

## PERKINS TOWNSHIP BOARD OF ZONING APPEALS MEETING

Held By: Perkins Township Board of Zoning Appeals

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

Date: February 21, 2023

Time: 4:00 p.m.

Board Members Present: Mr. Ted Kastor, Chairperson  
Mr. Larry Pitts  
Mr. Michael Bixler  
Mr. Gast

Board Members Absent & Excused: Mr. Spence and Mr. Bertsch

Staff in Attendance: Ms. Byington, Director of Community Development  
Mrs. Casey Sparks, Planner  
Mrs. Jessica Gladwell, Administrative Assistant

### I. Pledge of Allegiance

Mr. Ted Kastor called the meeting to order and led the Board and staff in the Pledge of Allegiance.

### II. Roll Call

Mr. Kastor asked for roll call to be taken.  
Mr. Kastor, here; Mr. Pitts, here; Mr. Bixler, here.

### III. Minutes

Mr. Kastor asked for a motion to approve the minutes from the November 21, 2022, meeting.  
Mr. Bixler made the motion and Mr. Pitts seconded.

**Roll Call:** Mr. Bixler, Yes; Mr. Pitts, Yes; Mr. Kastor, Yes.

### IV. Chairperson's Welcome and Explanation of Public Hearing & Public Meeting

Mr. Kastor welcomed everyone to the meeting. He said it will be held in two (2) parts. First will be the Public Hearing, where the Board will hear from the applicant. Then they will switch to the Public Meeting, where the Board will decide the fate of the application.

Mrs. Gladwell Swore in everyone that signed in.

Mr. Kastor stated that we have two applications on the docket, that is to his understanding that they were pulled by the applicant. So those were pulled by Fox Architectural Design, LLC on behalf of Sandusky holdings.

Josh Fox- Fox Architectural – At this time the owner has pulled the process, once the time comes, we will talk to the owner and see where he wants to go, but as of today we are pulling the variance and the conditional use.

**V. Reading of the Request**

**APPLICATION #BZA2023-03-** A Conditional Use Permit filed by CWPD Alan Jacob on behalf of 4365 Milan Road LLC for the property located along Milan Road (Parcel 32-03750.002). The property is zoned as “C-2”/ General Commercial District. Section 17. 2 (2) of the Zoning Resolution requires a Conditional Use Permit for car washes within in a “C-2”/ General Commercial District

**VI. Staff Review**

Casey stated that this application would be a little different as we are going to Teams in with the applicant as they are on the west coast. As Jessica stated, there was a conditional use permit filed by CWPD- Alan M. Jacob has submitted an application on behalf of 4365 Milan Road LLC. for the property located at (PPN 32-03750.002). Current Zoning: “C-2” / General Commercial District. A conditional use permit is required by the Zoning Resolution for property zoned “C-2”/General Commercial District to operate a car wash. This Conditional Use Permit was previously approved in 2021, however the permit has since expired, and the ownership has changed. The Zoning Resolution would require a new Conditional Use Permit. The applicant has indicated that there will be no changes to the previously approved site.

The subject property is located on the corner along the western side of Route U.S. 250. The properties to the south and the east are zoned as “C-2”/ General Commercial District by the Township’s Zoning Map and Zoning Resolution. The properties to the west and north are zoned as “MA”/ Mineral Aggregate. Vehicular access to the site is provided by an internal drive running parallel to Route U.S. 250 in both the front and rear of the property. The internal drive connects to a light adjacent to Chick-fil-a. As stated, this project has already received a conditional use permit to operate a car wash in March of 2021. Section 17.2(2) of the Zoning Resolution states any car wash shall be classified as conditionally permitted use in the “C-2” / General Commercial District.

Below are the standards for car washes.

