

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS**

**January 23, 2008
7:30 p.m.**

Present: Board of Appeals Members: Glen Goist, Bill Harr, Rich Baldin, Ken Evans.
Administration: Assistant Law Director, Dan Kolick; Building Department Representative,
Keith Foulkes; Recording Secretary, Kathy Zamrzla.

The following was discussed:

1) ANGEL HOUSE CENTER/Carol Dombrose, Owner

Requesting a 23.5' Front Yard Setback variance from Zoning Code Section 1256.04 (a) which requires a 100' Front Yard Setback from the center line of Mill Hollow Lane and where a 76.5' Front Yard Setback is proposed in order to construct a New Building; property located at 14217 Mill Hollow Lane PPN 399-05-007 Zoned Public Facility.

The board members stated that, even after the last meeting, they do not understand the functions of this business and how it generates income. Ms. Dombrose stated that 1) the residence above the garage has been there for a minimum of 12 years, 2) the barn houses violin lessons and that after the new building is built, the barn will be for storage only, 3) the offices in the barn are not being used, 4) the Building Department did not tell her where to put the new building. Mr. Kolick wondered if the proposed parking lot is too close to the street and if this is approved, Ms. Dombrose must return to ARB and Planning Commission. It was also brought up that the proposed building may be too close to the creek.

2) WAL-MART SUPERCENTER EXPANSION/ Law/Kingdon, Inc., Representative

Extension and modification of the determination of December 13, 2006 of the Board of Zoning and Building Code Appeals:

Requesting a Sign variance from Zoning Code Section 1272.12 (b) which allows one (1) Wall Sign and where five (5) Wall Signs are proposed; property located at 8585 Pearl Road PPN 395-08-010 Zoned General Business. (Approved December 13, 2006)

The board stated that they do not anticipate any problems with approving this variance based on the knowledge they have before Wal-mart's presentation. The signs will be a combined total of 106 SF less than when they approved the variance last year and the color change is not an issue. Ms. Zamrzla relayed to the board that Mr. Biondillo stated that Wal-mart did not have to return to ARB.

3) **WALGREENS/Tim Dean, Representative**

- a) Requesting a 6' Parking Setback variance from Zoning Code Section 1258.11 (b) which requires a 75' Parking Setback from the center line of West 130th Street and where a 69' Parking Setback from the center line of West 130th Street is proposed and;
- b) Requesting a 6 Parking Space variance from Zoning Code Section 1270.05 (c)(1) which requires 66 Parking spaces and where 60 Parking spaces are proposed; property located at 19700 West 130th Street PPN 399-33-008 Zoned General Business.

The board discussed the traffic problem that they foresee with the proposed building and how the day care center affects that traffic. They also discussed what else could have gone into that parcel. Mr. Kolick stated that the variance needs to be subject to his office's receipt of the easement agreement.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

MINUTES OF MEETING

January 23, 2008

The meeting was called to order at 8:00 PM by the Chairman, Dr. Goist.

Present: Dr. Goist
Mr. Baldin
Mr. Harr
Mr. Evans
Mrs. McGrath

Also Present: Mr. Kolick, Assistant Law Director
Mr. Foulkes, Building Department Representative
Ms. Zamrzla, Recording Secretary

Dr. Goist – Good evening, ladies and gentlemen. I'd like to call this January 23, 2008 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. Kathy, would you call the roll, please.

ROLL CALL: ALL PRESENT

Dr. Goist - I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. We have an amended agenda this evening. So, I would entertain a motion to approve the amended agenda.

Mrs. McGrath – So moved.

Mr. Harr – Second.

Dr. Goist – We have a motion and a second. Kathy, would you call the roll.

ROLL CALL: ALL AYES: MOTION CARRIED

Dr. Goist – All of our hearings tonight are Public Hearings. They are no New Applications. I would ask all of the people that are here that are going to speak before the Board this evening, if you would please rise and our Assistant Law Director will swear you in, anyone who is going to speak.

Mr. Kolick then stated the oath to all standing.

Dr. Goist – Our Public Hearing is Angel House and the owner is Carol Dombrose. Why don't you come forward and give us your name and address first, please.

