

CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS

Meeting of  
January 9, 2019  
7:30 p.m.

approved at  
mtg 1/23

Board of Appeals Members Present: Kenneth Evans, Richard Baldin, John Rusnov, David Houlé, Tom Smeader

Administration: Assistant Law Director Daniel J. Kolick

Building Department Representative: Brian Roenigk

Recording Secretary: Kathy Zamrzla

The Board members discussed the following:

**NEW APPLICATIONS**

1) **ANDREW P. GIBEL, OWNER/Al Bokar with A. J. Bokar Building Co., Inc., Representative**

Requesting a 2.2' Lot Width variance from Zoning Code Section 1252.05, which requires a 75' Lot Width and where a 72.8' Lot Width is proposed in order to construct a Single Family Dwelling; property located at Webster Road subplot 2, PPN 395-13-035, zoned R1-75.

**The Board examined the documents provided. They discussed the surrounding homes, the sewer location, square footages, and location, and did not find anything out of the ordinary or problematic with this request during caucus.**

2) **RAISING CANES/Drew Gatliff with RCO Limited, Representative**

- a) Requesting a variance from Zoning Code Section 1272.12 (d), which prohibits a Pole Sign on Pearl Road;
- b) Requesting a 2.5' Height variance from Zoning Code Section 1272.12 (e), which permits a 5' and where a 7.5' Height is proposed in order to replace a Ground Sign with a Pole Sign; property located at 14356 Pearl Road, PPN 393-19-033, zoned Restaurant-Recreational Services (R-RS).

**The Board first mentioned that they already have an existing sign, and they looked over the documents from the last variance request from this applicant. They noted that theirs is a monument sign because pole signs are no longer permitted by the Code. The Board mentioned that it seemed unjustifiable to grant the variance request for a business that is doing so well. They stated that once one pole sign is granted then everyone up and down the street will want one; then once they grant taller signs, everyone will want taller signs. The Board said it might be different if they just wanted to lift it up a little instead of putting it on a pole, but they are asking for a lot in the request. They were reminded too that there are other signs on the building that are visible when the monument sign is not, and they were already placed there for that reason.**

## **PUBLIC HEARINGS**

**There are no Public Hearings.**

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS  
MINUTES OF MEETING  
January 9, 2019**

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

Present: Mr. Baldin  
Mr. Evans  
Mr. Rusnov  
Mr. Smeader  
Mr. Houlé

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

Mr. Evans – Good evening ladies and gentlemen. I would like to call this January 9, 2019 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

ROLL CALL: ALL PRESENT

Mr. Evans – I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. This evening is our first meeting of the year and we typically have our Board elections. We discussed this in caucus. If I could have a motion.

Mr. Baldin – I move to nominate Ken Evans for Chairman and Dave Houlé for Vice-Chairman for the Board of Building Code and Zoning Appeals for the year 2019 and also request that the nominations for Chairman and Vice-Chairman be closed and that these individuals be unanimously elected.

Mr. Smeader – Second.

Mr. Evans – We have a motion. Thank you Mr. Smeader for the second. Could we have a motion please?

ROLL CALL: ALL AYES

Mr. Evans - We have before us this evening minutes from the December 19<sup>th</sup>, 2018 meeting. If there are no corrections to be made we will submit these for the record as they were received. If there is anyone in our audience this evening that wishes to speak whether it is to present to the Board or to speak at a public hearing, I ask that you stand now and be sworn in by our Assistant

Law Director, along with our Recording Secretary, and our Representative from the Building Department.

Mr. Kolick then stated the oath to those standing and anyone who wished to participate.

Mr. Evans – Our meetings are divided into two portions. Tonight we will start with new applications.

## **NEW APPLICATIONS**

1) **ANDREW P. GIBEL, OWNER/Al Bokar with A. J. Bokar Building Co., Inc., Representative**

Requesting a 2.2' Lot Width variance from Zoning Code Section 1252.05, which requires a 75' Lot Width and where a 72.8' Lot Width is proposed in order to construct a Single Family Dwelling; property located at Webster Road subplot 2, PPN 395-13-035, zoned R1-75.

Mr. Evans – Item number one on our agenda is Andrew Gibel on Webster Road. Please have a representative come up and give us their name and address for the record.

Mr. Bokar – My name is Al Bokar, 10487 Lake Meadows Drive, Strongsville, Ohio.

