

TOWN OF BENTON  
ZONING BOARD OF APPEALS MEETING  
JUNE 2, 2020

**PRESENT:** Dwight James; Dewey Hauman; Tom Davie; Rich Meyer, and Steven Vaughan.

Also Present: George Alexander; Jennifer and Kevin Stape; Laura Bogart; Todd Leone; Terry Butler; Paul Horst; Henry Martin; Chester Martin; Timothy Horning; Melvin Sauder; Raymond Martin; Oliva Budman; Nathaniel Hoover; Daniel Martin; Tom Swarthout; Kathy Ferron; Sharon (Kuver) Reagan; James Reagan; Daryl Martin; Randy Newcomb; Harold Zimmerman; Gary Lilyea; Dick Harper, Town Councilman; John Prendergast, Town Supervisor; Glenn Quackenbush, Town Councilman; Tom Fulkrod, Code Enforcement Officer, and Karen Ellis, Recording Secretary.

Followed by introductions, James began the meeting at 7:00 p.m.

**MINUTES APPROVAL**

Davie made a motion to approve the minutes from the March 4, 2020 meeting. Meyer seconded the motion. All in favor.

**APPEAL #35AV-20:** Application for an Area Variance from Kevin Stape, 165 Locust Grove, Penn Yan, NY 14527 for an addition to the porch, lake side of property 10 feet out to the lake and 5 feet to the north. Also replace the current shed with a new 10' X 12' shed placed next to the property line. (LR District) (Tax Map #9.57-1-7).

James asked if any neighbors were present. Stape noted they would like to go 10 ft. out towards the lake with a deck out in front of the house. He wants to change the roof pitch and have it go over the deck and the whole roof. He believes the snow would ruin it if its left the way it is now. The 10' X 12' will be a wood-tex building to store kayaks and miscellaneous things that would go with the cottage. The shed that is there now is currently 10 X 10. The ramp will be on the side of the house, 5 foot to the north. There will be a few steps going off the front of the deck down towards the lake.

Neighbor stated they are grateful to have neighbors that want to improve the place. The transitions that they have had there so far is not compromised by rushing into things too fast. Over the years there has been an easement that you have to have 12 ft. on the back side of the house as an easement for the pedestrians to go through. She asked where the shed would be placed. Stape indicated it would be right next to the other shed. Fulkrod showed a picture of the application to the neighbors. Fulkrod noted that the new shed will be basically in line with the neighbors shed. It will be moved off the creek that runs down through there. Stape indicated that it will not interfere with where people walk. There will not be a fence there. Neighbor questioned the deck and how that would be placed; Stape stated it will not go over the creek. It comes out 10 ft. towards the lake. He wants to put deck board down so no one falls into the creek. Right now, it is a hazard. Neighbor noted that from their vantage point, the creek is more a part of their view in watching the water come into the lake. She noted she is just concerned of how it will look. It was asked if a fence could be placed there to do the same as far as protecting someone from falling in. Stape noted he is opposed to the fence. Fulkrod noted that the fence is so far over on their property that if they fenced it, they would be losing 20 ft. on that side. James asked if it would be so if the water rushes down through there it would come off. Stape said they

would have removable panels so they can be just flipped up, which is liability for him if someone falls in there; there's rocks and stuff in there that he is concerned about.

James asked if any correspondence had been received from the neighbors. The answer was no.

James then asked where, in relationship to the new deck, that is as far as towards the lake from the neighbors to the north; will their view be impeded. It was noted that the shoreline cuts back and the high-water mark is further up.

**APPEAL #37SUP-20:** Application for a Special Use Permit request from Jennifer Scott of 76 Holiday Lane, Canandaigua NY 14424. Location of the SUP 692 Lovejoy Road, Penn Yan, NY 14527 for a Midwife with two exam rooms (AR1 District) (Tax Map #17.03-1-10).

James reported that Jennifer is wanting to run a midwife practice with two examining rooms out of a residence at 692 Lovejoy Road. He then was asked if any neighbors wanted to say anything.

There will be parking for three to four cars or maybe a couple of buggies. There may be only 10 ladies in and out in a day, so there will not be much volume of traffic. Fulkrod noted that they did add to the parking. Jennifer said there are two bedrooms that they will use for an examination room and a desk. There will not be any babies delivered at this location. There will not be a doctor on location.

