June 30, 2017

TO: Wayne S. Davis, City Manager

FROM: Tracy Roblero, Community Development Director JMR

SUBJECT: Forward Request for an Equivalency for the Property Located at 10130 Montgomery Road

Request

It is requested that City Council hold a public hearing to a consider a request from Twin Lakes for an equivalency to allow for construction of villa homes with a rear yard setback of 15' where 20' is required at 10130 Montgomery Road.

Background

The applicant is proposing to construct 22 new villa homes for residents of Twin Lakes Senior Living Community on the vacant parcel just south of the Safety Center, 10130 Montgomery Road. The proposal includes 11 duplexes for a total of 22 units. The access to the proposed homes will be from the existing private drive, Arborcreek Lane, which comes off Hopewell Road. Indian Hill's Planning Commission has approved the extension of the private drive through Indian Hill with conditions. The property is zoned 'D-2' – Multi-Family Residential. Single family homes, two-family homes, multi-family homes and 'cluster' developments are permitted uses within the district. The maximum density permitted is five units per acre or 26 units. The project meets this requirement with a total of 22 units proposed.

A similar project for 23 villa homes was proposed for this property in May of 2008; however, at that time the access was proposed from Montgomery Road. Originally, the applicant proposed to line the access point up with Forestglen Drive; however, after concern from residents, City Council agreed to put the access point further south to line up with the driveway to the Annex building. The applicant did not move forward with the project in 2008; however, has made the decision to revisit the project and is now providing access off Arborcreek Lane.

The plan is in compliance with the requirements of the Zoning Code with the exception of the rear yard setback from Indian Hill. The applicant is requesting an equivalency from this provision. The Planning Commission approved a setback of 15 feet from the east property line in the past when the property was under an Interim Development Control (IDC) in 2008. The IDC gave Planning Commission the authority to approve this waiver from the Zoning Code without an equivalency or a variance; however, the IDC is no longer in effect and therefore an equivalency or a variance is required. The applicant is proposing a 15' setback from the rear property line in order to allow a greater setback from Montgomery Road to deal effectively with topography issues on the site and to provide an extensive landscape buffer along Montgomery Road to provide an effective visual buffer.

Planning Commission Recommendation

The Planning Commission met to consider the Final Development Plan and the request for an equivalency on May 15, 2017. Notices were sent to neighbors within a 300' radius of the property. A few residents from Forestglen Drive and Montgomery Road attended the meeting to understand the project and ask questions.

After hearing the testimony presented at the meetings and discussing the application, the Planning Commission voted unanimously to approve the Final Development Plan and to recommend approval to City Council of the equivalency request. In regards to the equivalency request, the Planning Commission found that the decreased setback along the rear property line would allow for an extensive landscape buffer along Montgomery Road to provide an effective visual buffer. The Planning Commission also found that the intent of the regulation is being met by the proposed site plan because the estate homes in Indian Hill are located on large lots and the closest home is approximately 80' from the shared property line. Additionally, the project is residential in nature and abuts property which is under common ownership.

The Planning Commission placed the following conditions upon approval of the Final Development Plan:

- The final design for the sidewalk along Montgomery Road shall be reviewed and approved by the Public Works Director.
- If the applicant chooses to install light poles, the final location of the light poles should be reviewed and approved by the Public Works Director.
- The stormwater management construction drawings shall be approved by the City Engineer.
- A copy of the NPDES permit be supplied to the Community Development Director.
- The final grading plans shall be approved by the City Engineer.
- The final landscape plan be approved by the City Arborist.
- The applicant shall complete the consolidation plat process to combine the existing lots into one lot prior to a building permit being issued.

Staff Recommendation

The project is a significant development along Montgomery Road as it will develop land that is currently vacant for 22 villa homes. Staff believes that the applicant has come up with the ideal solution for accessing the property from Arborcreek Lane thus requiring no new curb cuts on Montgomery Road. The proposed site layout as well as the extension of Arborcreek Lane provides for good internal circulation and better access management along Montgomery Road than if a new curb cut was required. While this development will be a large visual change along Montgomery Road, Staff does not believe the proposed development will negatively impact surrounding property owners due to the low intensity of use. Staff believes that the proposal is complementary to the residential character of the neighborhood and harmonious with other buildings on the Twin Lakes campus. Staff believes that the extensive landscaping along Montgomery Road will also lessen the visual impact of the project and provides future residents of the Villa Homes with a visual buffer from Montgomery Road.