Mr. Evans – Thank you, Mr. Bokar. You are asking for a 2.2' Lot Width variance. Can you tell us a little bit about the lot, and the history of the project, and what exactly the applicant is intending on doing?

Mr. Bokar – I'm intending on building a home there, and Andy here owns the lot right now. So it's my understanding that we need a 75' wide lot. That being said, we need a request for a 2.2' Lot Width variance because the lot is that much too narrow to fit the requirement of the Code.

Mr. Evans – What type of house are you building onto this lot?

Mr. Bokar – It's a single family home.

Mr. Evans – We asked in caucus out of curiosity if this is plugging into the sewer system or is it a septic?

Mr. Bokar – I think sanitary sewer is provided.

Mr. Evans – Thank you. Are there other questions that anyone has?

1) **ANDREW P. GIBEL, OWNER/AI Bokar with A. J. Bokar Building Co., Inc., Representative, Cont'd**

Mr. Rusnov – This is the original lot, and this is the way it was platted. It's been that way for some time.

Mr. Bokar – Right, I believe so.

Mr. Rusnov – Okay.

Mr. Evans – Are there any other questions?

Mr. Smeader – No questions.

Mr. Houlé – I see the footprint of the house, is it going to be a two-story or a one-story? Do you know off-hand?

Mr. Bokar – It's probably going to be a two-story bungalow. I think the footprint that you see on there is us maximizing that lot. I don't believe the house will be as large as the footprint is that you see on that topography.

Mr. Houlé – Right.

Mr. Evans – Okay. As we go to the public hearing at the next meeting, the notice of the variance request is going to go out to everyone within 500 foot. I would say that if you or Mr. Gibel have some idea of what this is going to look like, it may be helpful for you to have that in mind if not in a sketch or drawing. I say this because when this goes out to people, all they will see is the technically worded paragraph that is in the agenda this evening. It will go out to everyone within 500 foot, so I would expect that there will be a lot of questions from the neighbors. Is this going to be two-story, is this going to be a ranch, is this going to be a two-family, what's it going to be? Your applicant would want to have those kinds of answers. It may be even given the situation of it being wintertime that knocking on the doors immediately on either side of the property might be a good idea. I'm certain that once they are advised of the request for the variance they will have questions because what's in the agenda doesn't tell them a whole lot. They may want to ask questions, and that might preempt them having to come to a public hearing, and that may be a better way of presenting that rather than have them come here on January 23<sup>rd</sup>. That's our suggestion to you in terms of how things might progress. Not hearing any other questions, I'll tell you that your public hearing will be on the 23<sup>rd</sup>, and it's at that time that you will be invited back. We will then act on the request for the variance, and it'll also be a time for those people who are within 500 foot to have the opportunity to come and address the Board.

Mr. Bokar – If I was to come up with a plan, I'm not so sure it would be the plan that I would actually build, but would that be sufficient?

1) **ANDREW P. GIBEL, OWNER/Al Bokar with A. J. Bokar Building Co., Inc., Representative, Cont'd**

Mr. Evans – I understand that, and for neighbors of that lot I would think that they would want to have some sort of idea of what it is that is being built. If someone said that you're building a 600 SF aluminum shack, I would think they might have questions or concerns about that. If you said that you're building a three-story brick building, they might have concerns about that. So I think it would be to your advantage to describe what it is that you're going to build as well as you are able. Mr. Kolick, is that a good way of summing it up?

Mr. Kolick – I agree. You don't want to represent to them what you're going to build if you're not sure what you're going to build. You can give them some idea though, and that might alleviate some of their concerns or objections they might have. I think mainly they will be concerned with whether it is consistent with the surroundings, and the design of the other homes in the neighborhood. That's what you need to look at.

Mr. Evans – Webster has a great deal of variation in terms of construction. As we look into variances, we make sure it fits into the area. We're being asked to do something outside of normal Code even though it's an existing situation that the lot has been platted like that for a while. The people who are in the surrounding area do have the opportunity to express opinions. So giving them an idea of what it is you're going to do at a minimum would probably be to your advantage.

Mr. Bokar – Okay, very good, thank you very much.

Mr. Evans – So we'll see you back here on January 23<sup>rd</sup> then.

Mr. Bokar – If I do have something prior to that I should bring it to the Building Department?

Mr. Evans – Always give it to the Building Department, and they'll be happy to pass it along to us.

Mr. Bokar – Thank you very much.

Mr. Evans – Okay, thank you.

