

**Taylor Mill Board of Adjustment Meeting**  
**Thursday, May 4, 2017**  
**7:00 p.m.**

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**Agenda**

1. Roll Call
2. Confirmation of Quorum
3. Adoption of Minutes
4. Public Hearing BOA1704-0001
  - a. Confirmation of Notification
  - b. Declaration of Conflicts
  - c. Declaration of Site Visit
  - d. NKAPC Staff Report
  - e. Comments from Applicant
  - f. Comments from Proponents
  - g. Comments from Opponents
  - h. Discussion by Board Members
  - i. Motion/Second Regarding Findings of Facts
  - j. Vote
5. Adjournment

**Taylor Mill Board of Adjustments  
Regular Meeting  
May 4, 2017**

Vice Chairmen Osterhage called the meeting to order at 7:00 p.m. The City Clerk called the roll.

Chairman Lucas	Absent
Mr. Fuller	Here
Mr. Meyer	Absent
Vice Chairman Osterhage	Here
Mr. Singleton	Here

Vice Chairman Osterhage stated that a quorum is present with three of the five members attending.

Mr. Fuller made a motion to accept the minutes from the March 2, 2017 Board of Adjustments meeting as submitted. Mr. Singleton made a second. The City Clerk called roll.

Mr. Fuller	Yes
Mr. Singleton	Yes
Chairman Lucas	Absent
Mr. Meyer	Absent
Vice Chairman Osterhage	Yes

**MOTION CARRIED**

**PUBLIC HEARING**

Vice Chairman Osterhage stated the purpose of the meeting and reviewed the procedure process for the applicant.

Mr. Mike Ionna, Principal Planner with Planning Development Services of Kenton County, addressed the Board. Mr. Ionna stated the applicant requested to table all requests associated with Area A. Mr. Ionna stated the requests include a front yard variance, a side yard variance, and an appeal from some of the design criteria associated with a leasing office proposed within the DTM-1 Zone. Mr. Ionna stated the applicant is requesting to table all requests associated with Area A for a period no longer than six (6) months.

Mr. Singleton made a motion to table all requests associated with Area A for a period no longer than six (6) months. Mr. Fuller made a second. The Clerk called role.

Mr. Singleton – Yes

Mr. Fuller – Yes

Chairman Lucas – Absent

Mr. Meyer – Absent

Vice Chairman Osterhage – Yes

### **MOTION CARRIED**

APPLICANT: Choice One Engineering per Nick Selhorst on behalf of the Farm Apartments III

LOCATION: 5136 Old Taylor Mill Road; an area of approximately 6.8 acres located on the east side of Old Taylor Mill Road, between Pride Parkway to the north and Millstream Drive to the south, approximately 300 feet south of Pride Parkway.

REQUEST: To seek a variance from the front yard setback requirements of the R-2 (Multi-Family Residential) Zone; the applicant proposes to construct an apartment building with a 17-foot front yard setback where a 30-foot front yard setback is required.

CONFIRMATION OF NOTIFICATION: Mr. Mike Ionna of PDS stated that all interested parties had been notified of the meeting and packets sent out.

DECLARATION OF CONFLICTS: None.

DECLARATION OF SITE VISITS: None.

STAFF REPORT AND REVIEW: Planning Development Services Principal Planner, Mr. Mike Ionna, presented and read aloud the professional staff report, which had been previously distributed to all board members. Mr. Ionna went over in depth the site description, zoning requirements, and history of the site (see attached report). Mr. Ionna stated that the request associated with Area B is a variance of the front yard setback requirements of the R-2 Zone, a multi-family zone. Mr. Ionna stated the applicant proposes to construct one apartment building with a seventeen (17) foot front yard setback, where a thirty (30) foot setback is required. Mr. Ionna stated any testimony regarding the previous zone change associated with the site, as well as any testimony regarding Area A, is not what the Board is here for.

Vice Chairman Osterhage asked if new notices will be given Area A comes back to the Board.

Mr. Ionna stated yes.

Mr. Fuller stated zone changes that were made was not done by the Board of Adjustments.

Mr. Ionna stated it was a City process and completely separate of what the Board is to determine. Mr. Ionna stated the Board is to determine whether the variance should be granted.

STAFF RECOMMENDATION: Favorable recommendation of the front yard variance to allow for the construction of a multi-family dwelling unit with a front yard setback of 12.66 feet where 30 feet is required.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION:

The requested variances arise from special circumstances which do not generally apply to land in the general vicinity, or in the same zone. The right-of-way which was purchased for the KY-16/ Pride Parkway project adjacent to the site is much larger than what exists in the surrounding areas. The additional land acquired was to allow for the realignment of the Pride Parkway/ Old Taylor Mill Road/ Taylor Creek Drive intersection.

