

Bainbridge Township, Ohio
Board of Zoning Appeals
September 20, 2012

Pursuant to notice by publication and certified mail, the public hearing was called to order at 7:04 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Joseph Gutoskey, Mr. Todd Lewis, Mr. Mark Murphy and Mr. Mark Olivier. Interim Zoning Inspector Joseph Orłowski was present.

Mr. Lamanna welcomed everyone to the regular meeting of the Bainbridge Township Board of Zoning Appeals. He then explained the hearing process and swore in all persons who intended to testify.

Application 2012-20 by Dr. Bob Lee/Kenston Schools for property at 17419 Snyder Road

The applicant is requesting area variance(s) for the purpose of installing a monument sign. The property is located in a R-5A District.

The zoning inspector's letter dated September 20, 2012 was read.

Mr. Lewis recused himself from this application.

Ms. Mary Ann Serafino from Easy Signs was present to represent this application.

Ms. Serafino testified that she is from Easy Signs and she is representing Kenston since Dr. Lee could not be here this evening because it is the Homecoming Parade tonight.

Mr. Murphy asked Ms. Serafino if she has a letter that she represents the Kenston School District.

Ms. Serafino said yes she does and they are requesting a deviation from the code, the variance is due to the size in this particular district. She said the sign itself is 35 sq. ft. which this does fall under the code of regular retail type signage, industrial signage but she believes it is over the square footage for schools so they are about 10 sq. ft. of the actual sign component over in square footage and then the message center is an addition to that and it is one of the smallest message centers available.

Mr. Murphy said so you are saying there is a message center that is in addition to the sign.

Ms. Serafino said that is correct, the message center sits underneath the sign and of course that is going to be utilized to advertise games, open houses and the PTO is instrumental in implementing this as part of another way to get messages out to the parents and of course to recognize students as far as any accolades they may have, they can put it on the sign. She said as far as the letter sizes they really worked very diligently on the sign design, there is a lot of information there that needs to be brought out because they have a large campus there, they are not just looking at one school, you are talking about the middle school, the intermediate school the stadium, the board of education and they even have KCE in that actual campus.

Mr. Murphy asked if the 35 sq. ft. is the blue.

Ms. Serafino said correct.

Mr. Murphy said and the stadium, kce, board of education is part of the square footage.

Ms. Serafino said it is not part of the square footage.

Mr. Murphy said it is a separate square footage and then there is an electro message underneath that.

Ms. Serafino said right. She said the size of the sign and the design was based off of the high school sign, they were trying to keep some uniformity within the system so you can see that wedge design, it is very comparable to what we have at the high school and this section is actually slightly smaller than the actual high school sign but it accommodates that line that has the entities in it.

Mr. Olivier asked what the placement of the sign will be and if it is where the existing sign currently resides.

Ms. Serafino said yes, the existing sign which is a parallel sign to Snyder is going to be removed.

Mr. Joe Orłowski, Interim Zoning Inspector showed the existing sign on the GIS aerial photo.

Mr. Murphy said that sign that is existing right now says Kenston Middle School.

Ms. Serafino said correct.

Mr. Murphy said it has removable plastic letters.

Ms. Serafino said right but now the sign will be placed perpendicular to the road.

Mr. Murphy asked Ms. Serafino to show the board the location of the new sign.

Ms. Serafino said it is going to be closer to the road and it will be about 36' from Snyder Road and the existing one is probably double that so it will be in line.

Mr. Murphy said it will be in the center of that green lawn perpendicular to the road.

Ms. Serafino said correct.

Mr. Gutoskey said it is 46' off the centerline, it is only 16' off the right-of-way and 12' is the minimum.

Mr. Murphy said this is actually right on the road and the middle school is south and north of the parking lot is the board of education and the intermediate school, KCE and board of education and asked what the sign looks like in the black box.

Ms. Serafino said basically it is an LED message center and this particular one will be red versus amber.

Mr. Murphy said red letters and asked if she is aware that Bainbridge Township has a limit on speed of turning over, it is not a flashing sign that rotates.

Ms. Serafino said they will be able to follow all of the codes and be aware of the limits etc. and they should have appropriate messages.

Mr. Olivier asked what the dimensions of the sign are they are eliminating, if it is bigger or smaller.