1) **ANGEL HOUSE CENTER/Carol Dombrose, Owner**

Requesting a 23.5' Front Yard Setback variance from Zoning Code Section 1256.04 (a) which requires a 100' Front Yard Setback from the center line of Mill Hollow Lane and where a 76.5' Front Yard Setback is proposed in order to construct a New Building; property located at 14217 Mill Hollow Lane PPN 399-05-007 Zoned Public Facility.

Ms. Dombrose – Yes, my name is Carol Dombrose and it's 14217 Mill Hollow Lane in Strongsville.

Dr. Goist – Carol, we had our last meeting and we have some questions that we had from our last meeting that we would like you to clarify and so we're going to ask you some questions so that they are on the record and one of the first things that we would like to know is in that garage you have what you have explained as an apartment, which has been there and we were told in last meeting that this was a real estate office.

Ms. Dombrose – That is not true. It's an apartment. The gentleman who is the real estate agent lives there but that is not his office. He was not seeing clients there. That is done over on Pearl Road but he lives there and was doing the stuff he does out of his home. It's computer work that stuff there, but it's not a business office.

Dr. Goist – There are no people coming and going to that business?

Ms. Dombrose – No.

Dr. Goist – Okay and the other thing that – one of the things that we had asked about was had you, with this new structure, at all considered putting up a fence because of how close you are to the creek? It was just a question that was asked.

Ms. Dombrose – That hadn't been mentioned. The creek itself, I have never seen it full. It's dry most of the time. When there is a large rain like we had a week or so ago it may get half-full but it has never – that never came up as an issue for our consideration because it didn't present itself as a problem.

Dr. Goist – Okay. You do understand that if we do approve your variance this evening that you still are going to be referred back to the Architectural Review Board and to Planning Commission and to City Council also because this is a Public Facility use?

Ms. Dombrose – Right.

1) **ANGEL HOUSE CENTER/Carol Dombrose, Owner, Cont'd**

Dr. Goist – So, if we give you the variance that you're requesting you still have other areas that you have to answer to.

Ms. Dombrose – Okay.

Dr. Goist – Members of the board, do you have questions?

Mr. Harr - Mr. Chairman?

Dr. Goist – Yes?

Mr. Harr – Ms. Dombrose, just to cover a couple of points from our initial application meeting as well, it's your representation to us that once this new building is constructed that any of the lesson activities or group activities that are taking place in the barn structure will cease at that point and that the barn will be used strictly as a storage facility.

Ms. Dombrose – Yes, we will be moving everything into the new building.

Mr. Harr – Okay. I had asked at the previous meeting – we had discussed the placement of – or the proposed placement of I should say – the structure that you're looking to build and I do have some concerns about how close it is to the creek. It has been represented, perhaps in error at that time, that that was at the direction of the Building Department but I have wondered if you have explored whether or not that structure fits better on the parcel between the barn and the garage. To me that appears to be a much more level piece and in no danger of being right on top of the creek or anything. Is that feasible? Was that studied at all?

Ms. Dombrose – Let me explain how we got the place over there in the first place. The idea for the pole barn was at first suggested to me by Jim Kaminski who was looking to help me get some grants and we looked around and it was suggested that that be the place where we could put it over where we are proposing it. So, I did then call Tony Biondillo to come out and take a look at it and see if that would be possible. He did check it out for me and said he thought that would work but he did not originally suggest that location. We suggested it to him and he thought that would work okay.

Mr. Harr – Just in taking a look at what you had staked out here today, we discussed it a little bit and there seemed to be concern with the other positioning between the barn and the garage, that that may impact the garage in such a fashion that it would have to be torn down and certainly the structure that I saw staked out didn't appear to be large enough that that would really cause an issue. I'm sure Planning Commission will take a look at that as well on that and I was just wondering if you had investigated the other site as a possibility.

1) **ANGEL HOUSE CENTER/Carol Dombrose, Owner, Cont'd**

Ms. Dombrose – We had considered it but, like I said, thought that where we were going to put it would be located in a scenic spot and also leave the other space open for use for other purposes.

Mr. Harr – Okay. My last question would be we discussed a number of the activities that you plan to offer within the complex but if you could just, kind of, clarify for us what the use of the new building will be and what, if any, activities are taking place or plan to take place in what you would consider the home structure right now and how that is going to be split.

Ms. Dombrose – Whatever is going on now would be moved again, like I said, to the new building and so anything other than that wouldn't be necessary. The home would not be use for activities.