Disapproval of the proposed variance will create a hardship on the applicant and deny them to reasonable use of their land. Without the approval of the variance, the construction of the proposed multi-family dwelling will not be possible due to topographic constraints on the property.

Vice Chairman Osterhage asked Mr. Ionna for details concerning right-of-way.

Mr. Ionna stated a majority of right-of-way was purchased with the realignment of the area. Mr. Ionna stated the portion of right-of-way that fronts the site in question is a lot greater than other right-of-ways in surrounding areas. Mr. Ionna stated the Board is here with what the pre-existing conditions are. Mr. Ionna stated the other finding from staff include hardship based on the topography of the site.

The Board reviewed the provided layout.

Ms. Debra McMillen of 742 Winston Hill Drive addressed the Board. Ms. McMillen stated the layout is deceiving and not to scale. Ms. McMillen stated it is not a big area. Ms. McMillen stated it is all hillside in the back where Mr. Cohen wants to develop.

Mr. Fuller stated the Board has no control over the development.

Mr. Ionna stated the hearing tonight is for the specific variance request. Mr. Ionna stated all the development has been approved for the zone change process.

Ms. McMillen stated if developers come onto her property she is calling the police.

Ms. Jane Frantz of 724 Red Bud addressed the Board. Ms. Frantz asked is the developer has to pay the state for the right-of-way?

Mr. Ionna stated he is unfamiliar with those proceedings. Mr. Ionna stated if the developer receives the variance tonight, he would not need the right-of-way. Mr. Ionna stated if the right-of-way was required and that thirty (30) foot distance was met with the right-of-way, it would potentially allow for the location of the building where it is now without the variance.

#### PRESENTATION/COMMENTS BY APPLICANT:

Mr. Nick Selhorst of Choice One Engineering on behalf of the Farm Apartments III addressed the Board. Mr. Selhorst reviewed the site. Mr. Selhorst stated Old Taylor Mill Road is eighty-five and a half (85.5) feet away from the building. Mr. Selhorst stated typically a rural road may have right-of-way that is forty (40), fifty (50), or sixty (60) feet wide. Mr. Selhorst stated if a thirty (30) foot setback is added from that, the building would be fifty (50), sixty (60) feet off the pavement. Mr. Selhorst stated their building is eighty-five and a half (85.5) feet off the pavement. Mr. Selhorst stated the reason a variance is needed is due to the state who purchased a lot of right-of-way to grade the ditch for the Pride Parkway project. Mr. Selhorst stated technically a variance is needed but they are well beyond what would be the normal thirty (30) foot setback. Mr. Selhorst stated trying to avoid a retaining wall.

Vice Chairman Osterhage stated the existing zoning ordinance requires a setback of thirty (30) feet. Vice Chairman Osterhage asked Mr. Selhorst if it is ultimately an eighty-five (85) foot setback.

Mr. Selhorst stated it will be twelve point six-six (12.66) feet from the right-of-way, but the right-of-way does not accurately reflect what is needed for the road anymore. Mr. Selhorst stated the road has been relocated and there is no need for the City or the state of Kentucky to have right-of-way seventy-two (72) feet off the edge of the pavement. Mr. Selhorst stated when the project is done, the grading from the building is going to come down to the road and the ditch will still be there.

Vice Chairman Osterhage asked Mr. Selhorst if he concurred with the topography problem that the professional staff relayed to the Board.

Mr. Selhorst stated yes, the building technically could be put eighteen (18) feet further to the North East but that shifts the parking lot and other buildings into the hill. Mr. Selhorst stated it would then need a very tall retaining wall. Mr. Selhorst stated it would push the work closer to the property line. Mr. Selhorst stated they have a nice buffer to give room to grade and save trees.

Vice Chairman Osterhage asked for clarification on the bold line shown on the map. Mr. Selhorst stated it is a wall needed to keep from getting into the stream. Mr. Selhorst stated walls are still needed but closer to the house that the applicant purchased.

Ms. Jane Frantz of 724 Red Bud Drive addressed the applicant. Ms. Frantz stated Mr. Selhorst stated grading and stopping fifteen (15) short. Ms. Frantz asked where he is stopping short of.