Fulkrod noted that everything passed at the Benton Planning Board. They just wanted to make sure that all the safety protocols were met as far as the exit doors and lighting. This application also went through the County Planning Board and they had no recommendations and there was no county-wide impact. They currently have an office in town which is very inefficient, so they are trying to get into something larger and a little more efficient.

James asked neighbors if they had any comments or concerns. Neighbors noted they were in presence for her support.

Alexander asked if the special use permit will stay with the applicant or with the building. James stated that the special use permit will stay with the property.

A motion was made by Vaughan to make the Town of Benton ZBA the lead agency for the SEQR. Davie seconded the motion.

After going through the short environmental assessment form, the Board feels that based on the information and analysis, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

All in favor.

**APPEAL #36SUP-20:** Application for a Special Use Permit request from Daniel & Olivia Budman of 468 Route 14, Penn Yan, NY 14527 for a Tasting Room in the basement of their residence (AR1 District) (Tax Map# 19.02-1-14.2).

Olivia Budman stated she grew up in the Catskills and her grandparents were both farmers. She indicated that from the beginning she knew she wanted to do something in the environment, as well as educational. After college she and her husband both helped kids in environmental camps and then they both moved to California and New Zealand to work in the wine industry and came back to the Finger

Lakes as they knew it was home. As a science teacher, she wants to provide educational opportunities for their kids. She is looking toward the future and giving kids a chance and an outlook for a successful career that they can have at home, which is important to them. They have planted a vineyard at their home. Mr. Budman stated that their philosophy is to “leave it better than how you found it”. He hopes people will drive by their property and see all the hard work they have put into it with the landscaping, etc. They have put in drain tile and a retention pond to stop any ag runoff into the lake. They are working with Yates County Soil and Water to continue those environmental projects including cleaning out their ditches as well as creating a spray shed so that they are keeping any residue from their sprays right within the contained spot. They will be a no herbicide and no insecticide farm. Just fungicides will be used, which are necessary for growing grapes. In terms of safety in running tasting room in their basement, they will have tastings by appointment only and they will not allow busses or limos. Only one party will be allowed with 6 people per group and they will host two groups at a time. At most, there will be two cars in the driveway. They will allow taxi services, so long as the taxis drop people off at their homes and not their cars at the end of the day. Because they are in front of a passing zone, they will put a “Please look both ways before you exit” sign at the end of their driveway and there will be a sign that says “By appointment only”, and “no busses or limos”. They will just have tastings for just the wine they produce.

Mike Colizzi, who lives off Earls Hill Road, stated he has known Dan for quite some time. They are very mature young adults and you can tell that what they are doing is a passion for them and they will be great for the Town. Colizzi runs a vineyard himself and is on several industries and Board of Directors and is well connected with what is going on with trends; the way they are approaching this with appointment only is really the new wave that we are seeing with the new world class wine region that we are trying to bring into the Finger Lakes and they will be a great addition to the area. They just released an economic impact statement with the NYS wine industry of 6.6 billion dollars and anything the Town of Benton can do to capitalize on that to pull a little bit out of that 6.6 billion would be good.

Fulkrod noted this went to the County Planning Board and there was no county-wide impact. The Town of Benton Planning Board only had a question about the lights, and they will only shine on the sign.

A neighbor noted that she has a concern about the passing zone in front of the establishment. That is the only passing zone on Rt. 14 going north and south. She is just worried that the sign asking people to look both ways is not enough. Mr. Budman said there would be a verbal reminder to guests as they leave. Neighbor noted she is concerned because it is one of the only passing zones and there have been accidents there in the past years. She is also concerned that this is the 4<sup>th</sup> business in less than a mile. Mrs. Budman said at the end of the day they want safety to be their priority as well. The best they can do is to remind everyone to be careful and obviously serve responsibly. They have both taken a course on hospitality management and identifying when to serve and when not. They will eventually plant up to 10 acres of grapes and they will start with 3 acres next year.

Davie made a motion to make the Town of Benton ZBA the lead agency for the SEQR. Meyer seconded the motion.

The Board went through the questions of the short environmental assessment form. The Board feels that based on the information and analysis, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Meyer made a motion that there were no negative impacts. Davie seconded the motion. All in favor.

