

## PERKINS TOWNSHIP ZONING COMMISSION MEETING

Held By: Perkins Township Zoning Commission

Place: Perkins Township Service Facility, Meeting Room, 2610 Columbus Avenue

Date: February 12, 2024

Time: 4:00 p.m.

Board Members Present: Mrs. Cheryl Best-Wilke  
Mr. Billy Criscione  
Mrs. Kula Hoty-Lynch  
Mr. John Lippus  
Mr. Les Wilson

Board Members Absent & Excused: Mr. Schmid

Staff in Attendance: Mr. Adam Panas, Planner/Zoning Inspector  
Mrs. Jessica Gladwell, Administrative Assistant

**I. Call To Order**

Mrs. Best-Wilke called the meeting to order and welcomed the audience and the Commission. Mrs. Best-Wilke led everyone in the Pledge of Allegiance.

**II. Roll Call**

Ms. Gladwell took Roll Call: Mrs. Best-Wilke, here; Mr. Criscione; here, Mrs. Hoty-Lynch; here, Mr. Lippus; here; Mr. Wilson, here.

**III. The approval of meeting minutes from November 13, 2023.**

Mrs. Best-Wilke entertained a motion to approve the minutes from November 13, 2023.

Mr. Lippus motioned, and Mr. Wilson seconded.

Mr. Lippus; Yes, Mr. Wilson; Yes, Mrs. Hoty-Lynch; yes, Mr. Criscione; yes, Mrs. Best-Wilke; Yes,

**IV. The approval of meeting minutes from December 11, 2023.**

Mrs. Best-Wilke entertained a motion to approve the minutes from December 11, 2023.

Mr. Criscione motioned, and Mr. Wilson seconded.

Mr. Criscione; Yes, Mr. Wilson; Yes, Mr. Lippus; yes, Mrs. Hoty-Lynch; yes, Mrs. Best-Wilke; Yes

Reappointing the chair and vice chair for 2024 year. Cheryl for chair and Billy as Vice Chair.

Mrs. Hoty- Lynch motioned, and Mr. Lippus seconded.

Mrs. Hoty-Lynch; yes, Mr. Lippus; Yes, Mr. Wilson; Yes, Mr. Criscione; yes, Mrs. Best-Wilke; Yes,

**V. Chairperson's Welcome and Explanation of Public Hearing & Public Meeting**

Mrs. Cheryl Best-Wilke welcomed everyone to the meeting. She stated that the purpose of the meeting is to consider a request to change an item in the zoning code. The responsibility of this commission was given to us by a zoning resolution to conduct this meeting. First, we will read the request then we will open a public hearing during which we will hear comments, questions, and any concerns from members of the audience. Then the public hearing will be closed, and the public meeting will open. During the public meeting commission members will discuss the request and vote on a recommendation to present to the trustees, whether to accept, decline or table. Then our recommendation will be forwarded to the trustees who will consider the request at a future trustee meeting.

**VI. Reading of the Application**

**Application ZC #2024-01:** The Perkins Township Zoning Commission will conduct a public hearing to consider amendments to "Article 26 – Special Regulations" of the Perkins Township Zoning Resolution regarding wind and solar alternative energy regulations.

**VII. Staff Report**

Mr. Panas stated there is a lot to go consider here regarding alternative energy. We currently speak to wind and solar, a lot to review, digest, as is research lots of hours of research. Our December meeting, we had a working session where no voting occurred where we talked high level on what direction the commission wanted and what our conversation was with staff. Today and in your staff report there are proposed amendments. He's going to go through the discussion points. Then communications after.

Mrs. Hoty-Lynch stated that she had a question. Just because from a practical standpoint and I am a homeowner and I want to put solar panels on my roof? Do I have to get a permit, a fee? What's the process?

Mr. Panas stated currently we are going to keep it the same, there is a regular building and zoning permit and we're proposing to keep that the same and would require one inspection which would be the final.

Mrs. Hoty-Lynch stated that so its not a conditional use? Which is way more practical standpoint, and its not going to be an extra hurdle outside of a regular building permit. Also, I have delt with this quite a bit on a daily basis, where tenants install solar power, which is great. Most of the

time they are receiving federal grant money for that, and they have the right to remove them because they own them, is there anything in this where if they remove it. What if someone removes it and then you lack structure integrity sometimes.