Mr. Selhorst stated the property line on the north-east corner is supposed to stop the grading clearing fifteen (15) feet south-west of that property line. Ms. Frantz asked to see it on the map. Mr. Selhorst explained the location on the provided map.

Ms. Linda Verst of 718 Red Bud Drive addressed the applicant. Ms. Verst asked if the black line is the line that indicated the end of the property that belongs to the Farm where the retaining wall is supposed to go on that side. Mr. Selhorst stated that it is a retaining wall. Ms. Verst asked how far back the retaining wall goes. Mr. Selhorst stated it stops here where it shows. Ms. Verst asked if it is existing already. Mr. Selhorst stated no, it is a proposed wall.

Ms. Deborah McMillen of 742 Winston Hill Drive addressed the applicant. Ms. McMillen asked where it is in conjunction to Winston Hill Drive since it is left off the map. Mr. Selhorst explained the location on the map in comparison to the proposed retaining wall. Mr. Selhorst stated the other part of the property is not being touched and is being completely left alone. Ms. McMillen asked if that is for now or if it will change in the future. Mr. Selhorst stated for part of the project talked about tonight they are not touching anything pretty far west of that stream.

Ms. McMillen asked if they are going to do a better engineering job than on the Frantz' house and property. Ms. McMillen stated they went into the Frantz' yard and asked if they are going to do a better job staying away from people's property down there. Mr. Selhorst stated if a mistake was made, engineering is not building it and he is sorry. Ms. McMillen stated working for Cincinnati Bell Engineering and their Engineers are precise on what they did. Ms. McMillen stated precise engineering is what Mr. Selhorst told her in one meeting. Ms. McMillen stated property being destroyed does not sound like precise engineering. Mr. Selhorst stated no it doesn't but it was not the engineering.

Mr. Fuller stated the Board is here for the one variance issue.

#### COMMENTS FROM PROPONENTS:

Ms. Jill Bailey, Taylor Mill City Administrator, addressed the Board. Ms. Bailey stated representing the Taylor Mill City Commission. Ms. Bailey stated the City Commission is in favor of the variance request that has been submitted this evening.

Vice Chairman Osterhage asked Ms. Bailey if she is aware of the right-of-way that the state has. Ms. Bailey stated there is access right-of-way in that area that was purchased and acquired for the relocation of that section of roadway. Ms. Bailey stated the project is complete. Ms. Bailey stated there was a two (2) year hold on all right-of-way. Ms. Bailey stated the state recently turned the right-of-ways over to the City. Ms. Bailey stated the City has possession of the deeds but has not acted on them yet due to City Engineers

reviewing them to determine what parcels of right-of-ways the City is receiving. Ms. Bailey stated they do believe that portion of the right-of-way is in the packet but there are multiple pieces of right-of-way within the packet. Ms. Bailey stated she cannot say this evening that it is absolutely included. Ms. Bailey stated initially the applicant indicated they are interested in obtaining the right-of-way if they needed to. Ms. Bailey stated they don't need to do that. Ms. Bailey stated having no plans for that right-of-way. Ms. Bailey stated somebody has to cut the grass on it at some point.

Vice Chairman Osterhage clarified the state buys the property and when finished with it gives it to the local municipality. Ms. Bailey stated yes the state purchases it and sometimes hangs on to it depending on if it is classified as access or surplus and what their use is planned for it and how much right-of-way they think they might need for future projects. Ms. Bailey stated the state is not anticipating any additional future projects. Vice Chairman Osterhage asked if it would remain City of Taylor Mill property. Ms. Bailey stated when the state decides there is access or surplus property that they want to dispose of, it gets returned to the City if the City is interested in acquiring it. Ms. Bailey stated the City indicated being interested in picking up any additional surplus right-of-way in that area, whether for beautification purposes or to transfer to property owners at some point in the future. Ms. Bailey stated if the City does transfer property to developers, her understanding is the property has to be appraised and the developer has to compensate the state some dollar amount for what the value of the property is. Ms. Bailey stated that is not this scenario. Ms. Bailey stated initially it was talked about but there is not enough right-of-way there to build on and make use of that property.

#### COMMENTS FROM OPPONENTS:

Ms. Jane Frantz of 724 Red Bud Drive addressed the Board. Ms. Frantz stated her property line is the fifteen (15) foot area that they were not grading and stopping short of. Ms. Frantz stated it extends over five hundred (500) feet. Ms. Frantz stated the two white areas that are shown is vacant land. Ms. Frantz stated she does not consider that vacant land because of the trees on it. Ms. Frantz stated she is against the City and Board of Adjustments considering granting Mr. Cohen and Community Management Corporation any variance or zone adjustment in light of the way they have not honored their agreements with the City and with her. Ms. Frantz stated from the very beginning of the project, their concerns have been the existing trees, the buffer, the garbage that comes across the property line, and the fencing.