The applicant is requesting an equivalency to allow for a 15' setback from the rear property line to allow a further setback from Montgomery Road which would allow for extensive landscaping along Montgomery

Road to provide an effective visual buffer. Based on the findings of the Planning Commission, Staff supports the recommendation of the Planning Commission to allow for an equivalency to allow for construction of villa homes at 10130 Montgomery Road with a rear yard setback of 15' where 20' is required.

Project Narrative

Twin Lakes Villas-North Campus
Final Development Plan
Montgomery Road, Montgomery, Ohio
BB Job No. 15K025-001
May 1, 2017

Twin Lakes, a Life Enriching Communities (LEC) community, constructed their original retirement village campus approximately 13+ years ago. It offers villa style neighborhoods on the "North", "South", and "Lakeside" campuses, manor homes adjacent to the "North" campus and independent apartment living, assisted living, and skilled nursing on the "Main" campus. In order to meet the current and future needs of the Twin Lakes residents, LEC is proposing a Villa development with this Final Development Plan submittal.

The proposed 22-unit project is located on along Montgomery Road between School House Lane and Hopewell Road on the proposed consolidated parcel as shown on the plans (Proposed Project Parcels to be consolidated (PIDN 603-0008-0515, -0227, -0303, -0008, -0526). The extension of Arborcreek Lane (private street) from the existing cul-de-sac in Indian Hill to the project site provides roadway access to the project. The plat for access with the Arborcreek Lane extension through Indian Hill was approved by the Indian Hill Planning Commission at their March 21st meeting.

At this time LEC has not yet determined if they will incorporate lighting into the project along the Arborcreek Lane extension (private street). If lighting is included, the lighting fixtures and poles will be per the submitted lighting cut-sheet, matching what has been incorporated on recent project on other parts of the Twin Lakes campus.

A pre-application meeting with Public Works and staff was completed for this project. The cover letter outlines the various submittal items requested from discussions with staff. This submittal is a request for review and approval of the final development plan for the proposed improvements.

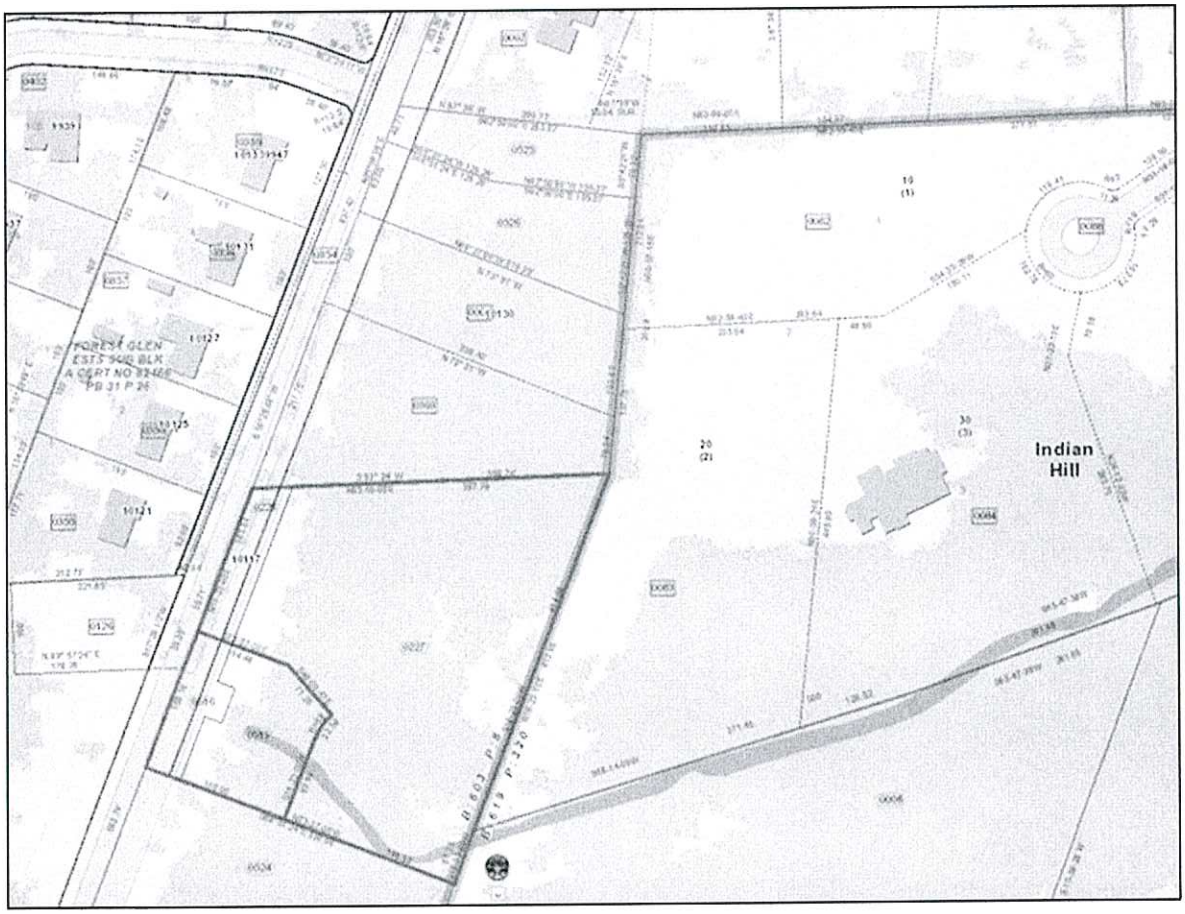
CITY OF MONTGOMERY
CITY PLANNING COMMISSION
Application for Final Development Plan Approval
Twin Lakes - Villa Homes
10130 Montgomery Road
May 12, 2017