Mr. Harr – In other words, whatever is going on in the barn and whatever is going on in the house right now would all be moved to the new building?

Ms. Dombrose – So, it's not going to be adding more things. It's going to provide a bigger structure for us to do what we do and what will be going on in there is what we can't do now, like dance classes or yoga, things that need a bigger space. We do creative arts, things like that, music lessons. The music lessons will go there. I have a proposed person who wants to do piano lessons and flute lessons so things like that is what will be going on in the new structure.

Mr. Harr – Okay. So, in addition to the barn not having any activities, the house will no longer have any type of activities as well?

Ms. Dombrose – Right.

Mr. Harr – Okay. I don't have any other further questions.

Dr. Goist – Okay. Any other board members?

Mr. Evans - Mr. Chairman?

Dr. Goist – Yes, Mr. Evans?

Mr. Evans – Ms. Dombrose, two questions that I have. One is that at the last meeting there was also discussion about whether or not there were overnight guests who came to the facility and then stayed at the house as being related to the programming or anything like that and other than someone who came in to facilitate a program or something, do you have guests that come for the program that stay –

1) **ANGEL HOUSE CENTER/Carol Dombrose, Owner, Cont'd**

Ms. Dombrose – No.

Mr. Evans – like a bed and breakfast type thing?

Ms. Dombrose – No.

Mr. Evans – The other question is Mr. Harr said in terms of placement when I looked at it before the stakes were out there, I was thinking that probably there was no way that it could really be moved in such a way as to avoid the variance but seeing the stakes, it's a little bit smaller than what I was envisioning it and it appears to me that probably it could be moved sufficiently to not have to request a variance. It would impact some trees and perhaps make the layout a little bit more difficult but I at least wanted to ask you as the owner whether or not you had considered moving it to avoid the request for the variance because in our considerations, one of the things that we have to look at is the necessity for the number of reasons that are given in the code and since it looked like, maybe, it could be moved I just wondered if there was a little bit more definition as to why it has to be where it was.

Ms. Dombrose – I hadn't been involved in any discussion on that. No, I was relying on other people to know where it had to go. So, I'm not involved in that.

Mr. Evans – Thank you. That's all, Mr. Chairman.

Mr. Harr – Mr. Chairman?

Dr. Goist – Yes, Mr. Harr?

Mr. Harr – I think just based on our concerns as far as the location goes, we should formally just mention that we would really like the Building Department and Planning Commission to take a hard look at where that structure is proposed because we really seem to be shoehorning it in there a little bit as far as the creek and the ravine and I'm sure they'll do their normal due diligence but I would like to stress that.

Dr. Goist – Keith, did you have something that you would like to say?

Mr. Foulkes – No, Mr. Chairman. I was just going to say that I'll note that and we'll contact the owner to have the architect, Kerry Illes, have discussion at least to see if there is any potential for addressing that concern.

Mr. Baldin - Mr. Chairman?

Dr. Goist – Yes, Mr. Baldin?

1) **ANGEL HOUSE CENTER/Carol Dombrose, Owner, Cont'd**

Mr. Baldin – I would just like to ask Ms. Dombrose one particular question but I concur with my colleagues here in some of the questions that they have asked and you have given the answers and, of course, our concern about the location and Jodi Pittner, I believe, last week, pretty much, gave us a broad generality of the things that you do. What would you actually say what does Angel House really do? What is their purpose?

Ms. Dombrose – How I describe it is it provides a safe place for people to explore their creativity and their own spirituality and find out more about who they are. So, those are the kinds of things that we try to provide for them to help do that. So, basically, in a couple of sentences, that is what I could explain.

Mr. Baldin – She has said a few things such as an earth based and health type arts and music and it's just a combination of everything. So, this is pretty much on a one to one basis, an individual basis? It's not really a group type session, are they?

Ms. Dombrose – There are some, like yoga would be a group or things like that but, basically, that's what it is and we do have – what she was trying to explain – I did listen to the tape – is the individual work that we do with individuals and that we hoped to move out into the community moving what people are able to do on an individual basis that may benefit the community and then the environmental direction is like the community garden that is over on the other side of the barn. So, those were the three areas that we're taking about but in terms of the building and what goes on in there, that's the kind of things that happen in there.

Mr. Baldin – Is Angel House really considered a philanthropic organization or is it a business or do you collect dues from people or do people just donate?