2) **RAISING CANES/Drew Gatliff with RCO Limited, Representative**

- a) Requesting a variance from Zoning Code Section 1272.12 (d), which prohibits a Pole Sign on Pearl Road;
- b) Requesting a 2.5' Height variance from Zoning Code Section 1272.12 (e), which permits a 5' Height and where a 7.5' Height is proposed in order to replace a Ground Sign with a Pole Sign; property located at 14356 Pearl Road, PPN 393-19-033, zoned Restaurant-Recreational Services (R-RS).

Mr. Evans – Item number two on our agenda is Raising Canes. Please have a representative come up and give us their name and address for the record. Both of you can come up if you want, that's fine.

Mr. Gatliff – Drew Gatliff, 1062 Ridge Street, Columbus, Ohio 43215.

Mr. Evans – Thank you, Mr. Gatliff. The last time we saw you, you were anticipating the building and opening of the location here. You've done a great job of getting it opened, and you've certainly added to the area here. We appreciate everything that you've done in terms of getting things taken care of that we requested. Okay, so congratulations on doing all of that. You are here this evening to ask for a variance for redoing the sign out front of the business. If you would, take us through the request and the reasons why you are asking for it. Then we'll go from there.

Mr. Gatliff – Okay, perfect. Yes, thank you for the congratulations on opening. We do have a successful restaurant. Alongside me is the G.M. who can speak to some of the comments we've gotten about the signage. I was asked by Mr. Baldin earlier why we didn't think about this prior to constructing, and by the time we realized it was going to be an issue from a visibility standpoint, everything was already in production. We wouldn't have been able to have a sign to open the business with. What we're requesting is a pole sign to replace an existing monument sign. I understand that the Board has a desire to not have any new pole signs. When I think about a pole sign, typically what I envision is what I would call a lollipop style. So that would be a traditional metal pole with a sign on top. What we're proposing here is actually, and it's still considered a pole sign because it has a narrow base, but it would be completely brick enclosed and it matches the pier. It is the same design as the pier with the fencing in between which is the requirements of the Pearl Road corridor guidelines. Because of those, and we understand that all new developments are having those same guidelines that we have, and that reduces visibility from the south slightly. You do have visibility of the building a lot more from the south, but really from the north our visibility is restricted. On the last photo we provided, and I apologize for the bad quality of those photos, namely the darkness of them, you can see that the visibility of the sign is really not there. That's as you're traveling, the visibility of the sign doesn't become clear until you pass the cars from the adjacent lot. The adjacent lot to the north has parking all the way up to the right-of-way. It's the strip center with the mattress store, and the former Dominos. That strip has parking adjacent to the right-of-way. If and when it is redeveloped, understanding that they

2) **RAISING CANES/Drew Gatliff with RCO Limited, Representative, Cont'd**

**Mr. Gatliff continues** - will have a setback that they have to meet the Pearl Road corridor requirements of having the fencing. Then it would cause something else to block the visibility of the sign. So what we're requesting is actually a height variance to put our sign so it's visible over top of the cars and the piers and with the fencing that is required. One of the concerns with allowing a pole sign, and the reason we have it as a pole sign is because of the narrow base. We did that on purpose rather than having a wide base for visibility on-site. When you're coming around out of the drive-thru and cars are coming in, we want to make sure there is full visibility for cars coming onto the lot. We don't want for cars to not see someone because of a wide based structure in their way. According to the Code we are permitted either a pylon sign or a ground sign. The pylon sign has a height requirement of 8' maximum, and we actually fall below that. What we don't fall below is the total SF of that sign. It allows for 40 SF and what we're proposing is 6' wide by 7.5' tall. We're actually proposing 45 SF for that sign, that is if we had a full wide base. The other issue we have is that a pylon sign is only allowed to have a 1' tall base so our brick back would only be allowed to be one foot, and then a pylon on top of that. So imagine the Taco Bell signage that is more of a vertical sign verses a horizontal sign. Unfortunately for Raising Canes, we don't have a sign that has more verticality to it verses the width. Ours is the typical oval, and we can't just flip-flop that and make it vertical. That's the reason why we're asking for a variance. We could make the base the full width, and I'd be more than happy to do that. We just have visibility concerns for on-site, but again we'd still be seeking a variance because of the shape of our sign. One other thing I'd like to point out is that the existing sign has a stainless steel backer which was included as part of the sign calculations, and we're proposing to not have that backer on this sign. So it would just be the sign itself, and the sign is 6' wide by 3' tall. The one that we have currently with the stainless steel backer is 7' wide by 4' tall. So in essence we're reducing the size, but really if you think only the sign is a sign which we tend to believe, then it's the same size and we're just asking for more height so we have a taller sign than we currently have. I'm open to suggestions on if there is anything we can do to come to a compromise on this. Something to make it so we do have that visibility especially from the north. I know it was talked about in caucus that is visibility because we have signs on the building, but if you look at the photos I showed you the building is actually tucked behind the adjacent building to the north as you come from the north. I mentioned that I brought our G.M. here to discuss some comments that we've had from customers about the signage. So I'll let him address that.