**APPEAL #25SUP-20:** Application for a Special Use Permit request from David Sauder of 1171 Route 14A, Penn Yan, NY 14527 for a small midsize construction equipment and sand blasting business. (Property currently has a SUP for sale and repair of lawn and garden tractors). (Tax Map #27.04-1-6) AR District.

This application was placed on hold at the last meeting because we did not have a SEQR form. This is an amendment and a SEQR.

Davie made a motion to make the Town of Benton ZBA the lead agency for the SEQR. Vaughan seconded the motion. All in favor.

The Board went through the questions of the short environmental assessment form. The Board feels that based on the information and analysis, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Vaughan made a motion that there were no negative impacts. Davie seconded the motion. All in favor.

**APPEAL #44SUP-20:** Application for a Special Use Permit from Nathaniel Hoover of 1838 Loree Road, Penn Yan, NY 14527 to build woodtex storage style sheds out of his shop and sending to sales lots and customers. No more than 20 sheds on his lot at a time. (AR1 District) (Tax Map #18.01-1-6).

Hoover said the sheds have been sitting there. Sometimes people stop in to purchase, but mostly they will sit there; some will go directly to the customer and some will go to another location. Usually they do not sell them there. It is just kind of a site to put them until they get moved on.

No correspondence was received from neighbors. Fulkrod indicated that the Planning Board is asking that Nathaniel place the sheds in rows so that they are not going in different directions.

James asked if there would be any employees. Hoover stated that there will be no employees.

Meyer made a motion to make the Town of Benton ZBA the lead agency for the SEQR. Vaughan seconded the motion. All in favor.

The Board went through the questions of the short environmental assessment form. The Board feels that based on the information and analysis, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Hauman made a motion that there were no negative impacts. Davie seconded the motion. All in favor.

**APPEAL #63SUP-20:** Application from Daniel Martin of 900 Route 14A, Penn Yan, NY 14527 (Martin's Equipment) to add a 40' X 80' Shop-Showroom plus a 19' X 40' Loading Dock. (HC District) (Tax Map #27.25-1-5.1)

Martin stated that the shop is getting a bit too small for what they have there, so they needed more space. They will be adding a 40' X 40' shop. There will be three bays instead of the two bays they have now. They will have a wash bay in the back corner where they will wash down the equipment before or after they work on it. There will be a utility room in the first 40 ft. and the last 40 ft. will be showroom with 6 X 6 windows, two feet off the floor to make it visible so people can see in. It will be where the canopy currently is; the canopy will have to be moved.

James asked Fulkrod if there will be enough parking. Fulkrod noted that when he moves the other equipment, it will free up the front parking spots, so yes, he will. Martin noted they have discussed about either putting stone in to put the other equipment on so that the blacktop will be used for parking. As of right now, parking really is not a big problem. The concrete out front will be a ramp coming from ground level up onto the dock and the other half going north will be leveled for a pick-up so he can back in there and unload the lawnmowers. If there's nice weather, he will move some equipment out on the deck as a display. If it rains, they will put it in.

Yates County Planning Board stated there is no county-wide impact. The Planning Board saw no impact and had no problems.

Construction will be started in mid to late summer.

Davie made a motion to make the Town of Benton ZBA the lead agency for the SEQR. Meyer seconded the motion. All in favor.

The Board went through the questions of the short environmental assessment form. The Board feels that based on the information and analysis, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Meyer made a motion that there were no negative impacts. Davie seconded the motion. All in favor.

**APPEAL #64AV-20:** Application from Thomas Swartele of 970 Newlanders Cove, Penn Yan, NY 14527 for an Area Variance to place a second story garage in place of the current shed 16' X 24' (LR District) (Tax Map #19.34-1-6.1).

Swartele noted he would like to tear down the shed he has, dig out the bank and put in a storage area underneath with a garage up above. The shed is still there, down more on the lake shore. The shed will be more for storage off the beach area. James asked if this would have a full basement under it. Swartele noted it depends on the shale and what he can and cannot dig out. The upper portion will be ground level on the upper side. James then asked how far off the road right-of-way he is proposing to be. Swartele said he is thinking he will be 12 to 13 ft. off. Right now, what is used is the railroad property for the right-of-way. It has been that way long before he came 38 years ago. The right-of-way would be to the east side of the telephone pole. It will be 10 ft. off where the new water level will be put in.

