

**WESTFIELD TOWNSHIP
BOARD OF ZONING APPEALS
CON'T OF PUBLIC HEARING
MORNING STAR FARMS MINISTRIES
SEPTEMBER 12, 2011**

Chair Schmidt called the continuation of the public hearing of the Westfield Township Board of Zoning Appeals to order at 7:35 p.m. Permanent Board members Daugherty, Evans, Simmerer and Schmidt were present. Alternate Board member Courie sat in for a full Board due to the recusal of Permanent Board member LeMar being a contiguous property owner. Others in attendance were as follows: Bill Thorne, Kathleen LeMar, Donna Bower & Terry Bower, Melissa & Randy Willard, Amy Hamlin, Darrell Hamlin, Bev Hoffert, Gary and Barb Prough, Gary Burroway, Ruth Hartley, Herbert Hach, Donald & Emily McNeil, Richard Phelps, Harold Lanterman, Beth Hansen, Mark & Susan Whitfield, Patricia Kwas, Roger Kwas, John Scheiring, Rick Young, The Drakes, Katie, Tom and Lois Yaeger, Lyn Methlie, Maureen Davis, Denise Borchart, David Sturgess, Halle Borchart, Sam Borchart, Susan Long, Marjorie Simmerman, Tammy & Joe Linden, Phil Strauss, Jim Carey, Ron Ferris, Michael Hoff, Rich Frasier, Tim Tefs, Debbie Langan, Stan Scheetz, Margaret Wolford, Donald Long, Jack Schwartz, Ron Oiler, Gary Harris, and Zoning Inspector Matt Witmer

MINUTES

Mr. Daugherty made a motion to approve the August 29, 2011 meeting minutes as amended. It was seconded by Mr. Evans.

ROLL CALL-Daugherty-yes, Evans-yes, Simmerer-yes, Schmidt-yes, Courie-yes.

Con't of Conditional Use Request Permit-Terry & Donna Bower/Morning Star Farms Ministries, Inc. Address-9241 Friendsville Rd. and PP# 041-15C-10-014.

Chair Schmidt stated the Board would pick up from where the hearing was recessed on August 20, 2011. All individuals who were not previously sworn in would be sworn in this evening. Mr. Thorne distributed a larger map of the parcel in question and surrounding properties.

Mr. John Scheiring (7530 Greenwich Rd.) was previously sworn in. He stated the fishing lake on the Bower's property is about 120 feet from his property line. Mr. Bower previously stated there would be no activity on the north side of the fishing lake and then he said they were going to cut pathways to access the lake. Mr. Scheiring stated he was concerned with liability because kids will be kids. He continued that the public was led to believe that the day camp was a four month deal, but it is more likely a seven month deal. Mr. Scheiring commented that spring, summer and fall is why we bought our properties. Mr. Bower will have no control over the traffic leaving his property and that is why this use doesn't belong in Rural Residential. No trespassing signs will not keep people on his property. Mr. Scheiring commented that MSFM may have taken their prices off the internet site, but this is still a business in his eyes. There is a place where you can do

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everything the Bower's are proposing, and it is called Medina Park System and they have 4,000 acres. We don't need another 50 acres. Mr. Bower is going to use volunteers to control the people. He is going to have 15 volunteers to control 150 people? What if some of those volunteers don't show? Will he cancel the event, I don't think so. We choose this residential area to live in peace and quiet. Now we are going to get this?

Ms. Kathleen LeMar (9220 Friendsville Rd.) was previously sworn. She presented the following Exhibits: Exhibit 1-Morning Star Farm Ministries, Inc. Website 2011 Map of Area surrounding lake Map submitted to BZA previously by Terry Bower, Exhibit A-Federal Governments website "Churches Defined", Exhibit B-Website Tax Exempt world-Tax exempt organizations in Medina County, Exhibit C-Federal Gov. Website: Exemption requirements, Exhibit D-State of Ohio Certificate; Morning Star Retreat Center Inc., Exhibit E-State of Ohio Certificate; Morning Star Farm Ministries, Inc. Exhibit F-Articles of Incorporation: Morning Star Retreat Center, Exhibit G-Morning Star Farms Ministries, Inc. website: Price list and prospective customers, Exhibit H-US Dept. of Public Safety Statistics prepared by IT at Medina County Engineers, Exhibit I-Medina County Park District Site Acreage Totals, Exhibit J-Medina County Parks Map, Exhibit K-Westfield Township Zoning Resolution-Section 605 General Standards for all Conditional Uses, Exhibit L-8 Important Reasons not to grant a conditional use permit to Terry and Donna Bower and Morning Star Farm Ministries, Inc. and Exhibit M-Westfield Twp. Comp Plan: Rural Residential and Agricultural Areas to the Board and Secretary. (See attached to approved meeting minutes.) In sum Ms. LeMar provided documentation to the Board asking for them to deny the conditional use permit request for Terry and Donna Bower and Morning Star Farm Ministries, Inc.