**Section 17.2 (2): Car washes. Any automatic or manually operated facility used to accommodate the laundering of automobiles and construed to be of a commercial operation managed to produce a profit. Standards that apply to car washes are as follows:**

**a) Public sewers and water facilities shall be utilized.**

**b) For drive-through car washes, an escape lane shall be provided as an alternate exit route. Each washing bay shall be provided a stacking lane, as determined by the Board of Zoning Appeals.**

**c) All structures housing washing apparatuses shall be setback fifty (50) feet from any rear property line and twenty (20) feet from any side lot lines; provided, however, that in the event that the lot fronts on two (2) street right-of-way lines, then the setback requirements on the one street frontage shall be fifty (50) feet and the setback on the other street frontage shall be fifty (50) feet.**

This application has been reviewed from the perspective of the Zoning Resolution's standards as noted above. As mentioned, the applicant has received previous approval for conditional use, however since the permit has expired and the ownership has changed hands a new conditional use permit is required. In this regard, planning staff recommends this **application be approved.**

Alan stated that they are going through a very complicated SGA loan approval and then the current owner wanted to step out and the new owners stepped in, but there are no changes to the site whatsoever, elevation and everything remain the same.

Mr. Kastor stated that he remembers this was presented as a new state-of-the-art car wash.

Alan stated that yes that is correct, and it still is, some of the equipment is updated and will be as we go, the exact same design you see here is what you will see. This is the newest type of car wash that they are becoming. It's almost a modern looking bank, instead of the old industrial looking ones.

## **VII. Staff Close Public Hearing/Open Public Meeting**

Mr. Kastor asked for a motion to close the public hearing and open the public meeting.

Mr. Gast motioned to close the public hearing. Mr. Bixler seconded. Mr. Gast, yes; Mr. Bixler, Yes; Mr. Pitts, Yes; Mr. Kastor, Yes

**VIII. Discussion from Board**

Mr. Kastor stated he would entertain a motion or approve or deny the request.

Mr. Pitts stated he has no questions.

Mr. Bixler motioned to approve Application #BZA2023-03 Mr. Gast Seconded.

Mr. Bixer yes; Mr. Gast, yes; Mr. Pitts, Yes; Mr. Kastor, yes.

**IX. Reading of the Request**

**APPLICATION # BZA2023-04-** An application for two (2) Conditional Use Permits has been filed by Jason Tusing on behalf of Deanne Properties Ltd. for the property located on Perkins Ave (Parcel (32-0090.001). The property is zoned as "C-2"/ General Commercial District. Section 17.2(8) of the Zoning Resolution requires a Conditional Use Permit for mini storage buildings within a "C-2"/ General Commercial District. Section 17.2(4) requires a Conditional Use for any drive in/thru related business in the "C-2"/ General Commercial District. The applicant is requesting a drive thru ATM at the site.

**X. Staff Review**

As Jessica stated that the applicant is Jason Tusing, on behalf of Deanne Properties Ltd. has submitted a conditional use application for the property located at 508 W. Perkins Ave (PPN 32-00902.001).

Current Zoning: "I-1" / Light Industrial. Proposed Development: Mini storage units & drive thru ATM. The subject property is located on the south side of Perkins Ave. The property to the north is located within the City of Sandusky, the property to west is zoned as "C-2"/General Commercial District, and the properties to the south and east are zoned "I-1"/Light Industrial. The surrounding uses are all commercial in nature.

Staff Comments

**Lighting: The applicant has not submitted the proposed lighting plan for the site**

**Parking: The applicant has not indicated the number or size of the parking stalls**

**Fencing: The applicant has not indicated fencing along the sides of the property, or the material utilized for the front fencing**

**Landscaping: The applicant must submit landscaping based on requirements reflected in Section 20.21(h)**

**Buildings: The proposed heights of the building exceed the requirements set forth in Section 20.2**

**Signage: To date the applicant has not provided the proposed signage for the site**

**ATM: The proposed location does not meet the required setbacks, as such a variance would be required.**

This application has been reviewed from the perspective of the Zoning Resolution's standards as noted above. Staff recognizes that the zoning of the property is "I-1" Light Industrial and this use is permitted through the conditional use permit process, however staff does have concern as many of the required conditions have not been addressed by the applicant at this time. Due to these outstanding items, Staff is hesitant to make a recommendation but would encourage the Board of Zoning Appeals to discuss these items with the applicant to assure that these conditions will be met. Staff recommends approval with the following 11 conditions.