Mr. Evans – That's fine. We'll need your name and address for the record please.

Mr. Aneli – My home address?

Mr. Evans – Or business, either one.

Mr. Aneli – I'm Anthony Aneli, 124 Drummond Road, Avon Lake, Ohio. Good evening. I've just had several comments since we've opened from guests about driving past the restaurant because of the lack of visibility. They eventually turn around and come back, but some people



2) **RAISING CANES/Drew Gatliff with RCO Limited, Representative, Cont'd**

**Mr. Aneli** - couldn't find us and didn't find us for some time. I think the biggest thing is the abruptness from the north and the potential safety concern of people stopping abruptly and making a right turn in. We haven't had issues with any traffic incidents until this past week. I didn't go out and ask them if they were coming to Raising Canes, but there was someone who got in an accident right outside of the restaurant. I think there are safety concerns, and raising the sign would be a big win for the traffic coming from the north. It would increase visibility. We've had guest regularly, not upset, but comment on the location being difficult to find. That's all.

Mr. Evans – The photos that Mr. Gatliff presented are a little bit dark. I would surmise that regardless of how high you make that sign, it would probably still not be visible when you're coming from the north and heading south because of the cars that are parked at the street edge there. It's because when you're sitting in a car you're at a particular height, and cars that are sitting there blocking it, it will probably remain an issue until you're at the last car that is in front of the mattress place even when it's taller. You might see it when you're coming from the south coming north, but I will tell you that on a 5 lane street such as Pearl Road, even though we want people to be able to identify where they're going so they're not making last minute lane changes and that kind of thing, still at this point, it would not be really visible from the south. The building itself with the signage on south side is the best thing that you can see. When you're coming from the north it is difficult because those buildings are sitting there. I'll tell you that it's a preexisting condition. You guys were the ones that chose that location, and we did a lot of variances to get it into there as in setbacks and all the other things that we had to do to make that happen. You were convinced that was the spot that you wanted. Those buildings to the north of you were all there at that time. The delta that had to be put in was there to make it safe. There's still not enough parking, and Anthony you know that because even with the employees parking back over on the side, at a typical dinnertime there's cars all over the place. Now I know that you don't still have a line out the drive-thru like you did for the first month, but it's still shoehorned in by your request. To put a variance in place for a larger or taller sign, a pole sign verses whatever, I'm not sure that we're going to be really inclined to do that. Mr. Kolick in terms of the pylon sign, or maybe Brian you could answer, what is the difference between a pylon and a pole sign?

Mr. Roenigk – A pylon sign is a vertical sign.

Mr. Evans – So the lettering has to be vertical?

Mr. Roenigk – Two vertical poles.

Mr. Evans – But the lettering is horizontal?

Mr. Roenigk – No, it can be but because you can have multiple units, multiple tenants.

Mr. Evans – Am I correct then that if they did it as a pylon that they could do the height?

**2) RAISING CANES/Drew Gatliff with RCO Limited, Representative, Cont'd**

Mr. Roenigk – Per the Ordinance absolutely.

Mr. Kolick – They have a problem with square footage then though. That was the tradeoff for the pylon sign. It doesn't allow the same square footage.

Mr. Gatliff – For clarification, and I'm sorry if I'm interrupting...

Mr. Evans – That's Okay, go ahead.

Mr. Gatliff – For clarification, you said we can have two poles, so the current design that we have...

Mr. Roenigk – Very similar to that, yes.

Mr. Gatliff – Okay, so if we did those and they were more inset so instead of being on the outside of the sign, what would that be considered? Then the brick base would only be able to be a foot tall? I'm trying to get clarification on what I can design that would not require a variance. If I can do that, I want to do that.