Ms. Kwas (9161 Friendsville Rd.) was sworn in and passed out a letter that she wrote to the Board. Attorney Martin Franz stated he represented Ms. Patricia Kwas. Mr. Franz proceeded with a question/answer dialogue with Ms. Kwas and asked her the following questions:

Attorney Franz: Where is your home in relation to the property in question?

Ms. Kwas: The 2nd property to the north of the Bowers. We have almost 9 acres

Attorney Franz: How long have you lived there

Ms. Kwas: 21 yrs.

Attorney Franz: Do you live with your husband?

Ms. Kwas: Yes.

Attorney Franz: Do you share a common boundary with the Bower's property?

Ms. Kwas: Yes, back south half of our property abuts up to the Bower's property.

Attorney Franz: How long is that border in terms of feet?

Ms. Kwas: I am not sure

Attorney Franz: Is there a fence or natural barrier between your property and the Bower's

Ms. Kwas: No

Attorney Franz: Have you ever had an occasion when someone from the Bower's property wandered onto your property?

Ms. Kwas: Yes. I believe it was when the Fall Foliage Festival was going on. Two ladies wandered onto our property and practically came up to our house. They were on the other

side of a ditch we have on our property. I let my husband know and he took the two women back to the Bower's property because they were lost and had no idea where they were.

Attorney Franz: Did you write a letter you have passed out to the Board dated August 24, 2011.

Ms. Kwas: Yes.

Attorney Franz: Is the information in this letter what you acquired from your own personal knowledge, that it is true and that you ask the Board to accept your letter without having to read it into the record.

Ms. Kwas: Yes.

Attorney Franz: Is there anything else you wish the Board to know?

Ms. Kwas: Yes. What it all boils down to is that my husband and I have worked all our lives to have this property and the condition it is in. If you give this permit to the Bowers you will be taking away part of the value of our property. You will take away the security, the safety and the enjoyment and privacy of our property and give it to Mr. Bower and nobody should be able to do that. That is all I have to say.

Secretary Ferencz gave Mr. Bower a copy of Ms. Kwas letter.

Attorney Franz then made the following comments:

Regarding the Health Dept. letter, they determined Morning Star Farm Ministries (MSFM) is a commercial venture. It does not matter if it is faith-based it is still a commercial venture.

The argument can be made that even if a group of wiccans came before the Board and could meet all the conditions that are required for a conditional use permit and the Board denied them because the Board did not like that religious belief it would be wrong, but it would be just as wrong to grant a conditional use permit just because this is a Christian group.

We have heard various speaker's concerns about noise, odors, traffic etc. and the question of what can be done about those issues. The Board has the ability to put on additional conditions but that would only be an enforcement nightmare. The Sheriff's Dept. does not have the manpower to do it so it would all fall on the Zoning Inspector. It may not be that difficult for the Zoning Inspector to enforce signage, fencing and barriers but it would be extremely difficult to enforce adequate supervision, hours of operation and number of people on the property.

Mr. Franz stated the Board has the right to deny the conditional use request and offered the following reasons to deny:

1. Morning Star Farms is a commercial venture and there is no such place for this business in the Rural Residential District.
2. In the Westfield Twp. Zoning Resolution it says that such facilities shall be adjacent to other non-residential uses. This is a residential neighborhood. There

are no other non-residential uses in the area. If the non-residential use is permitted it would open the door to other non-residential uses.

3. There are requirements in the Zoning Resolution that apply to all conditional use permits such as there has to be adequate facilities, and there is not adequate facilities for traffic per Section 606A. and 606A.9. A commercial venture such as this should be located on a major thoroughfare not a County Rd. The amount of traffic would burden the County and neighborhood.
4. Township Zoning Code based on a Comprehensive Plan which states that Westfield Township is a Rural Community with large single family lots. This is therefore not the location for this type of venture and to do so would not uphold the integrity of the Zoning Resolution and Comprehensive Land Use Plan.