Ms. Dombrose – Primarily it's donation for what they come to receive.

Mr. Baldin – You're probably classified as a 501(c)(3), I would imagine, as a non-profit organization?

Ms. Dombrose – Right. Yes.

Mr. Baldin – Are you classified at Angel House as a business or as a religious thing or a health type or is there a classification?

Ms. Dombrose – Well, just as a non-profit what would be called a non-profit business. I don't know if that goes together.

Mr. Baldin – I imagine it does. Right, Mr. Kolick?

1) **ANGEL HOUSE CENTER/Carol Dombrose, Owner, Cont'd**

Mr. Kolick – A 501(c)(3) is a non-profit. You can still have a business and be non-profit. That's all that that refers to.

Mr. Baldin – Okay, thank you.

Ms. Dombrose – Okay, that's the classification.

Dr. Goist – Board members, do have any other questions? If not, I'll entertain a motion.

Mr. Evans - Mr. Chairman, this is a public hearing.

Dr. Goist – Oh, I'm sorry. Thank you, Mr. Evans. Is there anyone here who would like to speak for this variance? Is there anyone who would like to speak against this variance? Hearing none and seeing none, now I will entertain a motion.

Mr. Evans - Mr. Chairman, I would like to move that we approve a request for a 23.5' Front Yard Setback variance from Zoning Code Section 1256.04 (a) which requires a 100' Front Yard Setback from the center line of Mill Hollow Lane and where a 76.5' Front Yard Setback is proposed in order to construct a New Building subject to the barn no longer being used as a program or office area property located at 14217 Mill Hollow Lane PPN 399-05-007 zoned Public Facility.

Mr. Harr – Second.

Mr. Baldin – Did we also want to put in there that -

Dr. Goist – We have a motion and a second. Kathy, would you call the roll.

Mrs. McGrath - Mr. Chairman? May we please add on the condition that the barn be used only for storage?

Mr. Kolick – We can.

Dr. Goist – Yes. Mr. Evans?

Mr. Evans – That's fine. I agree to that.

Mr. Harr – I second that.

Dr. Goist – Okay as amended.

1) **ANGEL HOUSE CENTER/Carol Dombrose, Owner, Cont'd**

ROLL CALL: ALL AYES: MOTION CARRIED

Dr. Goist – Thank you. You now have to go back – I don't know the order.

Mr. Kolick – You have a twenty-day waiting period to see if City Council deems it necessary to review the variance. If they don't then you can proceed back to the Architectural Review Board then ultimately to Planning Commission then to City Council. So, after that twenty days if you'll contact the Secretary to the Architectural Review Board, Carol and she can give you some guidance. Okay?

Dr. Goist – Our second Public Hearing is Wal-Mart Super Center Expansion and there is a representative here from Law Kingdon, Inc. Would you give us your name and address, please?

2) **WAL-MART SUPERCENTER EXPANSION/ Law/Kingdon, Inc.,
Representative**

Extension and modification of the determination of December 13, 2006 of the Board of Zoning and Building Code Appeals:

Requesting a Sign variance from Zoning Code Section 1272.12 (b) which allows one (1) Wall Sign and where five (5) Wall Signs are proposed; property located at 8585 Pearl Road PPN 395-08-010 Zoned General Business. (Approved December 13, 2006)

Mr. Martinez – Yes, Brett Martinez with Law Kingdon Architects from Wichita, Kansas, 345 Riverview, Suite 200.

Mr. Kolick - Mr. Chairman? Since this is really a modification and extension of what we had maybe the applicant – and since we didn't have a first hearing – can just run through what signs we're extending or they are requesting that we extend – but if you would tell us which signs are changing and what the changes are so that we'll have them as a matter of record here.

Mr. Martinez – Yes.

Mr. Kolick – Thank you.

2) **WAL-MART SUPERCENTER EXPANSION/ Law/Kingdon, Inc.,
Representative, Cont'd**

Mr. Martinez – No problem at all. Originally, the variance was approved for – just in terms of five wall signs on the building, that being “Wal-Mart Super Center” that was in yellow, “Food Center”, “Retail Center” and “Garden Center”, which were also located above each of the three main entries and that came to a total of 393.85 SF just on the building signage, not including the future food tenant or future other tenant. The change that occurred was all the signs became white, which all the signs were white except for “Super Center” was white. So, that is only a change of “Super Center” to white. Each of the main signs above the entries, the “Garden Center” went to “Outdoor Living”, “Retail Center” went to “Home and Living” and then “Food Center” went to “Market and Pharmacy”. They were also reduced in size because of the additional letters that were added to each of those signs. So, I took into account what you did grant me as a variance originally and I didn’t say I’m going to – with the larger size sign at the same height, you would have made a larger sign that I would have been asking for additional square footage and I didn’t feel that that was necessary. So, I reduced the signs down accordingly to the original size that was granted for the variance.