Joshua Fox – Fox Architectural Design, LLC – We are here for a conditional use permit for the Perkins Ave property that is I-2. At this stage we understand all the conditions that are part of the package with the I2, with the resolution itself. At this point we're trying to get conditional use, to verify we can do this and get the building process going. With today's economy and such, it takes a long period of time to get the buildings. So, our goal is to A. get the conditional use, so we can get that process going. I know there are still a few things we have to do, but we don't want to put the owner through that expense to do all the lighting and civil drawings if we know it isn't going to be approved. The ATM machine is exactly like the piece out on 250, next to Vine & Olive, a single stand-alone box that has a one car up to it at a time. I don't know the bank at this time, but that's a very small piece of the puzzle. The mini storage we are looking at um providing updated site plans, just to note we have changed the plans from the plan that's on there, we are complying with the 14ft height restriction, so that will come in the building package. We will be providing a lighting package that be across the building focused on the site and there won't be any light in the public areas. As far as landscaping is concerned, we understand the requirements for the property. There will be a lot of green areas, there are some areas that require larger landscaping. Storm Water, our civil engineer out of Norwalk, will be handling that at the next phase upon approval. He has coordinated with the county to get things moving forward, there is an existing water quality system on site that Kroger had. Parking, we understand those requirements and were willing to go thru those steps, but we just want the conditional use approved. I think there might be some misunderstanding on the driveway part, there isn't an actual driveway on the south part, it has a masonry wall. There are no access points, it's the Thor works facility. It's a paved area up against there. At this time there is pavement already, we're fine with going to the next step of getting that approved. As far as the fencing and such, we have a fence around the entire perimeter, on the west side we have two buildings and it's connected with the two fences are the rear to the masonry wall. In between the two buildings and then to the 50 front setbacks. It is a

gated facility; it has two entrances that we are not changing. We are going to have two sliding gates or swing gates whatever option they come up with. The existing sign and digital billboard is already set, we have no modifications for that. We will have an additional sign for the mini storage (a lower one) were not 100% sure where that is going to go yet, I'm not sure if it can attach to the pylon sign just lower. There were some notes to touch base on, there will be no actual office building at this complex, this will be all automated systems at the front gate. All available by phone, text.

Mr. Gast asked where the Kiosk would be.

Mr. Fox stated it would be by the ATM area. It is a secure facility, there are cameras. The one on route 4 is set up that way.

Mr. Gast stated the one thing he would be worried about is these residential where the lower are.

Mr. Fox stated sure, it is I-2 which is industrial but light use behind that and c-2 and then back to I-2 for our property.

Mr. Haerr 524 W Perkins Ave - stated that it's his property and its up against his property. He stated that he has residential there and two offices. I have been there for like 10 years, I have a lady that does massages in the back for the past 5 years and people who live upstairs. So that would have a massive effect on my property and the rent received. I also have a letter from Jeff Smith who is a realtor and manages a lot of properties, but now it's going to have a devastating effect on my property value. The noise I mean can you imagine if that place is open 24 hours a day with no one watching it, coming, and going as they please. What kind of noise they're going to make and no one from the company watching what is going on there. I'm just saying that is going to destroy the value of my property and my rents received, and I would not want to be living there. I mean if there is a bunch of noise, who would I even call these people aren't there watching their own property first hand.

Mr. Kastor state first of all I need you to state your name and address.

Mr. Haerr stated Dave Haerr 524 W Perkins Ave.

Mr. Kastor stated let's let him finish.

Mr. Gast stated I was just asking a question, who it abut against. Isn't there a trailer park back there?

Mr. Fox stated yes, I think its zoned I-2, it might be zoned I-1. I-1 is behind there, and C-2 is in the red. There is no residential by the definition of the zoning that abuts this property. Not to say there isn't residential living on your property but there is no zoned residential near this.

Mr. Kastor asked if are we sure in I (which is most liberal zoning district) that Mini storage is a conditional use.

Ms. Byington stated yes. Casey, can you see it said please refer back to C-2.

Mr. Kastor stated so it's a conditional use weather its business or industrial.

Ms. Byington said yes, that is my understanding, but she will pull it up to make sure.

Mr. Kastor stated so, its kind of the chicken or the egg, what comes first? You're asking us for approval of the conditional use and then you'll go address all the items.

Mr. Fox said correct, we just want to get to the point where we can get to that design.

Mr. Kastor stated that it is going to be kind of hard to give you that conditional use before we see all of that.

Mr. Fox said we agree with that 100% we have no issues at all, we know there can be conditions for lighting plans and landscape plan. We understand that we are not trying to avoid it.

Mr. Kastor stated that so you know why it is a conditional use is they are not always a good fit in every place, and this is one of main through fares in the township. You usually see them in a more remote location. Jason, what are your thoughts here, why are you wanting to put a mini storage here?