Staff Report

Applicant: Twin Lakes
6279 Tri-Ridge Blvd, Ste. 320
Loveland, OH 45140

Property Owner(s): Same as above

Vicinity Map:



Zoning:

The property is zoned 'D-2' – Multi-Family Residential. Single family homes, two-family homes, multi-family homes and 'cluster' developments are permitted uses within the district. The maximum density permitted is five units per acre.

The property to the south is zoned 'D-3' – Multi-Family Residential. The property is also owned by Twin Lakes and a Final Development Plan for a memory care assisted living facility was recently approved. The property to the west across Montgomery Road is zoned 'A' – Single Family Residential and used for single family residences. The property to the east is located in Indian Hill and zoned for large lot single family residential. The property is owned by Twin Lakes and used for Estate Homes.

Nature of Request:

The applicant is requesting the approval of the Final Development Site Plan with an equivalency. The applicant is proposing to construct 22 new villa homes for residents of Twin Lakes Senior Living Community. The proposal includes 11 duplexes for a total of 22 units. The access to the proposed homes will be from the existing private drive, Arborcreek Lane, which comes off of Hopewell Road. Indian Hill's Planning Commission has approved the extension of the private drive through Indian Hill with conditions.

A similar project for 23 Villa Homes was proposed for this property in May of 2008; however, at that time the access was proposed from Montgomery Road. Originally, the applicant proposed to line the access point up with Forestglen Drive; however, after concern from residents, City Council agreed to put the access point further south to line up with the driveway to the Annex building. The applicant did not move forward with the project in 2008; however, has made the decision to revisit the project. As the access is now proposed to come off of Arborcreek Lane, City Council has begun the process of vacating the half acre property across from the Annex as it is no longer necessary to provide access. The City and Twin Lakes are also in the process of a land transaction in order for the City to acquire approximately 0.4 acres just south of the Safety Center. Therefore, in total the proposed consolidated lot is approximately 5.8 acres.

Staff Analysis:

Density:

The proposed consolidated lot for the project is approximately 5.8 acres. Excluding right of way, the total net acreage is approximately 5.19 acres. The 'D-2' District

permits a maximum of 5 units per acre or 26 units. The project meets this requirement with a total of 22 units proposed.

Setbacks:	Required	Requested
Front Building (Montgomery Rd)	35'	35'
Side Building (North)	15'	15'
Rear Building	20'	15'
Side (South)	15'	15'
Between Buildings (side-side)	20'	20' min.

Parking:

The Zoning Code requires two enclosed parking spaces per unit, which the proposal meets as each unit has a two garage.

Access:

Access to the project will be off of the existing private drive, Arborcreek Lane. The drive is accessed off of Hopewell Road and will need to be extended through the City of the Village of Indian Hill in order to access the proposed homes. The Indian Hill Planning Commission has approved the extension subject to the Montgomery Planning Commission approving the site plan as submitted for a maximum of 22 units with no access to Montgomery Road or any additional properties.

The street will be a private drive with a width of 25' from back of curb to back of curb, which has been approved by the Public Works Department and found to be acceptable by the Fire Department. The terminus is a cul-de-sac which meets the radius requirement for a public street and has been approved by the City Engineer and found to be acceptable by the Fire Department.