Mr. Panas stated that with the roof mounted, I don't think that that would decrease the structural integrity because they're just mounting brackets in most applications onto the roof, ground mounted, I would imagine they could just wheel that out. There is also a clause for if it were to fall into nonuse, so opposite case of which you mentioned if someone just left it, then we would go after the property owner, a cease-and-desist order.

Mrs. Hoty-Lynch stated that we see that too, old cell phone towers, like cable on our properties because everyone is going fiber and were always left with it. Were in the process of taking that stuff out. Sometimes you're left with unsightly complications of stuff that are no longer in use.

Mr. Panas stated with these rentals, does First Energy still offer inner connection agreements with the tenants, otherwise I don't know how they would get electricity, I'm thinking paper trails.

Mr. Criscione stated that inner connection agreements are sell backs, is that what that is?

Mr. Panas stated uhm net metering? They have that option; I think some places in Ohio have battery storage options. What I learned from First Energy, is that they regulate that a lot already so we don't need to be duplicating that.

Mr. Criscione stated that so its building and electrical?

Mr. Panas stated correct, and zoning.

## PROPOSED CHANGES TO ARTICLE 26 – SPECIAL REGULATIONS, SECTION 11 - WIND ENERGY CONVERSION SYSTEMS

### 2013 - 2022

Trustees received several inquiries from commercial wind farms to locate here.

### 3/14/2023

The Perkins Township Board of Trustees passed Resolution 2023-59, establishing a 1-year moratorium on zoning approvals for all wind projects.

### 7/26/2023

Pursuant to O.R.C. 303.57 – 303.62, the Erie County Commissioners passed Resolution 23-242, banning the development of “economically significant wind farms”, “large wind farms”, and “large solar facilities” within the unincorporated areas of Erie County.

**For reference:**

The average onshore wind turbine has a capacity of 2-3 megawatts, which can produce over 6 million kilowatt hours of electricity annually. (Source: [How do wind turbines work? | Good Energy](#))

The average Ohio home uses approximately 15,000 kilowatt hours of electricity annually. (Source: [Electricity Cost in Ohio: 2024 Electric Rates | EnergySage](#))

## WIND FARMS BANNED

### “Economically Significant Wind Farms”

Produces electrical energy primarily for off-site consumption.

Has a nameplate capacity between 5 – 50 megawatts (5,000 – 50,000 kilowatts).

### “Large Wind Farms”

Produces electrical energy primarily for off-site consumption.

Has a nameplate capacity over 50 megawatts (50,000 kilowatts).

## SOLAR FARMS BANNED

### “Large Solar Facilities”

Has a nameplate capacity over 50 megawatts (50,000 kilowatts).

### Present Day

NASA and Space Force are discussing locating a runway on its property. This makes it especially prudent to prevent the construction of wind energy conversion systems near the NASA parcel, which systems could negatively impact the development or use of a runway.

### PROPOSED PLAN OF ACTION:

1. Repeal Article 26, Section 11 - Wind Energy Conversion Systems Conditional Use.
2. Replace with “Exhibit A – Article 26, Section 11 - Wind Farms”.

### OVERARCHING GOALS:

1. Restrict the development of wind energy conversion systems near NASA and on agricultural lands.
2. Line our zoning regulations up with the state’s regulations in a way that makes sense for us locally.

**MOST IMPORTANT CHANGES:**

1. **General**

- a. Use the same principles of regulation as the state does but change the naming convention from “wind energy conversion system” to classes of “wind farms.”
- b. Our primary two regulatory groups for wind energy conversion systems are now noncommercial and commercial, instead of small and commercial.

2. **Noncommercial Wind Farms.** Noncommercial wind farms’ primary distinction is that they primarily provide electrical power for on-site power consumption.

Categories:

- i. Low-power noncommercial wind farm.
- ii. Medium-power noncommercial wind farm.
- iii. High-power noncommercial wind farm.

Changes:

- i. Prohibit roof-mounted wind energy conversion systems in all zoning districts. Right now, the potential hazards are greater than the local demand for them. If demand rises, this can be revisited.
- ii. Prohibit noncommercial wind energy conversion systems in all zoning districts, except for properties zoned I-2 (Heavy Industrial) that are at least 5 acres in size.
- iii. Amend maximum height to be eighty (80) feet.
- iv. Require monopole design only.

Mrs. Hoty-Lynch stated so you are going to permit them in I-2? So

Mr. Criscione stated that noncommercial meaning you’re using it for yourself.

Mrs. Hoty-Lynch stated correct, but if the whole thing is to protect NASA then that doesn’t make sense, it doesn’t jive. Is it because all our industrial stuff is away from NASA.