James asked if there are any neighbors present. No correspondence or phone calls were received from neighbors.

Vaughan asked what the elevation is from the bottom up to where he wants the ground floor. Swartele said that with the dirt he digs out he will fill in some below. He has a retaining wall and he will bring it up about 3 blocks on the retaining wall, which would be about 2 ft. He will probably have a 12 ft. ceiling height in there.

James asked if the actual rear setback was 50 ft. Fulkrod said yes, because the rear setback would be considered the railroad and asks for 50 ft. James indicated he is going to want to make sure he is off that railroad right-of-way. The 50 ft. on the application goes down to 15 ft. for the rear, so it looks like he should be okay. Fulkrod agreed; he is 16 ft., so he is good there. The front setback is the only one we really need to worry about.

Hauman asked what he would do to the size of the building if he had not met all the required setbacks. Swartele noted he would have to go to 22 ft. instead of 24 ft. The length would be affected, but not the width.

The Board went over the test questions for the area variance for this application.

**APPEAL #20SUP-19:** Application from Kathy Ferron of 4679 East Bluff Drive, Penn Yan, NY 14527, location of the SUP Havens Corners Road requesting permission to run a business at this location to operate a private rail bike excursion service. (AR1 District) (Tax Map #28.01-1-19).

Ferron stated she would like to run a seasonal business from Memorial Day weekend until November 1<sup>st</sup>. It would run weekends during May and June and after Labor Day until November 1<sup>st</sup>. For July and August, she would like to run 7 days a week. It will be 2-hour excursions and they would do up to 4 a day, starting at either 8:00 or 9:00 a.m. in the morning and be done by either 4:00 or 5:00 p.m. Everything will have parking on Havens Corners end and have a turn-around site down on Flat Street at the end of the track. She noted this will not add any kind of pollution to the environment and should be a quiet kind of thing and there should only be an addition of about maybe 6 to 8 cars on Havens Corners Road every 2 hours.

Fulkrod stated the County Planning Board determined this had no countywide impacts. The Benton Planning Board had stated that on the Flat Street end there are two large banks of stone that Kathy plans on building out a way. Once the project moves forward, the stipulation would be for Tom to see if it needs fencing for where the turn-around is, so no one falls off the embankments.

James asked how the bikes would be turned around. Ferron stated there is a jack mechanism on a dolly and the jack mechanism goes under the bike and takes the bike, turns it around and sits it back down on the tracks. The whole bike goes up and spins and gets dropped back down on the track. Her insurance requires her to send a guide out with every tour so there will be a trained staff member along on every tour. The bikes will stack up at the end on Flat Street, turn all the bikes around and then the whole group goes out together. They are not allowed to get off the bikes while on the track. They can stop and take pictures if they would like, but they are not allowed to get off until they reach Haven's Corners Road.

James asked if there would be restrooms along the way. Ferron noted that there will be a port-a-potty placed at Flat Street.

James asked the public if they wanted to state their concerns.

A neighbor noted problems they see happening would be with the parking. Ferron said there would be no parking on Flat Street. It was then asked what is going to keep people from getting onto the property and the liability. Ferron noted there will be with a trained guide. They can mark off wherever the property is. There will probably be some outdoor chairs so they can sit and wait for the others to get there. There will be a bathroom facility there and it will be up to the staff to make sure they stay on the property. She noted she has a million-dollar coverage of liability insurance for everyone. All parking will be on Havens Corners Road.

Hauman asked if there were size and age restrictions. Ferron noted that small children can ride, and she will have 5-point harnesses for them. If they cannot reach the pedals, they will ask the parents to either

put a booster seat on to strap them in or they can strap in a baby seat. The kids just will not pedal; the parents will. Ferron noted she has leased the property from the railroad. There was a stipulation that she had to lease it before it would be heard by the Zoning Board or the Planning Board. Ferron noted she does not even have permission to use the property, but she has already paid the nonrefundable rent for the entire year. She will be responsible for maintaining all of it; it is 2.4 miles that she is responsible for maintaining. James asked what the condition of the railway is now. She noted she will need to clear brush. She believes the track is unbroken; however, there are places where the soil has reclaimed the track which they will need to dig out. They will need to run a gauge on it to make sure the tracks are the same width all the way down. It is possible that there will be some surprises along the way, and she may not even be able to use it. Any places that there are bad ties she will need to fix, and there is a wash-out in which they will need to build a bridge over.