Tammy Linden (7545 Seville Rd.) was sworn in previously. She stated her property is south of the Bower's. There are 14 property owners that abut the Bowers in some fashion. Ms. Linden stated she and her husband visited the Bower property during the Fall Foliage Tour. That was the first time they met the Bowers. They were friendly and appeared to have a general compassion for children and family. Ms. Linden commented she has worked with children for the past 40 yrs. and it was wonderful to meet the Bowers and see their desire to teach children and their families about farm life and the land.

Ms. Linden stated she went to the Fall Foliage Tour at the Bower's property and it was very well put together and staffed. The Bowers and their ministry seem to draw families together not like society that likes to pull families apart. We need to give children our time and love and that is what she saw at the Bowers. Ms. Linden concluded that this ministry is an asset to the community.

Ms. Maureen Davis (4013 Orchard Dr. Norton, Ohio) was sworn in. She stated that she and her husband have been therapeutic foster parents for past 16 yrs. and many of their kids have gone out to Morning Star Farm Ministries. Most of the kids that are brought out there are from the inner city. Ms. Davis stated the reasons stated by those who love this area are the same reasons that we want to give the kids the opportunity to experience and enjoy the rural setting Terry and Donna Bower have to offer. This is not a church it is a ministry. If the people who come out want to pray they can do so but it is not a requirement. Ms. Davis referenced Dr. Schnabel's letter about the Bower's participation in the Fall Foliage Tour and the positive experience.

Ms. Davis commented she did not live here so she understood the concern but this is nothing to be worried about. It was just another opportunity to give to children who have not had the chance to experience a rural setting.

Ms. Marjorie Simmerman (9137 Westfield Rd.) was sworn in. She stated she is in support of Morning Star Farm Ministries and added that her granddaughters have benefited from being out on the property and being able fish the lake, experience the

horses and taste the apple butter that was cooked over an open fire. She concluded, you won't find a more honest or trustworthy couple than the Bowers.

Mr. Gary Burroway (298 Wall Rd) was sworn in. He stated he has been a Wadsworth Township resident for past 32 years. I have lived in a rural setting and have been privileged to raise my children there. I know the value of rural setting and having children participate in 4H activities and the county fair.

Mr. Burroway stated it is not Mr. Bower that is asking for this rezoning but Morning Star Farm Ministries (MSFM) which is a legally instituted corporation in the State of Ohio as a non-profit organization. Mr. Burroway continued that he is one of the founders of Morning Star Farm Ministries and took offense that someone stated that MSFM is a front for Mr. Bower. There is a Board of Directors, which are seated here this evening.

Mr. Burroway stated when he was first out at the property, he too was concerned about the north side of the lake where the Kwas live and there not being any delineation of the two properties. Most of the other areas have at least some type of natural barrier to keep individuals from wondering.

As far as activities, there are no planned activities on the north side of the lake but yes adjacent to the lake there would be fishing and a trail. Mr. Burroway stated they should be able to use their land up to the property line but there needed to be delineation between MSFM property and the Kwas property.

Mr. Burroway continued that he was the treasurer of the corporation and knows where MSFM money comes from. It comes from hundreds of donors not a commercial enterprise. Last year our income was \$16,225. Out of that total, \$16,000 came from donations and the \$225 from rental fees and products sold on the property.

Mr. Burroway stated they had no intention of bringing in 1,000 people to this property. If we did it would ruin the site. About 2000 came to visit during the Fall Foliage Tour and the majority of those individuals thanked us for providing that opportunity to experience the beauty and serenity of the lake and the land. We only want to be able to bring out a few hundred people. There is not adequate parking available to handle more than 20 cars anyway. Mr. Burroway stated that the traffic along Friendsville Rd. would not be excessive.

Mr. Burroway went on to say that the Health Dept. did say MSFM is a commercial venture and a day camp. The County Park System and the Metroparks charge fees to use certain facilities so are they a commercial venture? We are placing a fee schedule on our operation just to cover the costs of particular group to come out and use the facility. It is not intended to be a source of income. Of the \$16,000 made last year, \$8000 went to pay the loan on the property as well as the County taxes. The other \$8000 is used to keep the property maintained especially the lake, which experienced a large fish kill and will

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require aeration and chemicals to improve the lake which is quite costly. This a beautiful piece of property and an asset to the community.