Ms. Frantz presented photos and a video to the Board. Ms. Frantz stated the fifteen (15) foot buffer has not been protected. Ms. Frantz stated grading in that area. Ms. Frantz stated the City has not pursued anything with them up to this point because the City is using the word excavation in light of the idea of moving dirt. Ms. Frantz stated trees have been taken down and they had crossed the property line and took down trees on their property. Ms. Frantz stated the corner pin was buried. Ms. Frantz stated having to pay a surveyor to come out and resurvey in order to discover the location of the pin. Ms. Frantz stated the police made a trespass report and measured the damaged area at approximately twenty (20) feet by eight-nine (89) feet.

Ms. Frantz stated at the May 23, 2016 City Meeting, Mr. Cohen made verbal agreements that were to be recorded by the City Attorney, signed and attached as a supplement to the development plan agreement with the City. Ms. Frantz stated Mr. Cohen agreed they would not excavate within fifteen (15) feet of the property line. Ms. Frantz stated Mr. Cohen stated marking the large trees within the property line with drip line fencing is part of the requirement and standard practices. Ms. Frantz stated Mr. Cohen stated if there is an area people are getting through they will put up fencing or signage in relation to them requesting fence. Ms. Frantz stated the Planning and Zoning Commission had recommended against the zone change and the Planning and Zoning Board could not vote on it due to no consensus for or against it. Mr. Ionna reported they sent it through to the City without recommendation. Ms. Frantz stated the City approved the zone change. Ms. Frantz stated speaking at that meeting with a list of requests including the fifteen (15) foot buffer, surveying the trees on the property line, and protecting the trees with drip line fencing. Ms. Frantz stated Mr. Cohen agreed to give them one thousand dollars (\$1,000.00) but she had to put up the fence on the property line and then he would reimburse. Ms. Frantz stated being told they would not need the fence because the property line was going to be marked and drip line fencing would be put in.

Ms. Frantz stated the City Attorney created a letter of agreement signed on May 27, 2016 and it was added as a supplement to the preliminary stage one development plan submitted. Ms. Frantz stated it was signed by Mr. Cohen, notarized, and attached to the development plan agreement that is signed by Mayor Bell and Mr. Cohen. Ms. Frantz stated not being provided with that agreement although named in the agreement. Ms. Frantz stated being contacted this year in late March by Mr. Grouse, project manager for Mr. Cohen. Ms. Frantz stated Mr. Grouse had no information in their first meeting regarding any of the stipulations in the agreement. Ms. Frantz stated marking the trees to be saved with orange ribbon. Ms. Frantz stated attending the April meeting and gave an update on what was occurring. Ms. Frantz stated clearing began on April 17th and on April 25th, they cleared to the fifteen (15) foot line and gashed one of the trees. Ms. Frantz stated calling Mr. Grouse to inform him of the gashed tree. Ms. Frantz stated Mr. Grouse stated to not call him again and that he is autonomous. Ms. Frantz stated on April 26th she discovered they came across the property line with the excavating machine and removed some of the property line markers and cleared that area. Ms. Frantz presented photos to the Board.

Ms. Frantz stated emailing Ms. Bailey and Mr. Cohen on April 27th and stated the excavators came across the property line and to please stop until the situation can be corrected. Ms. Frantz stated Mr. Cohen replied immediately and copied Mr. Grouse on the email. Ms. Frantz provided the Board a copy of the email. Ms. Frantz stated not hearing anything about how the property damage will be repaired, along with the surveyor who came to the property right away. Ms. Frantz stated Lieutenant Wilson and Mr. Roden from the Maintenance Department took a report and measured the destroyed area. Ms. Frantz stated it has been a week and she has not been contacted in any way for damage repair or reimbursement for any expense they've occurred. Ms. Frantz stated there is a lot of land that still needs to be cleared. Ms. Frantz stated concerns regarding the club house. Ms. Frantz stated having unnecessary hardships. Ms. Frantz stated not



understanding how any variance can be granted without any of the situations being resolved. Ms. Frantz stated being willing to meet with Mr. Cohen if mediated by someone from the City and resolve it amicably. Ms. Frantz stated leaving work early to protect the trees and did not get paid for that time. Ms. Frantz reviewed the landscape plans.