Mr. Panas said mostly, it’s in the northwest corner of the township. It can only go as high as 80 ft; they didn’t want to create too too many of them but some avenue.

Mrs. Hoty- Lynch stated so this isn’t prohibiting them outright but making it more difficult.

3. **Commercial Wind Farms.** Commercial wind farms’ primary distinction is that they primarily provide electrical power for off-site power consumption.

Categories:

- i. Low-power commercial wind farm.
- ii. Medium-power commercial wind farm.
- iii. High-power commercial wind farm.

Changes:

- i. Limit commercial wind farms to the I-2 (Heavy Industrial) zoning district only.
- ii. Limit commercial wind farms to properties of at least one hundred (100) acres in size.

Mr. Criscione asked how often this needs to be revisited.

Mr. Panas stated that he doesn't see a significant need for it to be revisited on a scheduled basis. I think we're pretty good at reacting to what we're seeing. The moratorium we made an exception, halfway into it in August made an exception for solar panels due to a lot of permits being applied for and applicants getting tax credits for it, so we didn't want to get into the way of that.

Mr. Criscione asked how this affects anything with the HOA's.

Mr. Panas stated that it would function the same way, if we allowed solar panels but the HOA did not, then they would not be able to.

Mrs. Hoty-Lynch stated do you think in this situation, I get the whole airport thing, and some will ask for a conditional use, or a rezoning do you think it would be wise to put some guidance for like 5 years in the future about maybe the strictness of this, verse someone coming in and try to you know.

Mr. Wilson stated he thought it was a good thought, because we double our battery capacity every 7 years. So, if everything is going to be twice as good or better in 7 years from now, we might be able to produce as much energy in a smaller unit.

Mrs. Hoty-Lynch stated that like she said a lot of time we get hit with these request and the township almost becomes the bad guys and I think about the wind farm controversy where there is so much pressure to bend and maybe just having something in here where whether it be intention or something that takes a little pressure off the Township because anything in here you can come in and request a variance for you know.

Mr. Panas stated that during the time he's been here I know that mechanism that we know people are wanting it for are when they come to us and ask for it. During variances sometimes it's appropriate to maintain the standard that's being requested because it's good to look at every case and sometimes it gets to a point where we require this. I know all our officials and staff believe in responding to what the residents want. Les to your point as well, we can tackle it then. This is the best we can do for the time being. We do have a general purpose and intent subsection for this, and it's basically to just find a balance from promoting sustainable energy where possible and appropriate in our local context and balancing landowners right for electrical generation.

PROPOSED CHANGES TO ARTICLE 26 – SPECIAL REGULATIONS, SECTION 12 – SOLAR ENERGY CONVERSION SYSTEMS

**2013 - 2022**

Trustees receive inquiries from commercial solar farms to locate here.

**3/14/2023**

The Perkins Township Board of Trustees passed Resolution 2023-59, establishing a 1-year moratorium on zoning approvals for all wind projects.

**7/26/2023**

Pursuant to O.R.C. 303.57 – 303.62, the Erie County Commissioners passed Resolution 23-242, banning the development of “economically significant wind farms”, “large wind farms”, and “large solar facilities” within the unincorporated areas of Erie County.

**8/7/2023**

In July and August 2023, it came to the attention of Township officials that various tax incentives have been made available to residents and the Township wants to provide that residents can obtain those incentives.

On 8/7/2023, Resolution 2023-138 was passed by the Perkins Township Board of Trustees, thereby amending the 3/14/2023 moratorium to exclude roof-mounted solar panels, so people that were motivated could take advantage of tax credits.

**PROPOSED PLAN OF ACTION:**

1. Repeal Article 26, Section 12 – Solar Panel Regulations.
2. Replace with “Exhibit B – Article 26, Section 12 – Solar Energy Conversion Systems”.

**OVERARCHING GOALS:**

1. Provide that residents can obtain tax incentives while also allowing for the orderly development of solar energy conversion systems on residential and other properties.
2. Allow and encourage renewable energy where it makes sense to do so.

**MOST IMPORTANT CHANGES:**

1. **Add definitions.**
2. **Roof-Mounted Solar Energy Conversion Systems**
  - a. Continue to **not** require a conditional use permit.
  - b. Establish design standards that balance landowners’ rights to use their land and pursue cost effective means of energizing their home while maintaining Perkins Township’s interest in keeping their properties safe and up to all applicable codes. The intent is to keep adjacent and neighboring properties free from undue disturbances.
3. **Ground-Mounted Solar Energy Conversion Systems**
  - a. Regulate ground-mounted solar energy conversion systems like accessory buildings, only with different setback requirements.