Dr. Goist – All colors now will be white?

Mr. Martinez – That is correct.

Mr. Baldin – Did you have a new rendering there of the colors?

Mr. Martinez – Yes, you can pass that around. I brought both of them so that it shows representation between the original and the modified.

Dr. Goist – Those are the same ones that we saw at the last meeting, right and they haven’t been changed since the last meeting?

Mr. Martinez – No.

Dr. Goist – Board members, do you have any other questions?

Mr. Evans - Mr. Chairman?

Dr. Goist – Yes, Mr. Evans?

Mr. Evans – When the applicant indicated five signs there were only four originally and I think there are only four now, right?

2) **WAL-MART SUPERCENTER EXPANSION/ Law/Kingdon, Inc.,
Representative, Cont'd**

Mr. Martinez – It's some semantics between "Wal-Mart Super Center" as opposed to if that's one sign or two individual signs and I think originally it was one sign. I say five because that's how each of the square footages are calculated.

Mr. Evans – Okay. The other question is I think that under your breath you said something about other tenants.

Mr. Martinez – That was what was originally on the square footage chart.

Mr. Evans – All right. I missed that.

Mr. Martinez – I've taken that off and actually it's been our direction from originally to not push for those future tenants. So, we'll leave it up to them.

Mr. Evans – Thank you, Mr. Chairman.

Dr. Goist – Board members, any other questions?

Mr. Baldin – I have no questions.

Dr. Goist – This is a Public Hearing. If there is anyone in the audience that would like to speak for this extension or against the extension? There are none. Hearing none and seeing none, I will entertain a motion.

Mrs. McGrath - Mr. Chairman, I would like to approve a request for a Sign variance from Zoning Code Section 1272.12 (b) which allows one (1) Wall Sign and where five (5) Wall Signs are proposed; property located at 8585 Pearl Road PPN 395-08-010 zoned General Business pursuant to the drawings submitted.

Mr. Baldin – Second.

Dr. Goist – There is a motion and a second. Kathy, would you call the roll?

ROLL CALL:

ALL AYES:

MOTION CARRIED

Mr. Kolick - Mr. Chairman, maybe two things for the applicant. One, do you know when your client intends on starting the new center because it's already been a year since we granted it last time.

2) **WAL-MART SUPERCENTER EXPANSION/ Law/Kingdon, Inc.,
Representative, Cont'd**

Mr. Martinez – I have been asking that question almost monthly. The projected out-to-bid, at this point, is 2/15/08, so next month and so, roughly, bidding is about a month. So, roughly, March is when the building permit would be pulled and breaking ground.

Mr. Kolick – All right. The other item is – please understand since you changed the color and some of the language on it – you do need to get back before the Architectural Review Board unless you have already been there and I don't know whether you have or not.

Mr. Martinez – That was discussed with Tony Biondillo and Kathy and Carol and they agreed that because of the marginal change, I would not have to do that. I did verify that.

Mr. Kolick – Okay. I'll talk to the Building Commissioner then. If not, then we will, at least, let them know it's changed because otherwise some of the Architectural Review Board is going to say, We didn't approve the right sign.

Mr. Martinez – I understand that.

Mr. Kolick – So, we'll address it then. You need to wait the twenty days though.

Mr. Martinez – Okay.

Mr. Evans – Thank you.

Dr. Goist – Our last Public Hearing is Walgreen's, Tim Dean. Again, Tim, if you'll give us your name and address.