Ms. Serafino said she doesn't know but she believes that the old sign is larger. She said her guess is it is probably 4' x 8' or 4' x 10' so she thinks with the message center there might be a little bit more square footage.

Mr. Murphy asked if this blue flag (Kenston) is the same size as the Kenston High School flag.

Ms. Serafino said this is smaller. She said the existing Kenston High School sign is 12' in length.

Mr. Murphy said the middle school sign has to be 100' off the road and this is going to be right up on the road which makes sense, it is the entry of a lot of things going on in this community, the stadium, KCE etc. and he feels that that is part of the sign that extra 8" in the middle.

Ms. Serafino said yes.

Mr. Murphy said the existing sign is 85' off the road and this is going to 16' off the road.

Mr. Gutoskey said off the right-of-way yes, 36' off the pavement about 16' off the right-of-way.

Mr. Lamanna asked about the dimensions of the blue part on the left side.

Ms. Serafino said the blue is 40.5 sq. ft.

Mr. Lamanna asked if it is to scale.

Ms. Serafino said yes but it is not to a recognizable scale.

Mr. Lamanna said if it is to scale the board members can scale it themselves.

Mr. Orłowski explained how he measured the sign and came up with the number.

Ms. Serafino said that left side is about 23' in height above stadium.

Mr. Orłowski said he took the entire area of the two sides and then he made one big square around it including the LED and the center strip.

Mr. Lamanna said it is almost 10' wide.

The board reviewed the dimensions of the sign.

Mr. Olivier read from the resolution which says "The total of all signs permitted on a lot shall include the area of all sign faces visible from a public right-of-way" and added that it is a two-sided sign.

Mr. Lamanna said and you only get half of that.

Mr. Olivier asked about the illumination of the sign.

Ms. Serafino said the word Kenston will be illuminated.

Mr. Murphy asked if there will be a timing/timer so that the red LED will shut down at 11:00 PM or what happens to the sign at 4:00 AM for the neighbors across the street.

Ms. Serafino said she believes they will be respectful as far as that goes, there is a timer on the sign that will probably go off at a designated time and then go back on.

Mr. Murphy said it is a big issue and the problem with signs is that at 3:00 or 4:00 in the morning they are still blasting out and the neighbor across the street doesn't really need to be reminded that Kenston is playing West G this coming weekend.

Ms. Serafino said they certainly can stipulate that the sign is to go off at a reasonable hour, she doesn't see any reason why that can't be done, it will be on timers so they can be shut off and there is always control over it with a computer so anything can be done.

Mr. Murphy said he likes that as a resident, he doesn't see any reason that it should be blasting the same message at 3:00 or 4:00 in the morning when it goes all day long.

The board discussed the size of the sign.

Mr. Murphy asked Ms. Serafino if she did the high school sign.

Ms. Serafino said yes they did.

Mr. Lamanna said he comes up with 63 sq. ft. for the entire sign.

Ms. Serafino asked if that includes the message center.

Mr. Lamanna said yes, averaging the right and left side and added that the left hand side is 80% of the height of the right-hand side and if you look at it, it is probably pretty close so we are up to 126 sq. ft. combined for the two sides and the maximum allowed is 25 sq. ft.

Ms. Serafino said just for the future going forward too, that 24 sq. ft. is based on one side because it wouldn't be 12 sq. ft. per side per sign and asked is that correct. She said generally the square footage is based on one face, you don't divide by two and she thought it was measured by one side.

Mr. Gutoskey said in the code it says "the total area of all signs permitted on a lot shall include the area of all sign faces visible from a public right-of-way".

Ms. Serafino said she knows when they did the town hall sign they tried to keep it within the square footage and that sign was certainly calculated on the one side and generally speaking when we install signage if it is a 4' x 8' sign it is looked at as a 32 sq. ft. sign not a 64 sq. ft. sign.

Mr. Olivier said he is trying to think what the board did with Highway Garage and the Key Bank building because he thinks both of those signs are perpendicular to the road.

Mr. Gutoskey said these are new sign regulations as of 2011.

Mr. Olivier said that may be it too.

Mr. Murphy said there is something about those signs being in a commercial district.

Mr. Gutoskey said the other thing is that this section of the code was revised in 2011.

Mr. Lamanna said for the ground signs in a commercial district the code says 50 sq. ft. per face.

