platinum Drive, stated that his expectation is that future development would be single family homes of similar price and style.

Mr. Paul Dunbar, 1600 Sapphire Drive, stated that his understanding is that there would be an ingress/egress through Grant Run Estates. Given the number of children and families, he is concerned that this will be a serious safety concern.

Ms. Charlotte Larosa, 1721 Borror Road, stated that she has seen the changes over the years and feels that this will be a negative impact to the area. The existing residents of Borrow Road will lose a large portion of the front yard if the road is widened. She is opposed to the entire idea.

Ms. Lesley Harbold – 1389 Borror Road, asked who the current owner of the property in question is. Mr. Billisits stated that the property is owned by Mildred Christian and the property is in contract with Harmony Development Group to purchase it, however it has not yet been purchased. Ms. Harbold stated that she is opposed to this development given the fact that she does not want the development across her backyard property line, nor does she want the trees removed.

Mr. Billisits added that the homes for this development would be in the high \$200,000 price range. He stated that he would be happy to meet with the residents to address their concerns.

Being no additional discussion, Mr. Linder moved that this item be postponed indefinitely. Mr. Boso seconded and the motion was unanimously approved.

ITEM #8 – StoryPoint of Grove City | Development Plan Amendment

(PID #201604040024)

The applicant is proposing a one-to-one switch of exterior building materials from brick to stone on the exterior of StoryPoint at the southwest corner of Haughn and Orders Roads. The building design and exterior materials were approved by City Council in 2015.

The configuration of the site, including curb-cuts, drive aisles, parking and landscaping, will not change with the proposed application and no additional amendments to the building are proposed aside from the proposed one-to-one amendment of materials from brick to stone. The proposed amendment to stone is permitted under the approved zoning text for the site.

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment as submitted.

Mr. Scott Deisler, Ph7 Architects, was present to speak to the item. He stated that they are simply looking to make a one-on-one swap from brick to stone because they feel that stone would fit the community better.

Being no questions, Ms. Oyster moved to recommend approval of the Development Plan Amendment to City Council as submitted. Ms. Oyster seconded and the motion was unanimously approved.

ITEM #9 – Grove City Tire Shop | Special Use Permit

(PID #201604070025)

The applicant is requesting a special use permit to open a new and used tire shop, at 3184 Southwest Boulevard, west of Farm Bank Way. A special use permit was approved for automotive use at the site for MTK Auto Detailing in 2012; however, the special use permit became null and void after the business closed and the automotive service use ceased for six (6) months.

Materials indicate that cars will only be serviced inside the building with no work conducted outside. The applicant has also stated that no items will be stored or displayed outside for sale. The business will have two employees and will operate Monday through Saturday from 9am to 7pm and Sunday from 10am to 6pm.

The applicant has submitted a site plan showing that employee vehicles and vehicles awaiting service or pick-up will be located within the five (5) parking spaces along the southeast side of the building.

Given the character of recent development in the area, staff does not feel that the proposed use is appropriate. Recent development, regardless of being retail, service or industrial within this area has resulted in a higher quality environment and therefore staff does not believe the proposed use is in harmony with these standards or the intended character of this area. Furthermore, Staff has concerns regarding the potential effects on adjacent property from the improper disposal of tires as well as noise from the business.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Special Use Permit as submitted.

Mr. Ibrahim Alghzawi, Grove City Tire Shop, was present to speak to the item.

Being no questions, Mr. Linder moved to recommend the Special Use Permit to City Council as submitted. Dr. Dubos seconded. The item was disapproved with the vote as follows: Mr. Linder – No; Dr. Dubos – No; Ms. Oyster – No; Chair Leasure – No; Mr. Boso – No.

The applicant is requesting a special use permit for outdoor sales for the Circle K gas station located at 3043 London Groveport Road. Two propane cages, bundled firewood, a display with windshield washer fluid, and an ice merchandiser are proposed for year-round display on the front sidewalk along the building. An additional display will change seasonally, with bottled water from March through October and bottled antifreeze from November through February.

The items to be sold outside have been located to allow for safe access around the building and the site. The sidewalk along the storefront is 8 (eight) feet wide. The widest display proposed along the storefront is 41" wide, leaving about 4.5 feet of open sidewalk between the display and the edge of the sidewalk.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Mr. Ron Mays, Circle K, was present to speak to the item. He stated that just want to maintain the outside displays. He presented pictures displaying that there is plenty of room for customers to use the sidewalks around the display items. There is also ramp access at the front of the building.

Mr. Boso asked for clarification of what displays would be in front of the building. Mr. Mays stated that they would have firewood, water, propane, windshield wiper fluid.

Mr. Linder asked the width of the windshield wiper fluid. Mr. Mays stated it would be 41 inches deep and there is approximately 2 – 2 ¾ feet of walking space.

Mr. Linder asked about wheel chair access. Mr. Mays stated that it is directly in front of the doors. He also stated that the outside displays make the storefront more inviting. The buildings were built to accommodate these displays.

Ms. Oyster asked if there were displays by the gas pumps. Mr. Mays stated that there were not.

Being no further discussion, Mr. Boso moved to recommend approval of the Special Use Permit to City Council as submitted. Mr. Linder seconded and the motion was approved with the vote as follows: Mr. Boso – No; Mr. Linder – Yes; Chair Leasure – Yes; Dr. Dubos – No; Ms. Oyster – Yes.

Having no further business, Chair Leasure adjourned the meeting at 2:55 p.m.



Mary Havener, Secretary



Gary Leasure, Chairman