Mr. Panas stated regarding roof mounted, I talked to the fire chief about this. His main concern for roof mounted was to make sure there is enough space to cut a hole in the roof during a fire and second was to be able to de energize the entire system, and last to get their ladders on the roof. There are some setback requirements on the roof to help with that, we thought about a total coverage standard but we thought it might happen by itself if it because cost over value for location, so for reference every part of the roof needs a 3ft walk way between a set of panel so a hole cutter can cut through the roof during a fire, and at least 18 inches from the ledge so a roof ladder can get on there. We talked about not wanting to duplicate code, that was practical stuff that doesn't exist anywhere so were putting it in here. It must be fully on the roof.

Mrs. Best-Wilke stated where you are going to put this at under number two?

Mr. Panas stated that was correct, it's what we're talking about now. The height can't exceed the maximum building height in the applicable building district which I believe is 35ft. We also thought that requiring a setback for the sets of panels would be beneficial for the circulation of air. Chief Murphy stated with the roof mounted applications, it doesn't create some additional heat, so allowing or making sure there is space for no panels on the roof to circulate the heat better. He was not concerned about a fire hazard.

Mrs. Hoty-Lynch stated that as a builder, you must make sure that you are not conflicting with manufacturer's warranty. If they have a requirement for installation and the code doesn't match that, you will void someone's warranty. If a code hasn't caught up with technology, it's not getting approved and void a warranty.

Mr. Panas stated that, that whole justification is something I talked in length about with a college from Gem Energy. I told him the idea is to make it easy, what bullet point b says make it easier for them to do it but promote orderly development of land. So, we talked about that sort of thing and what he said was they are the ones driving the whole industry, whatever he tells you treat it like gold basically. So, we talked about warranties, talked to one of our electrical inspectors for local design standards, one thing we thought of was this must be hooked up at some place, what's the normal? For building mounted I believe it requires all wiring to be underground, we thought that was overly cumbersome while a lot of other electrical appliances or main power line are ran on conduit on siding. So, for ground mounted we can keep the underground. We mentioned the manufacturers' installation standard in general. It was the main talking point for us.

PROPOSED CHANGES TO ARTICLE 26 – SPECIAL REGULATIONS: ADD A NEW “SECTION 13 – SOLAR ENERGY CONVERSION SYSTEM PARKING CANOPIES”

#### LAST 5 YEARS

- The public and private sectors have shifted into developing in more sustainable ways and making them profitable.



- One way to do this is to support the use of alternative fuel sources by passenger and freight vehicles.
- One popularized alternative fuel source is electrical power, whose models have been coined “EV’s” for electric vehicles.
- Electric vehicles require charging stations, just like our gasoline powered cars require gas stations.
- When charging stations are connected with solar panels, they can be located wherever the sun shines.
- Based on research of other communities around the United States, Township staff thought it would be prudent to provide private property owners the opportunity to pursue this in their existing parking lots.
- This is a sort of off-shoot development from the increase in “Alternative Fuel Corridors” (AFC) around the country, which is funded by the IJA / BIL.

**PROPOSED PLAN OF ACTION:**

1. Amend Article 26 to include a new, “Section 13 – Solar Energy Conversion System Parking Canopies”, which has been provided as Exhibit C to this staff report.

**OVERARCHING GOALS:**

1. Encourage the thoughtful and strategic development of parking canopies that generate electrical power for consumers to charge their vehicles while they shop, etc.

Mr. Lippus asked if were allowing the solar canopies to also charge and individual business those parking lots belong too?

Mr. Panas stated yes, nothing in what we wrote prevents that. The nuts and bolts of what we’re proposing is to introduce it as a conditional use permit.

**OVERVIEW OF PROPOSED REGULATIONS:**

1. Introduce this as conditional use in the Commercial, Industrial, Mineral Aggregate, Professional & Business Office, and Planned Unit Development Districts.
2. Only allowed in a rear yard that is a parking lot, as determined by the Zoning Inspector
3. Do not allow parking canopies to cover parking aisles or access driveways.
4. 25% maximum coverage.
5. Set back at least 10 feet from all property lines and other structures.
6. Maximum height of 15 feet.