Joe Linden (7545 Seville Rd.) was sworn in. He stated he owned the 24 acre farm south of the Bower's property. Mr. Linden stated when he needed help bailing hay Mr. Bower came over and helped him out even though it was his wedding anniversary. Mr. Linden commented that he was concerned with the state of young people today and the Bowers help young people and sacrifice their time and effort to do so. Mr. Linden stated he was not concerned with boundaries or barriers and if someone visiting MSFM came over onto his property he would take them back. Mr. Linden concluded that neighbors needed to start acting like neighbors.

Mr. John Lane (997 E. River St. Elyria, Ohio) was sworn in. He stated he did not know the Bowers but was present this evening to support them. Mr. Lane stated he used to live in the country but now lived in the City of Elyria by the hospital where every 10 minutes he hears an ambulance. When he lived in the country it was friendly and neighborly. A facility like this was not available when he was young. Regarding traffic, there is farm equipment and trucks going up and down the country roads. Why worry about 20 more cars?

Mr. Jim Carey (8955 Leroy Rd.) was sworn in. He stated he has attended several of the meetings regarding MSFM. Having been out to the farm and working with the Bowers it is a wonderful place. He added he has been out there when inspectors have come out and adjustments had to be made. This project can be a very positive asset for the community like the soccer fields have been. Mr. Carey stated he supported this project and hoped the community would not let this opportunity slip by.

Debbie Langan (6984 Fairhaven Dr. Sharon Twp.) was sworn in. She stated she worked at the farm during the Fall Foliage Tour especially with the horses. It was a pleasure to teach the children about horses and farm living. Ms. Langan stated she and her husband moved from California to Sharon Twp. because it is rural and to give their son the opportunity to live in a rural community. The Bowers are wonderful people and have welcomed her family into their family and the ministry.

Melissa Willard (9199 Burbank Rd. Cannon Twp.) was sworn in. She stated unlike a park, MSFM has staff members that guide visitors to the activities. She added when she grew up she lived in Lakewood and there was Chippewa Lake and Bonita Park where one could fish and enjoy nature but those places no longer exist. She continued that the Medina County parks are great but there is not a place for single moms to take there kids to learn how to fish or have someone explain what it is like to live in a rural environment. It is nice to slow down, and be quiet. MSFM is trying to be an asset to Westfield Twp.

Pastor Rick Young (433 Louisiana Ave. Elyria, OH) was sworn in. He stated in 1966 he was a troubled young man and there was a pastor and his wife who had a farm in Birmingham, Ohio who held rallies like MSFM and showed us young people what we

could do with our lives i.e. build things, work with the animals, dig ditches and so on. That time changed my life. Pastor Young stated he wanted to challenge those who have not been to MSF properties including the Board members. He continued that the Board has a responsibility to the community and the neighbors have a responsibility to their fellow neighbors.

Pastor Young stated we all have had people on our properties-good and bad. The residents here this evening have stated they moved out here for the peace and calm. MSFM teaches and practices peace and calmness. Pastor Young commented about the noise, all he heard about was a barn roof being built. He stated he asked the Director of MSFM if there have ever been any incidences where the police have come out and the answer was no. MSFM are good people and the Board would be amiss if MSFM was not allowed to continue.

Mr. David Sturgiss (9199 Seville Rd.) was sworn in. He said there were many present this evening that do not live here that spoke on behalf of MSFM and the serenity and peace of this area. This is our peace. Mr. Sturgiss stated he did not want to wake up on Saturday morning and hear people at the Bower property praying. Regarding the barn roof, the noise started at 7:30 a.m. and it sounded like it was going on right behind his barn. The noise out there carries. Those who live here want to keep our peace and quiet. There are parks systems if one wants to enjoy nature.

Donna Bower (9241 Friendsville Rd.). She stated she appreciated all the information and documentation the Board has to consider in making this decision. Ms. Bower added they would not come before the Board frivolously and purposely try to make 14 of their neighbors angry. She added that this is the first time we have met the majority of the neighbors present. They have not come to our farm or asked us what our intentions are. Ms. Bower continued the neighbors have rallied around Ms. LeMar who is a member of the Board of Zoning Appeals and who put all this documentation out and trashed her integrity and she was very upset. Ms. Bower stated she went to speak to Ms. LeMar to find out what her concerns were but she would not tell her anything. These individuals have disgraced my husband and me for the last three months. Ms. Bower concluded that she was ashamed to say she lives in Westfield Township.