Vice Chairman Osterhage stated Ms. Frantz made an excellent presentation but needs to be in front of the right forum. Vice Chairman Osterhage stated those are things they cannot address. Ms. Frantz stated she understand that and wanted to take the chance to speak public and be on record again that their main concern is now being reimbursed and re-establishing the woods that were there. Vice Chairman Osterhage stated those are things that might not be in front of this Board but they understand what her presentation is. Mr. Singleton stated one of the City representatives certainly heard Ms. Frantz presentation. Ms. Bailey stated she did respond to Ms. Frantz this morning addressing her concerns. Ms. Bailey stated some of the concerns she agrees with and some disagreement on other terms. Ms. Bailey stated Ms. Frantz has requested to be on the agenda for the May City Commission Meeting. Ms. Bailey stated she anticipates having a full discussion then on this issue.

Mr. Harry Humpert, former owner of the property in question, addressed the Board. Mr. Humpert stated Mr. Cohen has been slapped on the hand by the state already. Mr. Humpert stated Mr. Cohen is not interested in cooperating but only in making a buck and that the City of Taylor Mill is likewise. Mr. Humpert stated he would like the Board to not grant him the variance because it would restrict him from doing further business, damage, and stealing the corner property.

Ms. McMillen stated living on Winston Hill Drive for thirty-three (33) years. Ms. McMillen stated first they were going to put up townhouses and was surprised when she attended the Kenton County meeting and several people recused themselves because of a conflict of interest. Ms. McMillen questioned why they had a conflict of interest. Ms. McMillen stated being told it was precise engineering. Ms. McMillen stated there are no animals there anymore. Ms. McMillen stated seeing two people walk through private property on her street. Ms. McMillen stated it was said that the project would bring business to the City. Ms. McMillen stated there is no place to park in the Remke lot as it is. Ms. McMillen stated no body walks anymore and there are no sidewalks in Taylor Mill.

Vice Chairman Osterhage stated the issue of building the three units is Mr. Cohen's to do. Ms. McMillen stated not to give him the variance to get in there. Vice Chairman Osterhage stated they would build it further up and do more destruction to the hillside. Ms. McMillen stated if he builds it further up it will be worse and he will have problems. Ms. McMillen stated she will sue Mr. Cohen and the Board if permission is granted for him to do it. Ms. McMillen stated it will be the Boards problem, too. Ms. McMillen stated living there for thirty plus years and never had any problems and would prefer not to.

Mr. Bill Frantz of 724 Red Bud Drive addressed the Board. Mr. Frantz stated he is against granting any variance but if the variance has to be granted they don't want them to adopt moving the whole building closer to their property and not following those guidelines because it creates a hardship or something. Mr. Frantz stated if there is a problem then have two buildings rather than three buildings if it's a choice.

Mr. Mike Blackburn of 707 Forest Lane addressed the Board. Mr. Blackburn stated not being happy about the rental property being put in. Mr. Blackburn stated there are a lot of empty promises that Mr. Cohen has made and before he goes further he should make the Frantz' whole. Mr. Blackburn stated if Mr. Cohen has damaged their property he owes them and it should be a contingency. Mr. Blackburn stated a majority of cities in the area have rental licenses in addition to occupational licensing fee of fifty dollar (\$50.00) a unit per year. Mr. Blackburn stated he is taking it to the City.

Mr. Randy Warning of 767 Winston Hill Drive addressed the Board. Mr. Warning stated his property is at the very end next to Old Taylor Mill Road. Mr. Warning stated he is against any variance. Mr. Warning stated Mr. Cohen talked to his wife and wanted to grade his land so he did not have to build the retaining wall. Mr. Warning stated it is too steep and grading his land would make the hill steeper than what it already is and make his area flatter. Mr. Warning stated he is against the variance.

Mr. Jim Cohen of the Farm of Taylor Mill addressed the Board. Mr. Cohen stated walking the site and property line with his engineer to figure out what happened before the meeting. Mr. Cohen stated immediately after he heard from Ms. Frantz he apologized and told them he would get fencing up right away. Mr. Cohen stated telling Ms. Frantz they would repair any damage they did. Mr. Cohen stated it appears the fence that was up does follow the fifteen (15) feet seventy-five percent (75%) of the property line and then it verged closer to the property line. Mr. Cohen stated bulldozers hit stakes all the time, not intentionally. Mr. Cohen stated in this case it does appear they got closer than fifteen (15) feet in some areas, perhaps past the property line in some areas, and will certainly work with Ms. Frantz and have Ms. Bailey meet with them to mediate and come up with some resolutions. Mr. Cohen stated it is their intention to not damage the trees. Mr. Cohen stated as far as grading on Mr. Warning's property line that was only when doing the town homes. Mr. Cohen stated when they got closer to the property line, they abandoned town homes, are putting up a retaining wall, and never talked about grading anywhere beyond the property other than that. Mr. Cohen stated as far as Mr. Humpert's comment about being slapped on the hand by the state, he has no idea what he means by that and would like to know.