Mr. Kolick – It would probably be best to get over to the Building Department, and explore different options. As the Chairman is saying, years ago we permitted pole signs up and down Pearl Road.

Mr. Gatliff – I understand.

Mr. Kolick – So you will see some existing pole signs. As each one of those units go out, we require them to lose the pole sign. So I know that City Council made a very concerted effort for no more pole signs on Pearl Road. They want to eliminate the ones that are there. They made that very clear to this Board and all the Boards throughout the City. The same problem we have with height, it's not just yours, but when you come in and want 7' then the next lot over says that they have to see their sign over yours so their sign has to be up 8'. It just never ends. That's why they have limits on the height of the sign. We're not unconcerned with what your concerns are, but stop at the Building Department and see if there's another way to alleviate your concerns but still not start a trend where we're permitting pole signs again. Frankly, and I can't speak for City Council, but I have a good idea after 40 years that even if this Board would approve it, I don't think you'll ever get a pole sign through City Council. They made it very clear they do not want pole signs up and down Pearl Road. It's something to think about. The height, again like I said, our problem comes with the next person needing more than you, and so on. My suggestion is to get up to the Building Department, explore maybe a pylon sign or something that maybe could eliminate your problem. You can talk with them and see.

2) **RAISING CANES/Drew Gatliff with RCO Limited, Representative, Cont'd**

Mr. Gatliff – Okay.

Mr. Evans – Now, in the meantime, we have this request so we will go ahead and post and publish this as it's written. As Mr. Kolick suggested though is that one of the things that happens is that when we approve variances, Council has the opportunity to review them. They have 20 days to review it. Because Council is the same one that put the brick fencing into existence and doesn't want pole signs, I would be highly suspect if they were to approve it even if we do. They'd shoot it down very quickly. Trying to find an alternative, like a pylon sign, it maybe could give you the height you want with maybe a smaller sign. Maybe you don't need 6' wide. Maybe 4' wide would be big enough if it's high enough to see. Again those are things that the Building Department can assist you with. I'm admit I'm not as familiar with the signage Codes. In the meantime we will post this and everyone within 500' of the business location will be notified about that. We'll proceed with that, but if you go to the Building Department and they suggest something that's an alternative, then we'd ask you to try and have that ready for the meeting on the 23<sup>rd</sup>. We also could table it on the 23<sup>rd</sup> and wait until we have drawings ready and everything else. At least look at the alternatives. As I said we were very generous when we did the original variances. That was to help ensure your success, and you've been wildly successful. I don't know if you track how well each location does, Anthony, but I'd suspect that Strongsville is performing as well as any of your other stores around. We want you to be successful, and stay part of our Community. We have to measure that with every business on Pearl Road who wants a huge monument that is out in front of their business, and we have to be judicious with how we apply all that.

Mr. Gatliff – Understood.

Mr. Evans – That makes sense?

Mr. Gatliff – Yes. One request that I have is that I am out of the country on the 23<sup>rd</sup> so if we could preemptively table this, that would be helpful.

Mr. Evans – We can do that.

Mr. Gatliff – So it would be the next meeting. I just know I won't be available, and I'd like to be at that meeting.

Mr. Kolick – That makes sense. We will not post this for a public hearing for the next meeting. We'll post it later because they've requested it, we can do that at their request.

Mr. Evans – That will be the first meeting in February.

Mr. Kolick – That's good that you told us now.

**2) RAISING CANES/Drew Gatliff with RCO Limited, Representative, Cont'd**

Mr. Evans – That gives you or Anthony or whomever time to get to the Building Department. It doesn't need to be a sign engineer or anything. It's simply looking at this drawing and explaining what we need to do to make it work within the Code. That's a simple way of doing it.

Mr. Gatliff – Understand.

Mr. Evans – We won't do the public hearing until the first meeting in February, and that gives you time to get things together. Does anyone on the Board have any questions?

Mr. Smeader – I'd like to ask Mr. Roenigk a question regarding the existing sign. The aluminum trim is part of the total SF of the sign, is that correct?

Mr. Roenigk – Yes.

Mr. Smeader – So if you were to redesign the sign without that trim on it, I think it would raise the visibility of Raising Cane significantly using the existing base. Is that a possibility?

Mr. Gatliff – We feel that the big thing with a visibility standpoint is the height issue. According to a pylon sign we'd be able to go to 8'.

Mr. Baldin – 7'.