3) **WALGREENS/Tim Dean, Representative**

- a) **Requesting a 6' Parking Setback variance from Zoning Code Section 1258.11 (b) which requires a 75' Parking Setback from the center line of West 130th Street and where a 69' Parking Setback from the center line of West 130th Street is proposed and;**
- b) **Requesting a 6 Parking Space variance from Zoning Code Section 1270.05 (c)(1) which requires 66 Parking spaces and where 60 Parking spaces are proposed; property located at 19700 West 130th Street PPN 399-33-008 Zoned General Business.**

3) WALGREENS/Tim Dean, Representative, Cont'd

Mr. Dean – Good evening. Tim Dean, 22100 Horseshoe Lane, Strongsville, Ohio. I'm here representing Boston Square II, Ltd. for the Walgreen's.

Dr. Goist – Tim, if you would, if you can, summarize exactly what you're doing and we realize that we have not had a first hearing on this. This is a Public Hearing tonight so we need to know what your plans are and it appears that you're ready to move fairly quickly.

Mr. Dean – Yes, we are building a, roughly, 14,800 SF Walgreen's at the northwest corner of Boston and West 130 Street in Strongsville. I have with me here tonight both Mr. Terry, who is the owner of the property as well as our architect, Dushan Boucek from Herschman Architects and Travis from GPD Civil Engineering. As far as the structure itself, the Walgreen's, one of the layouts of the plans is that we need a 6' parking setback variance on West 130 Street, which will improve the circulation of that space as well as requesting a 6 parking variance where 66 parking spaces is needed and we have 60 parking spaces but overall as was mentioned in the caucus, on the overall site we have 310 parking spaces provided and we need 259 parking spaces. So, we have plus 51 on the overall parking.

Dr. Goist – Members of the board, do you have questions?

Mrs. McGrath - Mr. Chairman?

Dr. Goist – Yes?

Mrs. McGrath - Mr. Kolick, did you mention that we're just waiting on some information on easements and ingress and egress?

Mr. Kolick – No, if these variances are approved, they need to be made subject to receipt by my office of mutual easement agreements for parking, ingress and egress, utilities and storm drainage. Part of the problem is the storm drainage is an underground facility and it's going to be located part on one parcel and part on another parcel. As you can see, the ingress and egress is for all of the parcels and the parking is noted. Overall the numbers will be okay but they still have to have that mutual agreement or one property owner would be able to exclude another one from using the property and we certainly don't want to see that happen. I'm sure they don't either. So, if the variance is granted it needs to be made subject to receipt by my office of the easement agreement.

Dr. Goist – Any other questions board members? Mr. Evans?

3) **WALGREENS/Tim Dean, Representative, Cont'd**

Mr. Evans – Mr. Dean, am I not correct that if the building were reconfigured and notably being resized down that the building or a building could be put on there that would not require that 6' setback variance from West 130 Street? In other words, from 14,800 you could reduce it to 14,000 and it might not, at that point, require a variance on the West 130 Street side?

Mr. Dean – I know that Walgreen's has a – I'll let Dushan answer that.

Dr. Goist – If you would please give us your name and address. Let me also ask, did you stand and were you sworn in?

Mr. Boucek – Yes, I did. Dushan Boucek. I'm with Herschman Architects, 25001 Emery Road in Cleveland. Walgreen's is building this particular building on this particular parcel and because of their very intricate interior circulation services drive-through there are really not any other options of which you have insinuated, such as changing the size of the building. So, this is the building that has to be placed on this property and we are really asking for a very small variance in the parking setback. The parking edge is really lined up – almost lined up – with the parking down the street and because of the parallelness of the road, the parking spaces are overhanging over the setback line.

Mr. Evans – Mr. Chairman, I'm not trying to insinuate anything. I'm certainly not trying to question anybody's judgment or anything. Our job as a board is to make determinations based on the hardships that are in the code and I simply asked a question and I, sort of, expected the answer to be that this is the prototype store that Walgreen's wants to build, that has the square footage, the layout and everything else that they would normally need and that any other alterations to the building wouldn't work on the site. So, I apologize. I'm not trying to insinuate. I'm not trying to do anything other than the job I'm sworn to do.

Dr. Goist – Okay. Thank you, Mr. Evans. Any other questions? Mr. Baldin?

Mr. Baldin – I don't think so. I think that what was covered in the caucus and has been covered here and what Mr. Dean has told us that they plan to do. We all know that this was coming sooner or later. I have no questions.

Mr. Harr – I have no questions.

Dr. Goist – This is a Public Hearing. If there is anyone in the audience who would like to speak for the variances? If there is anyone who would like to speak against the variances? Seeing none and hearing none, I will entertain a motion.