Mr. Terry Bower stated he and his wife have been harassed for the last 9 months. He commented, yes, we did apply and were chosen as a site for the Fall Foliage Tour. Ms. LeMar has stated we are a church but we are not. Mr. Sturgiss has said he doesn't want to hear people singing and praying. Everyone in our group has their own church they belong to. Mr. Bower stated he was told by the Zoning Inspector to apply for everything we wanted to possibly do on the property or we would have to come back before the Board and pay additional fees. Our application stands as written and anybody had the opportunity to review our application. Mr. Bower continued he did not ask anyone to testify who has spoken in favor of MSFM. He stated that he is the only individual who pays the corporation to be their president. There is no remuneration whatsoever. There is nothing in it for me. We have a faith that motivates us. We are not a commercial

business. We are a non-profit, charitable organization. We have not done anything inconsistent with the Rural Residential District from the very beginning and we don't plan on doing anything inconsistent with the RR District. Mr. Bower concluded, let us prove our integrity.

Lois Yaeger (9325 Friendsville Rd.) was sworn in. She stated as a neighbor she did go to the Bower property during the Fall Foliage Tour. There was a lot of traffic and cars turning around in her driveway. Ms. Yaeger stated she and her husband have lived here for 35 yrs. There are other places for kids to experience animals and nature i.e. petting zoo. Ms. Yaeger stated she moved out here because it is quiet and peaceful and she did not want that disturbed. Signs would not be effective to prevent kids from going onto other people's property. She stated if she knew this would be in her backyard she would not have moved here.

Ms. Yaeger stated the noise really travels in this area. Also they have a pond that we cannot entirely see across so if a child is on the north side we would never know. Lastly Ms. Yaeger commented that if fees are charged then MSFM is a business. There are charges for wedding receptions, corporate meetings etc. This is the way to earn money. The Bowers are empty nesters and this is a way for them to make money, however they need to do it somewhere else.

Lyn Methlie (7592 Greenwich Rd.) was sworn in. She stated the noise in the area really, really travels and added she did not know why but possibly it was because the lay of the land. All the neighbors can hear one another. It is very strange acoustics in the area.

The Board asked Mr. Thorne for some legal guidance in considering this conditional use permit application. Mr. Thorne stated the Board had to weigh the evidence and base a decision on fact. Unsupported concerns are just that. The Board has to determine if the proposed use will fit in this area with or without conditions.

Mr. Evans addressed the issue of Board members not coming to visit the Bower property. He stated the Board members would have to go individually and were not able to speak to the property owner or ask/answer questions. Mr. Thorne stated that was correct. If all the members wanted to go to the property it would be a public meeting which meant the property owners would have to open up their property to any and everyone else who showed up.

Mr. Simmerer stated the Bowers have stated they are a non-profit organization and not a church. Their application specifies Section 303B2.A. churches and other places of worship. He continued MSFM was also asking for recreational uses which appeared to him to be a separate issue from the church or place of worship. There is also the issue that Mr. Bower has stated they are not a church. Mr. Thorne commented that there can be more than one use on a property. If the Board felt MSFM was not a church then the Board could just consider the request for recreational uses on the property. The fact that

the applicant feels those activities are part of a religious mission is their opinion. It does not have to be the opinion of the Board.

Mr. Daugherty asked Mr. Thorne if he felt MSFM fell under "other places of worship?" Mr. Thorne responded that was for the Board to determine. Chair Schmidt stated if the Board determined MSFM is a church then landscaping would need to be part of their conditional use permit.

Mr. Evans said he felt it was foggy as to what has been presented regarding the issue if MSFM is a church. The applicant says they are not a church but then stated their tent is their place of worship. It seems very vague and the facts appear clouded and foggy.

Mr. Bower stated he testified under oath at the Board's August 29, 2011 hearing and answered Mr. Daugherty's questions about whether MSFM is a church. Mr. Bower continued that MSFM is not a church. There are no regular worship services. It is a faith-based organization with worship at times. That is the first sentence in our application documentation.

Chair Schmidt stated if that is the case, he did not see Section 303B.2.A applying. Ms. Courie questioned that interpretation because the code read, churches and other places of worship. Even though the applicant has stated this is not a church it would still be considered a place of worship.