The staff is of the opinion that by requiring a conditional use permit, the Township would retain enough authority to make sure installation of these structures occurs in a manner that respects the context of where they are proposed.

**VIII. Close Public Hearing/Open Public Meeting**

Mrs. Best-Wilke asked for a motion to close the Public Hearing & open the Public Meeting.

Mrs. Hoty-Lynch made the motion. Mr. Criscione seconded.

Mrs. Hoty-Lynch; yes, Mr. Criscione; yes, Mr. Lippus; yes, Mr. Wilson; yes, Mrs. Best-Wilke, yes.

**IX. Discussion from Commission**

Mrs. Best-Wilke stated that so are we tabling it or are we making another motion to disapprove, I will entertain.

Mrs. Best-Wilke asked for any further discussion.

Mrs. Hoty-Lynch stated that were moving forward to recommend approval of whats been presented in here as the little changes for the zoning amendments.

Mr. Panas stated that you can recommend approval, denial or table to the trustees.

Mrs. Hoty-Lynch stated that she thinks that car port thing could fit into the residential portion of the zoning if you wanted it too, without changing what you did so far, or would you want to put it in the solar?

Mr. Panas stated that he thinks if you want to recommend approval with the understanding that staff should re-visit that.

Mrs. Hoty-Lynch said she just has concerns about the roof mounted/shingles. Like are we being too specific, I understand the fire department but its limiting technology, because then you're going to make someone get a variance. I know how much work Adam has put into it, but technology changes so fast, as long as we know in 6 months, we may have to address shingle.

Mr. Panas stated that it's totally up to you guys, if you guys want to table it and have me do more research, that is totally okay. We already must extend the moratorium at the trustee meeting tomorrow due to the referendum period of 30 days after a resolution. Id rather we do it right and try to rush something through, its fine. Whatever the commission wants to do.

Mrs. Hoty-Lynch stated that she thinks we should table and add a section for residential and then also re-visit the solar roof systems especially for residential, as to what are the existing applications out there and making sure we don't have someone that has to get a variance because they're using technology.

Mrs. Hoty-Lynch made the motion to recommend tabling **ZC#2024-01**. Mr. Criscione Seconded.  
Mrs. Hoty-Lynch; yes, Mr. Criscione; yes, Mr. Lippus; yes, Mr. Wilson; yes, Mrs. Best-Wilke, yes.

**X. Reading of the Application**

**Application ZC #2024-02:** The Perkins Township Zoning Commission will conduct a public hearing to consider amendments to “Article 17 – General Commercial District (C-2)” of the Perkins Township Zoning Resolution regarding medical marijuana dispensaries.

**XI. Staff Report**

Mr. Panas stated he’s going to go through the discussion points. Then communications after.

**PROPOSED CHANGES TO ARTICLE 17 – GENERAL COMMERCIAL DISTRICT, SECTION 2 –  
CONDITIONALLY PERMITTED USES**

**SUBSECTION 14 – MEDICAL MARIJUANA DISPENSARIES**

**2015:** Ohio voters rejected a marijuana legalization initiative with 64% of voters opposing it.

**6/8/2026:** former Governor John Kasich signed Ohio House Bill 523 (HB 523), legalizing medical marijuana but granting townships the authority to prohibit it.

**8/23/2016:** The Perkins Township Board of Trustees passed Resolution 2016-169, prohibiting the cultivation, processing, and retail dispensing of medical marijuana within Perkins Township.

**10/11/2016:** The Trustees passed Resolution 2016-194, to amend the Zoning Resolution to include new language to be consistent with Resolution 2016-169.

**2016 – 2021:** Medical marijuana use increased in Ohio; The State released opportunities for new licenses. It grew evident that another dispensary would be locating in our area soon.

**10/26/2021:** The Trustees passed Resolution 2021-192, amending Article 3, Article 17, and Article 25 of the Zoning Resolution to establish definitions, permit medical marijuana retail dispensaries as a conditionally permitted use in the C-2 (General Commercial) zoning district, and eliminate retail dispensing of medical marijuana as a prohibited use within Perkins Township, respectively.

**3/8/2022:** The Trustees passed Resolution 2022-046, amending Article 17, Section 2 of the Zoning Resolution to delete the requirement for a 12,000’ buffer between medical marijuana retail dispensaries.

**11/7/2023:** Ohio Issue 2 passed with 57.19% of voters voting “Yes”.

**12/7/2023:** Issue 2 came into effect.

**12/12/2023:** The Trustees passed Resolution 2023-211 to place a moratorium on the establishment of businesses for the cultivation, processing, or retail dispensing of marijuana for adult use, expiring 12/12/2024.