Jason Tusing – The area you look at the other stage units in Perkins Township, they're all full. There is a need for it. It's the only property I own in Perkins Township, so we designed it for that. We would make it look good.

Mr. Fox stated that I would agree that the key to the central point of mini storage being in rural areas. Everyone wants to get their stuff quick. Everyone wants to go right around the corner to get their stuff, it's more convenient for the people that are renting. It's not a hangout place, it's a gated facility. Only people who can get in there are going to be in there. It's actually the perfect place, right across the street from people living in Sandusky.

Mr. Haer stated that he apologized for interrupting. So, the bottom line is like what I said earlier, that butts right up against my property. When these guys are getting in there working on their boats or taking their stuff out of storage, all that noise is going to affect all times of the night. So, people living there aren't going to want to live there, its going to affect my office hours that are used and ultimately if you're putting storage units in the second busiest road in Sandusky, I mean Perkins that's like giving up. There's a reason why these are made to be out in the middle of nowhere they aren't made to be in town. This is where restaurants are gas stations, bars, etc. It's going to be an eye sore, it's just not going to lower the value of my property, but overall. My opinion seeing that is like they just gave up, putting a storage unit, that is just lessening the value of all of this. It's going to squeeze me out of where I am, and I've been there 10 years, paying taxes updating these buildings. I do a lot of stuff in that area, and there is a house right next to my house. So, there is more than just my house as residential. In general, I don't think it's a good idea, but it's going to affect me personally. That sign they put there is so huge and gaudy, it kind of messed up the value of that property in general and this is the last hope to get something out of that deal, because at the end of the day I just know its not a good fit. All I've ever done is keep quiet, pay my taxes and have my business in Perkins. So, I am asking please consider this before approving this. I wish them success, but for them to be successful they'll be making me unsuccessful, and I don't like that, just to earn a buck. That's all I have got to say, thank you.

Mr. Fox stated just to recap to everyone exactly where this is, there's an industrial facility just south of this property that makes noise, builds seal master products, stores them outside, we don't see any value denigration to the properties around us, we see it bringing value back to the community. There is no noise, there is no manufacturing, the only thing is people coming in and out, loading their belongings or summer outside patio furniture. There is physically no one working there, and we haven't designated this property to be 24/7 access yet, that is still to be determined. That can be stopped at 10 o'clock like other facilities in this area. Most of the time they are from sunrise to sunset, set, is when the gates are operable. Just so there you know there is no noise, the only noise you would hear are cars driving through the ATM machine and in and out of the gate. So just wanted to make sure everyone understands there's no machine work or shop.

Mr. Gast stated that if he rents and he wants to wax his boat there.

Mr. Fox stated that there is no electricity so I'm not sure how you're going to wax your boat.

Mr. Gast stated battery, I'm just asking.

Mr. Fox stated that it's not allowed by the Ohio revised code and its not allowed by that. It's in the lease agreement, what you can and can't have.

Mr. Gast asked who would police that, and the reason I'm asking is somebody who owns one on Perkins have does that. I don't know what their lease is, but you drive there you see them working on boats, waxing cars, see generators. This was when it was warm last year, generator flying.

Mr. Fox stated that he knows they're not going to catch every single one of them, but it is in the lease itself. That's the law, that's the Ohio revised Code. So, if something were to happen then yes, the owner/office manager would have to make a facility stop or check up on it via complaint from someone. But it's not designed to do that.

Mr. Gast asked if Mr. Haerr had problems who would they call, we would form a relationship with him and have that set up with whomever is the property manager at that time and have direct contact with them.

Mr. Fox stated that he doesn't see that being an issue due to the buildings backing up too it and there is a 40ft buffer from the building already before you get to the driveway. But absolutely he can call email. Keeping the gates closed has been successful for other storage units for keeping things quiet and the issues out.

Mr. Haerr stated that really quickly it's a statistical fact that those places are high for theft and vandalism. Thor works is not against my property, I don't hear their noise. I assume these storage units are made of metal, so opening them will make noise. I mean like I said I feel like that is going to make a big difference for me and my business. I am going to lose them, the massage lady said that if that happens, she's leaving. Whatever I do it will be hard to keep a tenant. Just opening and closing their doors all the time is noise. I mean I've seen plenty of people at storage units going in and out and working on stuff outside, even if its not electrical. They're still out there working and making noise. Regardless all of that, I believe personally, if you put a storage unit in the middle of the second busiest street in Sandusky, that is not a good look for anyone, not just mine.