The plan shows a sidewalk along the east side of the private drive and a connection from the private drive to the walking path in Indian Hill that connects to the Twin Lakes Main Campus. The plan includes a 7' wide sidewalk along Montgomery Road with a 5' street lawn. The design of the sidewalk has been reviewed and approved by the Public Works Director.

Lighting:

The applicant is undecided on providing street lights along the private drive and is not proposing any street lights at this time. The zoning in Indian Hill does not allow for street lights and therefore, the portion of Arborcreek Lane within Indian Hill will not have street lights. The applicant is evaluating if it would be aesthetically pleasing to provide street lights when the Indian Hill section would not have lighting. The applicant has provided the specifications for street lights for approval should they chose to install the lights. The fixture and light poles match the street lighting throughout the Twin Lakes Campus and meet the Zoning Code requirements. Should the applicant chose to move forward with street lighting, the final placement would require approval from the Public Works Director.

Storm water Management:

The proposed building and site improvements will be required to meet the Hamilton County Stormwater Regulations. Since the disturbance area of the development is greater than 1.0 acres, a permanent post-construction best management practice for storm water quality will be required and the construction will require a National Pollutant Discharge Elimination System (NPDES) permit from the EPA. The applicant has proposed the use of extended detention as a best management practice for storm water quality. A storm water detention basin is shown in the southeast corner which outlets into the existing branch of Sycamore Creek and drainage follows the existing natural flow. The stormwater plans and drainage calculations have been sent to the City Engineer for review and approval. The City Engineer has stated that the stormwater plans and drainage calculations are in general compliance with only minor changes necessary.

Utilities:

Gas, water and fire protection for the proposed villa homes will be serviced via new underground electric services along the Arborcreek Lane extension. The location of the proposed fire hydrants have been reviewed and approved by Fire Chief. The utilities plan has been sent to the City Engineer for review and he has stated that the plans are in general compliance with only minor changes necessary.

Landscaping:

A landscaping plan has been provided which shows extensive landscaping along the Montgomery Road frontage. There is 727' of frontage along Montgomery Road, which would require 25 trees and 146 shrubs. The applicant is proposing to provide 25 trees and an additional 8 evergreens. The species being used to meet this requirement include Golden Rain Tree, Prairefire Flowering Crabtree, Snowdrift Flowering Crabtree, Little

Leaf Linden, Blue Spruce and the Colorado Blue Spruce. The shrubs being proposed to meet the requirement include Feather Red Grass, Arctic Fire Dogwood, Old Gold Juniper, Northern Bayberry and Prague Viburnum. No landscaping is required for the other yards due to the residential nature of the project. The landscape plan has been reviewed and approved by the City Arborist.

Signage:

Staff is not aware of any plans for signage. Any permanent project identification sign will need approval in the future.

Staff Comments and Recommendation

The project is a significant development along Montgomery Road as it will develop land that is currently vacant for 22 villa homes. Staff believes that the applicant has come up with the ideal solution for accessing the property from Arborcreek Lane thus requiring no new curb cuts on Montgomery Road. The proposed site layout as well as the extension of Arborcreek Lane provides for good internal circulation and better access management along Montgomery Road than if a new curb cut was required. While this development will be a large visual change along Montgomery Road, Staff does not believe the proposed development will negatively impact surrounding property owners due to the low intensity of use. Staff believes that the proposal is complementary to the residential character of the neighborhood and harmonious with other buildings on the Twin Lakes campus. Staff believes that the extensive landscaping along Montgomery Road will also lessen the visual impact of the project and provides future residents of the Villa Homes with a visual buffer from Montgomery Road.

The application is provided for final development site plan approval and has provided a thorough representation of the plans to date. The plan is in compliance with the requirements of the Zoning Code with the exception of the rear yard setback from Indian Hill. The applicant is requesting an equivalency from this provision. The Planning Commission has approved a setback of 15 feet from the east property line in the past when the property was under an Interim Development Control (IDC) in 2008. The IDC gave Planning Commission the authority to approve this waiver from the Zoning Code without an equivalency or a variance; however, the IDC is no longer in effect and therefore an equivalency or a variance is required.

The applicant is proposing a 15' setback from the rear property line in order to allow a further setback from Montgomery Road and to allow them to deal effectively with topography issues on the site. The majority of the proposed building pads are setback approximately 40' from Montgomery Road which allows for extensive landscaping along Montgomery Road to provide an effective visual buffer. The estate homes in Indian Hill

are located on large lots and the closest home is approximately 80' from the shared property line, which far exceeds the intent of the Code in regards to building separation. Due to these facts, the residential nature of the project and the fact that the properties are under common ownership, Staff is in support of the equivalency request.