James stated that we can only act on the zoning part of this; this Board has no power over any legal ramifications. If she gets down the road and finds out she cannot do this, that is on her. We cannot start saying we believe it is illegal. We can only take this application and how it pertains to our zoning regulations. It was asked what the time frame is on this to get legal counsel. James stated that area variances are 30 days from the resolution and maybe it is for a special use permit to bring it to suit. Whether we approve the resolution tonight or its approved at the next meeting, that is when the clock starts ticking and then you would have 30 days.

Sharon Reagan read a list of opposing comments that was written to the Board from all the neighbors.

James asked Ferron about the areas that will need repair, such as washouts, etc. Undoubtedly, equipment will need to be brought in. He then asked if she would be able to bring equipment in without trespassing onto someone else's property. Ferron noted she would be bringing them down the railroad tracks on a high rail which has wheels that runs on the tracks.

It was then asked what she would do the day she sends four bikes down the track and a farmer decides to spread manure. What will she do that day, give them all their money back? Ferron said she would like to work with the neighbors and find out which days they will be spraying. Raymond said they spread night and day; it cannot be predicted.

Gary Lilyea, of PreEmption Road, stated he lived on PreEmption Road his whole life and farmed there. He noted he has owned land that straddled the railroad for 40 years. The ditch of the railroad is a lifeline to their operation because it is the drainage ditch where the water goes, and it must go. He maintained the railroad ditch, or parts of it, for 40 years. He said he is the only one who cleans the railroad ditch at this point, and he has paid other people to clean it for him or has done it himself. He noted he does not need anyone throwing sticks and logs in the ditch and plugging it up. He indicated there are several issues with machinery going across the railroad. They use good sound farming practices that can create dust, noise and odors and they do not need strangers scrutinizing farming practices they know nothing about. Other people see other things that they do not know what they are looking at and then there are lawsuits on their hands. He then asked what happens to hunting season along the railroad. Everyone hunts the railroad. Are they going to be told they cannot shoot within 500 yards or 50 feet? Parking will be close to residential homes. Lilyea noted he has talked with pretty much all the landowners along this area of the track and there was only one who was slightly in favor it this. He noted he has a petition signed by several and there are several others that were against it but did not want to sign the paper because of repercussions. They do not want to create any issues, but

they do not want this happening. Lilyea then asked how this would help the Town of Benton. Will it generate any income? He said that everyone that signed this form are all taxpayers and the taxpayers who touch this railroad section contribute \$12,000 of town tax and the railroad pays for the whole path through the town less than \$400.

James noted that his one concern is who is the legal owner of that property. Before this Board makes any decisions, that should be researched. We need the exact size of the right-of-way. Ferron noted that for the 2.4 miles it is 66 ft., so its 150 ft. wide at Havens Corners end and 66 ft. wide for the duration of the 2.46 miles.

James asked if there were any other neighbors that we have not heard from.

Zimmerman noted that his house is within 150 ft. of the tracks, which is closest to the tracks of anyone in the whole stretch. Quackenbush suggested that the Board check with the IDA. His understanding is that the IDA owned that land and leased it to the railroad; can the railroad lease it to someone else?

James closed the public hearing.

James noted that his feeling is that we need to get some clarification on some of this before we move forward and that is for Kathy's protection as well. He then explained that this is a special use permit, which is a permitted use under the town's zoning laws which the town Zoning Board has the right to impose certain conditions on them. Basically, we can say she can do this; however, they will need to do this, this, and this. If she accepts the conditions, she can move forward. If she does not accept the conditions, everything is null and void. Recreation is allowed in the Town of Benton with a special use permit, so our Board's duty is to listen to everyone, which we have, and try to figure out a way that she can be a good neighbor and she can do this with stipulations to make everyone happy. The first thing we must do is find out who the legal owner of the property is and to make sure she and all the surrounding neighbors are protected. James noted his opinion is that this application should be tabled so that Fulkrod can check with the Yates County IDA.

James made a motion to table this application. Davie seconded the motion. All in favor. James noted that when we come up with stipulations it will be her choice whether to accept, deny or reject the them. He indicated that everyone is invited to the next meeting when we can act on this. The public hearing is now closed for public comment. The next meeting will be on Tuesday, July 7<sup>th</sup>. It will be advertised in the paper.