Mr. Murphy said he knew there was something with commercial signage.

Mr. Lamanna said it does not say per face in the residential signage.

Ms. Serafino said if this was in a commercial district it would be within the square footage.

Mr. Lamanna said it would still be over, it is 64 sq. ft. per side and if the sign were square it would almost be 70 sq. ft. per side. He said his rough calculation is that the mid point is about 89% of the right hand side.

Mr. Murphy said that is also a maximum height of 6' and it is in 173.10 of the code, it is a sign in a residential district.

Mr. Gutoskey said yes 173.10 and 6' in height is the maximum and 25 sq. ft.

Ms. Serafino said the actual sign from the base where the base starts to the top of the sign is actually under 6' and the grade is going to be not exactly what they are showing here, this base will have a planter bed built up with plantings.

Mr. Murphy said plantings but the dimensions show from the start of the brick to the center of the blue sign is 80" – 90" or so. He said the distance from the brick top is 40" of illuminated LED sign and 40" of blue.

Ms. Serafino referred to the rendering and said this is 26" in height.

Mr. Murphy said that is not what we have, we have 40" from the top.

Ms. Serafino said the board has something bad and she does not know how the board got that copy, it was a typo on that one.

Mr. Murphy said that is what was submitted to the board.

Ms. Serafino said she is so sorry about the wrong copy.

The board reviewed the correct measurements with Ms. Serafino.

Ms. Serafino referred to the rendering and explained that from here to here is about 6', the sign itself from the base of the sign to the top of the sign is 6' and the grade is really flat in there.

The board continued to review the calculations for the sign.

Ms. Kelly Smith of 17383 Snyder Road testified that she is against it and she lives in the house next to the high school. She said they have lived their for 26 years and the high school has been a horrible neighbor she is sorry to say.

Mr. Murphy said they are not the high school anymore.

Ms. Smith said the school district is a terrible neighbor, they were never notified about the solar panel that they now have to look at in their back yard, the windmill that now they have to look at, the parking lot lights that never go off, the football field lights that shine in her bedroom that on some nights are on until midnight. She said she definitely does not want a sign that is going to be illuminated red flashing through her front door. She said she didn't know it was going to be illuminated so she is really glad she came but this is the only time she has ever been notified of any changes that have been made. She said the sidewalks went in and now her yard floods, will they be getting more problems in their yard she does not know.

Mr. James Smith of 17383 Snyder Road testified that he gets flooding and when the snow is out there it gets blown in his yard and added that nobody cares.

Mr. Lamanna said that is why the board likes to have the actual applicant here so then they get to hear the resident's complaints.

Mr. Smith said he has had maintenance men at 5:00 AM using a big blower.

Mr. Lamanna said he feels the board should table this for Dr. Lee to be present.

Mr. Murphy said he also thinks the board should table this and the neighbors have a justifiable thing, this is a residential district and we have a requirement for illumination and you are not allowed to have an illuminated sign in a residential district unless you happen to be a school, it doesn't say you can have flashing red lights in a school district or anything like that and there seems to be justifiable questions about that here in the neighborhood.

Mr. Lamanna said he can if the board was to allow changeable copy but we certainly would want that to turn off at 10:00 at night and come back on at 7:00 in the morning so at least it is not going to be shining in anybody's house during the hours they want to be sleeping.

Mr. Smith said they don't always shut the football field lights off either.

Mr. Lamanna said that is a lot of money to be spending if you don't shut off those stadium lights.

Mr. Gutoskey said the board needs dimensions on the other side and we need time to look at the code too.

Mr. Lamanna said right now we are looking at a minimum of four times the permitted sign area so that is pretty significant.

Ms. Serafino said she will get accurate measurements.

Mr. Lamanna said and they also should look at scaling down the size of the sign.

Mr. Olivier said the school may want to talk to the neighbors regarding location and issues with lighting etc.

Mr. Lamanna said and the overall 6' height too.

Ms. Serafino said so we are including the base in that height then.

Mr. Gutoskey said the way our definitions are, yes.

Ms. Serafino said one of the reasons for the base is to not have the sign sitting on the ground.

Mr. Murphy said residentially if that was next to him he would be saying he doesn't want an LED sign next to his driveway ever. He said it got snuck in by the fire department and we have allowed it several times after that.