Mr. Gatliff – Its 8'.

Mr. Evans – I think its 8'.

Mr. Baldin – Is it 8' on pylon? Okay.

Mr. Gatliff – So one of the things we feel is that if we use the existing base, and I'll discuss this with the Building Department, but I think we'll be too wide to get above the visibility impediments. Again, our big thing is to get above the piers that we put up there that are 4' tall. So if we put the bottom of the sign at 4', then that puts us at 7' tall which we'd be fine with. That's what we're seeking is to get above the existing piers, and then if and when the property to the north, if and when they get redeveloped then they'd put in their piers that are required as well.

Mr. Evans – Now I wouldn't count on that being developed during yours or my lifetime. That's just reality.

Mr. Gatliff – We understand.

2) **RAISING CANES/Drew Gatliff with RCO Limited, Representative, Cont'd**

Mr. Evans – I think what Mr. Smeader is suggesting is that if the piers are 4' tall, and the fence is no taller than that. So your height right now is 6', but some of that height is taken up with the cap that is over Canes. If you made Canes larger, and Mr. Baldin was saying in caucus what if you raised it, if you're at 4' on the piers, you're already 6'. Two foot over the piers. Maybe all you need to do is keep the piers, make the sign the full dimension of the existing base rather than having an aluminum cap around it, and then ask for a 12" variance to go from 6' to 7' so that 3' of Canes is over the pylons? That might give you enough visibility.

Mr. Smeader – How big are those piers? The aluminum trim, how many inches?

Mr. Evans – It looks about 4" wide.

Mr. Smeader – 6"?

Mr. Gatliff – 6" all the way around.

Mr. Smeader – So you have a foot right there.

Mr. Gatliff – You're saying if we increase the size of the sign 4'.

Mr. Evans – Make the size of the sign the same as what the aluminum is.

Mr. Gatliff – 4'.

Mr. Smeader – So 8-12", I would think that would make a significant difference.

Mr. Gatliff – Yes.

Mr. Evans – Now the other thing that I will suggest is that seeing as there is always an easier way of doing things, you mentioned that on the photo that is the dark one that you reshoot some of the photos because I think that will either make or break your case. I think it'll certainly demonstrate it. So again I'm thinking that you would want to do it from a typical SUV height sitting in a car, which might be 6' tall, and at 6' you're taking the picture so you can demonstrate what your concern is. Then we'll have a much better idea, and I would do that from both north and south.

Mr. Gatliff – Perfect.

Mr. Evans – That would be looking at it as the sign is right now, 6' tall, and that would tell us if another foot would make a difference, but if the sign went to full dimension that might also save some money and accomplish what you want.

2) **RAISING CANES/Drew Gatliff with RCO Limited, Representative, Cont'd**

Mr. Gatliff – I appreciate it.

Mr. Evans – That's your homework. Even if you're out of the country you can have Anthony out there doing that for you. Is there anything else, Mr. Smeader, does that accomplish what you were looking for?

Mr. Smeader – Yes.

Mr. Baldin – That was my original thought this summer that all you had to do was slide that up another 12-14" because you already have the poles there. It's only bolted with 8 bolts. 4 on each side. The only other thing is that cable that brings the power to it would need to be extended.

Mr. Gatliff – Yes.

Mr. Baldin – That would be a lot simpler than knocking it down and totally reconstructing it.

Mr. Evans – So the first thing is to talk with the Building Department, the second thing is to take a look at that, third thing is to take the pictures and then you'll be set for the first meeting in February.

Mr. Gatliff – Perfect.

Mr. Evans – Okay?

Mr. Gatliff – Thanks everybody.

Mr. Evans – You are all set and we will table that till the first meeting in February.

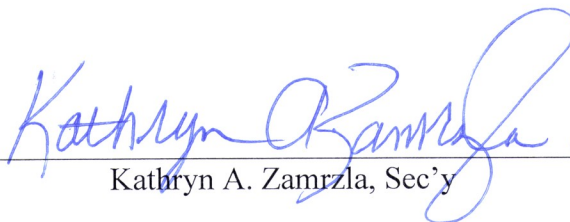
**PUBLIC HEARINGS**

**There are no Public Hearings.**

Mr. Evans – There are no public hearings this evening. Is there anything else to come before the Board this evening? Then we will stand adjourned.



Mr. Evans, Chairman



Kathryn A. Zamrzla, Sec'y

1-23-19

Approval Date