Mr. Kastor stated the reference to the Thor Sports property, they're. What you do to the property enhances the property, the buffer of big concrete block wall. Just don't think that's a problem being in that area.

Mrs. Sparks asked that understanding, your intentions are to get a variance for some of the remaining items in regards to the parking. Is it your intention not to have any parking there in general or the stall and sizes?

Mr. Fox stated that most likely parking itself based on the building, its not a retail shop. So we don't have many spaces we really need and we don't want that many people parking there. Then people will start parking their cars there, we don't want outside storage. We would go for that variance and then the rear driveway set back, right now its asphalt going along the whole mainstream wall along Thor works. We would like to use the pavement as it sits today. Also, if they have to park it'd be ideal for them to use that as parking.

Mrs. Sparks stated okay and in regard to landscaping you know there are landscaping requirements that you have to meet. There is grass area proposed for the northern portion of the property, you know that would have to be quire a bit of matured landscaping that would have to be installed there.

Mr. Fox stated that he thinks we would issue a landscape civil drawing with the trees on it, I think you asked about the size of the trees, and we would indicate that. We would give it to you guys for coordination, whether it's a civil engineer that does it or a landscaping company.

Mrs. Sparks said thank you.

**XI. Staff Close Public Hearing/Open Public Meeting**

Mr. Kastor asked for a motion to close the public hearing and open the public meeting. Mr. Gast motioned to close the public hearing. Mr. Bixler seconded.

Mr. Gast, Yes; Mr. Bixler, yes; Mr. Pitts, Yes; Mr. Kastor, Yes

**XII. Discussion from Board**

Mr. Kastor stated he would entertain a motion or approve or deny the request.

Mr. Kastor stated that its kind of a unique situation, and he understands what the applicant is looking for. He stated personally, he's almost inclined to table the application until you come back with a very defined plan. This potentially could be a problem at this location and

we must protect Mr. Haerr and the other adjacent property owners from that harm. Everything the staff outlined as a concern in my opinion should be addressed, and then you're still rolling the dice. You know there is no guarantee at this point that you will get approved, that is my thought.

M. Pitts stated that I concur wholeheartedly, and you put it well, I would have a difficult time voting at this point because I do not have enough information. I mean you are looking at giving someone something that is going to be there for a long time I assume and then on the front end it's like we just need this and that and well get back to you on this, and that's all too thin for me.

Mr. Gast stated that he agrees, so hes stated table it until they define it more or until they answer the staff questions.

Mr. Kastor stated yes, they must bring in plans that address those concerns, and even at that point there is no given chance that he will get approval. It's conditional use, it's up to this board to decide if that use could be a benefit to the Township.

Mr. Bixler stated that it sounds good, but he would add its just out of place, it doesn't seem like it should be there. To me we should get something more valuable, more tax based. Seems like a prime base for something other than mini storage. Someone needs to address his issues and some part of compromise there. I agree with tabling it until everything is submitted itself.

Mr. Pitts motioned to table Application #BZA2023-04, Mr. Bixler seconded.  
Mr. Pitts, yes; Mr. Bixler, yes; Mr. Gast yes; Mr. Kastor, yes.

Mr. Kastor stated So for clarification on a tabled request, when they come back to re-presnet they don't have to pay again, correct?

Ms. Byington stated correctly, I was just going to mention, usually you set the date that it would be heard. I don't know if it will give the applicant enough time to put it together or not. So, if we don't set a date for it to be heard again, we will just re-notify the property owners which would be an expense to the Township unless you want to set a date to table it until.

Mr. Kastor stated that he thinks that notification expense is minimal, so he doesn't want to put a time restraint on them to get things submitted.

### **XIII. Reading the Request**

**APPLICATION # BZA 2023-05-A** Conditional Use Permit filed by John Guerrero for the property located at 6513 Milan Road (Parcel 32-04778.000). The property is zoned as "C-2"/ General Commercial District. Section 17.2(4) of the Zoning Resolution requires a

Conditional Use for any drive in/thru related businesses within a “C-2”/ General Commercial District.