Mr. Lamanna said the code specifically says they can have a changeable sign.

Mr. Murphy said a changeable sign doesn't mean it can be a bright flashing LED red light sign, a changeable sign is what we had in high school, the kids went out on Monday and put new messages out there, that is a changeable sign in his book too and we still have that there and he is not sure we are ready to change that out yet.

Ms. Serafino said there is so much to convey to the public and it is difficult to say what they need to say.

Mr. Murphy said they use phone messages now to announce their activities. He said you don't have to attract neighbors on that street to come and see their event, this is not an event sign that we are trying to gain popularity from the drivers on that street, the drivers on that street are students, teachers and the neighbors that is it, we are not getting West G people driving by.

Ms. Serafino said the colleges and a lot of the high schools are implementing these types of signs right now to be able to convey their messages to their students and parents, not to advertise to the general public or anything.

Mr. Smith said maybe they can buy my house too.

Ms. Smith said they are keeping people informed on their website.

Mr. Murphy said we don't think the presentation is correct enough for us to decide tonight.

Mr. Lamanna said the school may want to think about a smaller sign, this is four times the permitted size.

Mr. Olivier said if you go back to a one-sided with a similar location, what the neighbors don't see now, obviously that helps on the scale and the neighbors.

Mr. Gutoskey said and you have the person across the street.

Ms. Serafino said she can talk from a parent's standpoint and a sign standpoint but she doesn't know if she can do both.

Mr. Murphy said he understands the need and he doesn't want to turn it down because it is important to have a sign and there isn't a sign for the middle school on Snyder Road right now and if somebody were to drive down Snyder Road there is no way to know that that is the parking lot for the Kenston High School football field, he guesses that is what they meant by stadium, so he understands the need for maybe some of those things but it might not be this sign, he is not sure, it is too big right now.

Ms. Serafino said the PTO is funding this particular sign right now and she has been approached for the last seven years since the high school was built numerous times from many different areas of the schools that asked if she could give some ideas on a new sign, we have seen it in other communities and feel it is a viable thing, something that could really benefit the school, and they have talked about 7 or 8 different locations as to where it might be placed to make sense. She said she thinks it finally came down to this location where it would serve as much of the school system as possible.

Mr. Lamanna said from his perspective, this is one application here and there are a lot of other conditional uses in residential districts that are subject to the same requirements and if we give out variances to one person there has to be a reason for doing it that distinguishes them from everybody else because if we do it there then the next person comes in and they will want the sign the same as the school so the board has to have some basis for saying they had different circumstances so that is why we had to give you a bigger sign so that is from the board's perspective, if somebody wants a bigger sign they have to come and convince the board why they really need a bigger sign and what it is they are doing as to why they really need a bigger sign.

Mr. Murphy asked Ms. Serafino if she has kids in Kenston.

Ms. Serafino said she does and she is one of those moms who have always missed open houses and wished that she was able to see a sign that said that.

Mr. Lamanna said the board will table this until next month and maybe go back to see if we can make this a little smaller.

Mr. Olivier said work with the neighbors and justify why they need a bigger sign.

Mr. Murphy asked why it needs to be flashing red.

Ms. Serafino said it won't be flashing all of the time.

Mr. Lamanna said even though they are allowed to have a sign that changes it is limited by the 25 sq. ft. and it is limited by the fact that only 60% of the total signage area can be the changeable part so in a residential area they effectively limited the size of that kind of sign so when you say they want to make this bigger we have a changeable sign that was much, much bigger than was contemplated for a residential area so that is something to keep in mind as well. He said when they allowed these kinds of signs in residential areas they were thinking in terms of 60% of the maximum square footage and now you are talking about three times that so that is another issue we have to look at in considering this is that it is not just the sign that is bigger, the changeable part and illuminated part of the sign is much bigger.

Since there was no further testimony, this application was concluded.

Motion BZA 2012-20 – 17419 Snyder Road – Kenston Schools/Sign

Mr. Lamanna made a motion to table this application to the next regularly scheduled meeting to be held October 18, 2012.

Mr. Murphy seconded the motion.

Vote: Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Murphy, aye; Mr. Olivier, aye.