**APPEAL #39SUP-20:** Application from Warren & Elaine Brubacker of 765 Route 14A, Penn Yan, NY 14527 for a Special Use Permit for a commercial dog kennel housing five adult dogs including an outside run. (AR1 District) (Tax Map #17.04-1-13).

This application is on hold because it did not go through the Yates County Planning Board yet.

Vaughan made a motion to close the public hearing. Davie seconded the motion. All in favor.

**FINAL DECISIONS:**

**APPEAL #35AV-20:** Application for an Area Variance from Kevin Stape, 165 Locust Grove, Penn Yan, NY 14527 for an addition to the porch, lake side of property 10 feet out to the lake and 5 feet to the north.

Also replace the current shed with a new 10' X 12' shed placed next to the property line. (LR District) (Tax Map #9.57-1-7).

The Board went over the test questions for #35AV-20.

Meyer made a motion to accept this application. Meyers seconded the motion.

The Board was polled:

James: Yes  
Hauman: Yes  
Davie: Yes  
Meyer: Yes  
Vaughan: Yes

**APPEAL #37SUP-20:** Application for a Special Use Permit request from Jennifer Scott of 76 Holiday Lane, Canandaigua NY 14424. Location of the SUP 692 Lovejoy Road, Penn Yan, NY 14527 for a Midwife with two exam rooms (AR1 District) (Tax Map #17.03-1-10).

Vaughan made a motion to accept this application. Meyer seconded the motion.

The Board was polled:

James: Yes  
Hauman: Yes  
Davie: Yes  
Meyer: Yes  
Vaughan: Yes

**APPEAL #36SUP-20:** Application for a Special Use Permit request from Daniel & Olivia Budman of 468 Route 14, Penn Yan, NY 14527 for a Tasting Room in the basement of their residence (AR1 District) (Tax Map# 19.02-1-14.2).

Meyer made a motion to accept this application with the following stipulations:

1. The tasting room is to be by appointment only.
2. Place the signs at the exit to the road.

Vaughan seconded the motion.

The Board was polled:

James: Yes  
Hauman: Yes  
Davie: Yes  
Meyer: Yes  
Vaughan: Yes

**APPEAL #44SUP-20:** Application for a Special Use Permit from Nathaniel Hoover of 1838 Loree Road, Penn Yan, NY 14527 to build wood-tex storage style sheds out of his shop and sending to sales lots and customers. No more than 20 sheds on his lot at a time. (AR1 District) (Tax Map #18.01-1-6).

Hauman made a motion to approve this application. Davie seconded the motion.

The Board was polled:

James: Yes  
Hauman: Yes  
Davie: Yes  
Meyer: Yes  
Vaughan: Yes

**APPEAL #63SUP-20:** Application from Daniel Martin of 900 Route 14A, Penn Yan, NY 14527 (Martin's Equipment) to add a 40' X 80' Shop-Showroom plus a 19' X 40' Loading Dock. (HC District) (Tax Map #27.25-1-5.1)

Vaughan stated that he would recommend putting in an oil separator. It would be easier to put it in before the inspector shows up and asks where it is. Fulkrod noted that was in the plan, it just was not in the drawing.

Davie made a motion to accept this motion with the following stipulation:

1. An oil separator is to be placed.

Vaughan seconded the motion.

The Board was polled:

James: Yes  
Hauman: Yes  
Davie: Yes  
Meyer: Yes  
Vaughan: Yes

**APPEAL #64AV-20:** Application from Thomas Swartele of 970 Newlanders Cove, Penn Yan, NY 14527 for an Area Variance to place a second story garage in place of the current shed 16' X 24' (LR District) (Tax Map #19.34-1-6.1).

The Board went through the test questions for an Area Variance.

Vaughan made a motion to accept this application as submitted. Meyers seconded.

The Board was polled:

James: Yes  
Hauman: Yes  
Davie: Yes

Meyer: Yes  
Vaughan: Yes

**ADJOURNMENT:**

Vaughan made a motion to adjourn the meeting at 9:27 p.m. Meyer seconded the motion. All in favor.

Respectfully submitted,

*Karen M. Ellis*

Karen Ellis  
Recording Secretary