#### **XIV. Staff Review**

As Jessica stated that John (Jay) Guerrero has submitted a conditional use application for the property located on 6513 Milan Road (PPN 32-04778.000). Current Zoning: “C-2” / General Commercial District. Proposed Development: Herban Market & Coffee Drive- Thru. The subject property is located on the west side of Milan Road, adjacent to New Life Church. The property is .51 acres, and the building is currently vacant. Land use surrounding the property is commercial and assembly. The applicant is seeking a conditional use permit to allow for a market and coffee drive- thru. The applicant has applied for a conditional use permit for the approval of a herban market and coffee drive-thru. Section 17.2(4) of the zoning amendment requires a drive-thru business to receive a conditional use permit. The applicant has indicated that the market will provide residents with access to fresh and healthy food options and will promote healthy eating habits and overall wellness. The coffee drive-thru will serve as a community gathering space providing a place to people to meet and socialize.

**The Zoning Resolution sets the following requirements for the Conditional Use Permit.**

- a) **A setback of at least sixty (60) feet from the right-of-way line of any existing or proposed street must be maintained.**
- b) **Ingress and egress points shall be located at least fifty (50) feet from the right-of-way of the intersection of any two (2) streets.**
- c) **All lighting shall be shielded from adjacent residential districts.**
- d) **A completely opaque wall at least six (6) feet high shall be provided when abutting or adjacent to any residential district.**

The site plan provided includes the circulation plan for the coffee drive/ thru as well as the proposed parking spaces for the business. Staff has requested the size of the parking stalls but to date they have not been provided. The property is surrounded by commercial zoning as such the requirements for screening for residential would not be required. Staff has not received information regarding the proposed lighting.

This application has been reviewed from the perspective of the Zoning Resolution’s standards as noted above. Staff believes that the property is located in a commercial zoned area along State Route 250, the proposed use will service the future development within the area. In this regard, it is noted that planning staff recommends this **application be approved.**

Julie - Member of Audience stated that she seen we had a zoom, wondered if we could zoom Jay as well. My phone isn't making me any calls or texts out. If you have any questions I can try to answer them.

Mr. Kastor stated that we like a lot of coffee shops in the Township. I'm just curious what does eat real be real mean.

Julie- well you know we have a healthy vending company in Nashville. Did you say eat real be real? We are friends with Farmer Jones out there, we are just about healthy living. That is probably something theme wise he came up with. Our vending company in Nashville is healthy vending. He's working on this without me, but you can kind of guess what that means right?

Mr. Kastor stated yes, healthy coffee right.

Julie stated that Jay is calling.

Mr. Kastor stated that they are the board of zoning appeals, and they are reviewing your request. It looks like it would be a good use in the Township.

Mr. Pitts stated that it was mentioned that you're hoping to be in business with the RV Park that is going in next door. Access is going to be a walkway or over the fence.

Jay - We have a pathway that has drives for golf carts and so on. There is nothing set in stone that is totally established, it's just an idea right now.

Mr. Bixler asked what the is the time frame for project completion.

Jay – stated Cedar Point opens on May 6<sup>th</sup>, we're hoping for the first portion to be done by then.

Mr. Kastor asked if they'd thought about signage.

Jay stated that he has a sign permit, I want to do something more modern and nicer, but I've been holding off and doing something more contemporary.

**XV. Staff Close Public Hearing/Open Public Meeting**

Mr. Kastor asked for a motion to close the public hearing and open the public meeting. Mr. Gast motioned to close the public hearing. Mr. Pitts seconded.

Mr. Gast, yes; Mr. Pitts, Yes; Mr. Bixler, Yes; Mr. Kastor, Yes.

**XVI. Discussion from Board**

Mr. Kastor stated he would entertain a motion or approve or deny the request.

Mr. Gast motioned to approve Application #BZA2023-05 with the easement Mr. Bixler seconded.

Mr. Gast yes; Mr. Bixler yes; Mr. Pitts, yes; Mr. Kastor, yes.

**XVII. Old Business**

**XVIII. New Business**

**XIX. Adjournment**

Mr. Kastor asked for a motion for adjournment.

Mr. Gast made the motion and Mr. Bixler seconded. Roll Call: Mr. Gast; Yes, Mr. Bixler; yes, Mr. Pitts, yes; Mr. Kastor; Yes.