This moratorium, like any other one passed by the Board, is to allow for our staff to conduct further research and for the State to distribute guidance and rules for these newly afforded rights.

While we wait for the State to release further guidance, we thought it prudent to shore up our existing standards.

An outstanding concern has been that there is not a limit on the quantity of medical marijuana dispensaries that can be located in the Township.

The staff believes the most effective way to address this concern is by amending Article 17 – General Commercial District, Section 2 – Conditionally Permitted Uses.

**The proposed amendment limits the total number of medical marijuana dispensaries to two (2).**

This limit is being recommended as it is believed to be in the best interest of the Township and its residents in order to protect their health, safety, and welfare.

Mrs. Hoty-Lynch asked if its legal.

Mr. Panas stated that he read an exact ORC section that Township in their zoning can limit the number of medical marijuana dispensaries.

Mrs. Hoty-Lynch stated that this is just a – can we do the same thing for smoke shops?

Mrs. Best-Wilke stated that she was told when we approved the one on the corner of Bogart and 250 that there were only allowed 3 in a district. One was in Huron, one in Sandusky, and then we were getting one in the Township. The one from the city moved to 250, so there is still 3 in the district, is the state planning on changes their numbers? We still want to limit ours to the two that are here? I wanted to make sure I was understanding.

Mr. Panas stated that right now in Perkins Township, Adult use recreational use of cannabis is prohibited, to allow for the state to issue more guidance. We're going to be revisting.

Mr. Wilson stated that once the state says here are the rules, can we still say we don't recreational here?

Mrs. Hoty-Lynch stated that what she's hearing is that the medical will just get issued recreational licenses as well.

Mr. Criscione stated that didn't the senate pass it? Didn't the senate or the Ohio house of Representatives have to pass it?

Mr. Panas stated that they are trying to stir up counties to select sales tax from it.

Mr. Lippus stated that he thought they were going to give cities to either allow it or deny it in their municipality, so we might be able to say no.

Mrs. Best-Wilke stated that medical marijuana dispensaries only sell it, they don't cultivate it?

Mr. Panas stated that, that is correct, it's outright prohibited use.

Mrs. Hoty-Lynch stated that this is happening all over. Smoke shops sell, even though they don't have a license, because it's hard for law enforcement to get them. That is why so many smoke shops want to be here, if I were the Township I'd limit. If they innovate the community, they know it's too hard for police to keep up.

Discussions continued on who tries to sell marijuana and if there are local 'smoke' areas.

**XII. Close Public Hearing/Open Public Meeting**

Mrs. Best-Wilke asked for a motion to close the Public Hearing & open the Public Meeting.

Mrs. Lippus made the motion. Mr. Criscione seconded.

Mrs. Lippus; yes, Mr. Criscione; yes, Mr. Wilson; yes, Mrs. Hoty-Lynch; yes, Mrs. Best-Wilke, yes.

**XIII. Discussion from Commission**

Mrs. Best-Wilke stated that so are we tabling it or are we making another motion to disapprove, I will entertain.

Mrs. Hoty-Lynch made the motion to recommend approving **ZC#2024-02**. Mr. Criscione Seconded.

Mrs. Lippus; yes, Mr. Criscione; yes, Mr. Wilson; yes, Mrs. Hoty-Lynch; yes, Mrs. Best-Wilke, yes.

**XIV. Old Business**

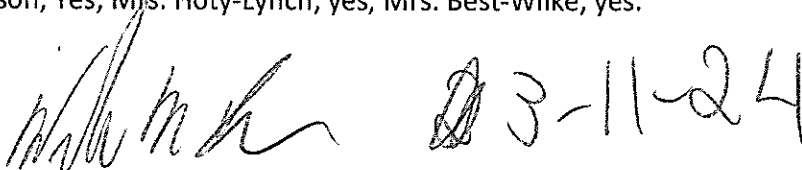
**XV. New Business**

Proposed prohibition to poker club mentioned on a possible future application.

**XVI. Adjournment**

Mrs. Cheryl Best-Wilke entertained the motion to adjourn.

Mr. Criscione made the motion; Mr. Lippus seconded. Roll Call: Mr. Criscione; yes, Mr. Lippus, yes; Mr. Wilson, Yes; Mrs. Hoty-Lynch; yes, Mrs. Best-Wilke, yes.

Handwritten signature and date: 03-11-24