Application 2012-21 by Mary Hogan for property at 8422 Lakeshore Drive

The applicant is requesting area variance(s) for the purpose of constructing an addition. The property is located in a R-3A District.

The zoning inspector's letter dated September 20, 2012 was read.

Mr. and Mrs. Terrance Hogan and Mr. Dennis Marino were present to represent this application.

Mr. Dennis Marino testified that there is a greenhouse structure that will be removed and will be replaced with a kitchen space. He explained the site plan to the board and the addition will just move a foot beyond where the existing greenhouse is now.

Mr. Hogan testified that it stays within the driveway range, it will just move a little over 1' beyond where the existing greenhouse is now and the setback from the property line is still 17'.

Mr. Lamanna said the driveway goes beyond to the garage and asked if they will still be 17'.

Mr. Hogan said 17-1/2' from the lot line.

Mr. Murphy asked if the driveway will be changed.

Mr. Hogan said no and it will be down to 17' when they are done and it is well within where the garage sits in relation to the lot line.

Mr. Lewis said Lake Lucerne requires 10'.

Mr. Hogan said they went to the Lake Lucerne Homeowners Association so he thinks the board has the letter.

Mr. Murphy asked if there are any neighbors in attendance.

Mr. Hogan said they all said fine.

Since there was no further testimony, this application was concluded.

Motion BZA 2012-21 – 8422 Lakeshore Drive

Mr. Lamanna made a motion to grant the applicant the following variances for the purpose of constructing an addition.

1. A variance to a new side yard setback on the east side of 17' from the existing side yard setback of 18' plus due to a minor increase in the size of the house because it will be done as part of a renovation.
2. A variance to allow 32.3% lot coverage because it slightly increases with the addition.

Based on the following findings of fact:

1. The new distance is still well in excess of the 10' minimum formerly required in this area and the lot coverage was increased by a small amount necessary for the addition.
2. It is consistent with the neighborhood and will not alter the character of the neighborhood or adversely affect any of the adjacent property owners.

Mr. Lewis seconded the motion.

Vote: Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye; Mr. Olivier, aye.

Application 2012-22 by John Negus for property at 16675 West Park Circle Drive

The applicant is requesting a conditional use permit for the purpose of establishing an office, automobile repair and service/sales. The property is located in a LIR District.

The zoning inspector's letter dated September 20, 2012 was read.

Mr. John Negus was present to represent this application.

Mr. Lamanna asked if there is anything unusual about this auto repair business.

Mr. Negus testified that there is nothing unusual.

Mr. Lamanna asked if there will be any petroleum products or anything like that.

Mr. Negus said no.

Mr. Lamanna asked if it is just automotive repair and it is all going to be inside the building.

Mr. Negus said yes and added that it is the Monroe Plumbing building.

Mr. Gutoskey asked which section of the building is going to be used.

Mr. Negus said the whole building.

Mr. Lamanna asked if there will be vehicles outside, stored.

Mr. Negus said everything will be inside.

Mr. Lewis asked Mr. Negus when he is talking about repair is he talking about my engine doesn't work or are you talking about collision work.

Mr. Negus said European model mechanical work is what he specializes in. He said they have been in Cleveland for 25 years on Larchmere Boulevard near Shaker Square and they have been there since 1988, it was a thriving business there and he has done the demographics and decided that being in Bainbridge would work well for what they do and they are very fortunate in making an acquaintance with Mr. Brian Monroe who has got an absolutely beautiful building and he just happened to be down-sizing and moving a lot of his stuff back out to his main location which is farther east and we have struck a deal on the building as far as the lease is concerned with the intent to buy it and we are ready to go.

Mr. Olivier asked if anyone knows how close this is to other automobile repair businesses.

Mr. Negus said there is one across Washington Street.

Mr. Lewis said Colonial, Highway and a number of small businesses.

Mr. Paul Boers testified that he is Avalon Auto down the street from there and he received a variance to buy that building and his business is thriving and these are good people. He said he knows them personally because he doesn't work on German cars, he takes his wife's car to Mr. Negus, they are very good people and this is a reputable business and the only thing that he would have to say is that he was precluded from selling cars and that was put into the variance. He said we need to keep the industrial strip there occupied and this is a viable business and it will be there forever so this is a good thing for the neighborhood and a good thing for Bainbridge.