Mr. Cohen stated CMC Properties has been in business for fifty (50) years and prides themselves in doing what they say they are going to do. Mr. Cohen stated having every intention of Phase III being a good neighbor as well and about half the property they are not disturbing at all and leaving and no intentions of ever developing the other side of the creek. Mr. Cohen stated as far as the variance is concerned, it is apparent there is a very unique circumstance on this piece of property because of the Pride Parkway expansion. Mr. Cohen stated on this one particular area, the right-of-way was expanded

dramatically. Mr. Cohen stated that right-of-way is not needed today, the setback to the building from the street is much further than anybody would normally expect. Mr. Cohen stated it would cause a hardship if not granted because they would have to move the building back. Mr. Cohen stated it would cause a lot more grading and would have to get closer to the property line. Mr. Cohen stated there is no alternative.

CLOSED PUBLIC HEARING: Vice Chairman Osterhage thanked those who have shown up to voice their opinion and the public hearing portion closed at 8:17 p.m.

The Board members discussed the request.

Mr. Fuller stated when an applicant is brought in front of the Board of Adjustments it is a very specific item being looked at. Mr. Fuller stated what was heard tonight is a lot bigger than what the specific application is. Mr. Fuller stated as much as the Board hears the audience, they cannot take that part of it into consideration because the Board is asked for the one small area to take into consideration. Mr. Fuller stated there are problems with the owner and developer that can be handled in another format. Mr. Fuller stated when he reviews applications to the Board, it is on a common sense type of basis. Mr. Fuller stated he has been doing this for six (6) or seven (7) years and every application that comes in front of them, that is what they do.

Mr. Singleton agreed with Mr. Fuller.

Vice Chairman Osterhage stated some of the people who spoke in opposition understand that and that is the situation they are confronted with. Vice Chairman Osterhage stated there may be other avenues that have to be addressed, not with this Board, but at the May Commission Meeting.

Mr. Fuller made a motion to approve the front yard variance with a front yard setback of 12.66 feet where 30 feet is required as the applicant brought before the Board based on the following findings:

The requested variances arise from special circumstances which do not generally apply to land in the general vicinity, or in the same zone. The right-of-way which was purchased for the KY-16/ Pride Parkway project adjacent to the site is much larger than what exists in the surrounding areas. The additional land acquired was to allow for the realignment of the Pride Parkway/ Old Taylor Mill Road/ Taylor Creek Drive intersection.

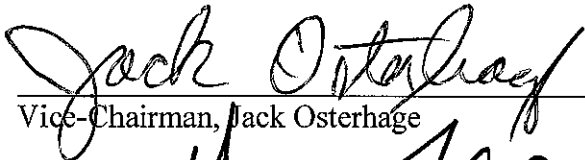
Disapproval of the proposed variance will create a hardship on the applicant and deny them to reasonable use of their land. Without the approval of the variance, the construction of the proposed multi-family dwelling will not be possible due to topographic constraints on the property.

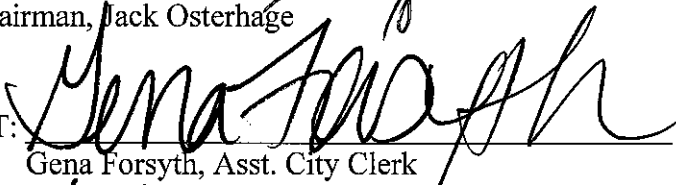
Mr. Singleton made a second. The Clerk called role.

Mr. Fuller - Yes  
Mr. Singleton - Yes  
Chairman Lucas - Absent  
Mr. Meyer - Absent  
Vice Chairman Osterhage - Yes

**MOTION CARRIED**

There being no further business to come before the Board, Mr. Fuller made a motion to adjourn at 8:24 p.m. Mr. Singleton made a second. All Board Members present were in favor. The meeting is now adjourned.

  
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Vice-Chairman, Jack Osterhage

ATTEST:   
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Gena Forsyth, Asst. City Clerk

DATE: 7/13/17