Mr. Daugherty stated the Board must determine if MSFM is a church. Mr. Thorne stated if the Board makes the determination that MSFM is a church then it must determine what conditions are applicable. Mr. Daugherty stated MSFM did not fit the mold of a "church" and appeared to be a different kind of animal than what the Board would consider. He added in his mind he did not think of MSFM as a church but would not want to deny MSFM the use of "other place of worship." He added he questioned if a permit was needed for the recreational uses being requested and added that Mr. Bower was informed by the Zoning Inspector and went forward with a conditional use application, with the understanding that what MSFM wanted to do would require a permit. Mr. Daugherty stated he did not believe Morning Star Farms needed a permit. Ms. Courie and Chair Schmidt concurred.

Mr. Simmerer stated we don't want to infringe on the applicant's right to worship but questioned the day camp facility that MSFM is running which is not economically dependent on the worship aspect. They are bringing people in from outside their program to utilize the property for family reunions and picnics and are not ministering as part of that activity but a fee is charged. Is this a business? The applicant is applying for a permanent conditional use. Mr. Simmerer stated he believed for a place of worship it should be permanent and didn't feel the applicant should have to come back before the Board every few years for review. However, the business of running a day camp is a different issue which is untested and should be scrutinized and should not be permanent. It seems to be two different issues balled into one application.

Mr. Thorne stated he has not heard any testimony that MSFM wants to hold religious services of any kind on the property. The applicant has stated they believe their farm related activities are faith based and promotes their individual religions which apparently are varied. Those activities could go on whether they are faith based or not.

Ms. Courie stated she viewed the activities to be more rehabilitation or therapeutic in nature.

Mr. Thorne stated there has been no testimony that the applicant wants a traditional place of worship. The activities are faith based. If MSFM allows the Boys Scouts to use their facility and the scouts hold a religious ceremony it is no different than what takes place at other boy scout camps.

Mr. Evans stated the applicant has stated the tent is where the worship services would be held. Mr. Thorne responded that would be if there were any.

Mr. Daugherty asked if the issues should be separated? Mr. Thorne stated yes.

Mr. Simmerer stated conditional uses run with the land. With that said the Board would have to be careful. Just because this property owner says what will occur in terms of the recreational activities that might not hold true with a new property owner. He concluded that he had an issue with the two requests being combined. Mr. Thorne stated they could be separated and the Board could permit one use and not the other.

Mr. Evans stated the Board has granted conditional uses for a specific landowner and the conditional does not have to be permanent. Chair Schmidt agreed that he was not in favor of granting MSFM a permanent conditional use as conditions may need to be adjusted over time accordingly. Mr. Daugherty agreed with not making this request a permanent conditional use if granted

Mr. Daugherty asked Mr. Thorne if the board needed to consider commercial activities as it pertained to this application? Mr. Thorne responded no. The Board needed to consider if this use fit in the area it is located.

Mr. Daugherty then asked about the application. It states Terry and Donna Bower and Morning Star Farm Ministries. Therefore would the conditional use permit if granted be applicable to both of them? If one goes away does the other still exist? Mr. Thorne stated from what he heard it would be MSFM that would be performing the operations. Mr. Thorne continued that since the Bower's own the property once the lease is over the Bowers could chose to continue or terminate the agreement with MSFM. Again it goes back to the issue if the Board determines the request to be for private recreational use and not promoting one religious denomination.

The public comment portion of the hearing was closed.

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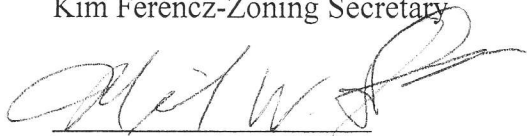
Due to the lateness of the hour, the hearing would be continued. Mr. Daugherty made a motion to set the continuance of the public hearing for a conditional use permit request for Morning Star Farms Ministries, Inc. for October 4, 2011 @ 7:30 p.m. It was seconded by Chair Schmidt.

ROLL CALL-Daugherty-yes, Schmidt-yes, Courie-yes, Evans-yes, Simmerer-yes.

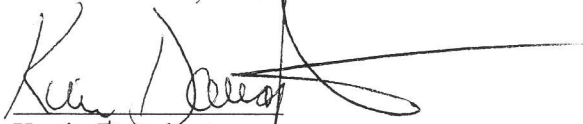
Mr. Daugherty made a motion to recess the hearing. It was seconded by Mr. Evans. All members were in favor. The meeting was recessed at 10:03 p.m.

Respectfully Submitted,

Kim Ferencz-Zoning Secretary



Mike Schmidt, Chairman



Kevin Daugherty



Lee Evans

Keith Simmerer

Kelly Courie