Mr. Murphy said the board appreciates a competitor coming in and the only zoning restriction seems to be we are trying to protect one car repair from showing up across from another one.

Mr. Lamanna said he thinks the reason was they were concerned about getting a whole bunch of these things all in a row along E. Washington Street, etc.

Mr. Boers said we are not Jiffy Lubes, it is word of mouth, advertising and regular customers, we don't want the drive up people.

Mr. Lamanna said this also includes people dispensing petroleum products with gas stations all in a row so he doesn't think this will raise any issues with the 3,000' distance which they intended to regulate. He said they will be totally in a building back in the industrial district so he doesn't see this as a concern at all.

Mr. Murphy asked if there are any other variances being asked for.

Mr. Lamanna said it is just the conditional use. He explained that the use is a conditional use and they have to have a variance because of the 3,000' limitation.

Mr. Murphy said so Highway Garage is not 3,000' but possibly outside of the 3,000'.

Mr. Lewis said all three are in different categories, you just all happen to be in the automobile repair business.

Mr. Murphy said there are a bunch of people out there doing business well within 3,000' of each other already.

Mr. Boers stated that they all talk to each other.

Since there was no further testimony, this application was concluded.

Motion BZA – 2012-22 – 16675 West Park Circle Drive

Mr. Lamanna made a motion to grant the applicant a conditional use permit for the purposes of establishing an automobile repair and service business based on the condition that this is not going to be for actual sales of automobiles and the repairs will take place entirely inside the building.

With the following variance:

1. A variance to the restriction on locating within 3,000' of another service station/garage/repair garage.

Based on the following findings of fact:

1. Where this is located and considering the other similar businesses in the area it will not create any adverse impact on the adjacent properties nor will it change the character of the neighborhood in an adverse way.

Mr. Lewis seconded the motion.

Vote: Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye; Mr. Olivier, aye.

Since there was no further testimony, the public hearing was closed at 8:18 P.M.

Respectfully submitted,

Joseph Gutoskey
Michael Lamanna, Chairman
Todd Lewis, Vice Chairman
Mark Murphy
Mark Olivier

Attested to by: Linda L. Zimmerman, Secretary
Board of Zoning Appeals

Date: October 18, 2012

AUDIO RECORDING ON FILE

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Bainbridge Township, Ohio
Board of Zoning Appeals
September 20, 2012

The regular meeting of the Bainbridge Township Board of Zoning Appeals was called to order at 8:18 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Joseph Gutoskey, Mr. Todd Lewis, Mr. Mark Murphy and Mr. Mark Olivier.

Minutes

Mr. Lamanna made a motion to adopt the minutes of the July 19, 2012 and July 24, 2012 meetings as written.

Mr. Lewis seconded the motion.

Vote: Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye; Mr. Olivier, aye.

Applications for October 18, 2012

Application 2012-20 by Dr. Bob Lee/Kenston Schools for property at 17419 Snyder Road - Continuance

The applicant is requesting area variance(s) for the purpose of installing a monument sign. The property is located in a R-5A District.

Application 2012-23 by Thomas E. Quinn for property at 17155 Penny Lane

The applicant is requesting area variance(s) for the purpose of constructing a storage shed. The property is located in a R-5A District.

Application 2012-24 by Frank & Laura DiMarco for property at 18800 Brewster Road

The applicant is requesting area variance(s) for the purpose of constructing a storage barn. The property is located in a R-5A District.

Application 2012-25 by Carole Reitz for property at 17695 Snyder Road

The applicant is requesting area variance(s) for the purpose of installing a fence. The property is located in a R-5A District.

The Bainbridge Township Board of Zoning Appeals set a public hearing on the above applications for October 18, 2012 at 7:00 P.M. at the Bainbridge Township Community Hall, 17826 Chillicothe Road, Bainbridge Township, Ohio and unanimously resolved to request the Bainbridge Township Board of Trustees to issue a purchase order for legal advertising.

Since there was no further business, the meeting was adjourned at 8:40 P.M.

Respectfully submitted,

Joseph Gutoskey
Michael Lamanna, Chairman
Todd Lewis, Vice Chairman
Mark Murphy
Mark Olivier

Attested to by: Linda L. Zimmerman, Secretary
Board of Zoning Appeals

Date: October 18, 2012