Staff is in support of the approval of the Final Development Site Plan with an equivalency as submitted with the following conditions:

- The final design for the sidewalk along Montgomery Road shall be reviewed and approved by the Public Works Director.
- If the applicant chooses to install light poles, the final location of the light poles should be reviewed and approved by the Public Works Director.
- The stormwater management construction drawings shall be approved by the City Engineer.
- A copy of the NPDES permit be supplied to the Community Development Director.
- The final grading plans shall be approved by the City Engineer.
- The final landscape plan be approved by the City Arborist.
- The applicant shall complete the consolidation plat process to combine the existing lots into one lot prior to a building permit being issued.

CITY OF MONTGOMERY
PLANNING COMMISSION REGULAR MEETING
May 15, 2017

PRESENT

GUESTS & RESIDENTS		STAFF
Liz Billman 10215 Pendery Drive, 45242	Craig Margolis City Council Member 8270 Mellon Drive, 45242	Tracy Roblero, Community Development Director Karen Bouldin, Secretary
Chris Combs 10370 Curt Lane, 45242	Steve Mombach Senior Vice President TriHealth 619 Oak Street, Suite 655 Cincinnati, OH 45206	**BOARD MEMBERS** Chairman Mike Harbison Darrell Leibson Jim Matre, Vice Chairman Barbara Steinebrey Pat Stull
Wayne Davis, City Manager City of Montgomery	Tom Neumann 10351 Radabaugh Dr., 45242	**BOARD MEMBERS NOT PRESENT** Vince Dong Barbara White
Aaron Felsheim 10432 Radabaugh Drive, 45242	Charles Pescovitz 10271 Buxton Lane, 45242	
Dean Furlan GBBN Architects 332 E. 8th Street Cincinnati, OH 45202	Shelly & Dave Ranochak 10240 Pendery Drive, 45242	
George & Linda Georgilis 10329 Birkemeyer Dr., 45242	Amy Revis 10380 Pendery Drive, 45242	
Leo & Amy Gundler 10608 Convo Court, 45242	Liz and Frank Ricci 10365 Pendery Drive, 45242	
Kevin Hamel 10413 Birkemeyer Drive, 45242	Sarah Rumpke 10114 Woodfern Way, 45242	
Andrew Hamilton 10350 Pendery Drive, 45242	Jack & Nick Schlueter 10418 Radabaugh Dr., 45242	
Paul Harris 10444 Radabaugh Drive, 45242	Mark & Sue Schlueter 10418 Radabaugh Dr., 45242	

Jon Homer **Director of Business Development** **Life Enriching Communities (LEC)** **6279 Tri-Ridge Blvd.** **Loveland, OH 45140**	**Jill & J. Byron Scholle** **10362 Radabaugh Dr., 45242**		
Heather Hotlosz **10131 Montgomery Road, 45242**	**Matthew Schottelkotte** **GBBN Architects** **332 E. 8th Street** **Cincinnati, OH 45202**		
Anthony Jordan **10370 Pendery Drive, 45242**	**Karen & Phil Schwartz** **10275 Pendery Drive, 45242**		
John Kranyak **10390 Radabaugh Drive, 45242**	**Jeremiah Seebohm** **10421 Radabaugh Dr., 45242**		
Yeongho Lee **10613 Thistlewood Court, 45242**	**Ann Siders** **10348 Radabaugh Dr., 45242**		
Mark Lee **GBBN Architects** **332 E. 8th Street** **Cincinnati, OH 45202**	**Mark & Anne Steinberg** **10362 Birkemeyer, 45242**		
Mr. Mickey LeRoy **7069 Shawnee Run Road** **Madeira, OH 45243**	**Mike Willenbrink, PE** **Project Manager** **Bayer Becker** **1404 Race Street, Suite 204** **Cincinnati, OH 45202**		
Michael Lieb **GBBN Architects** **332 E. 8th Street** **Cincinnati, OH 45202**	**Mark Witte** **Senior Administrator** **TriHealth** **619 Oak Street, Suite 655** **Cincinnati, OH 45206**		
Kimberly Lundgren **10376 Radabaugh Drive, 45242**	**Julie Smith Womeldorff and** **Joseph P. Smith** **10404 Radabaugh Dr., 45242**		
Dr. James F. Maher **10581 Tanagerhills Dr., 45242**	**Dave Wright** **The Kleingers Group** **6305 Cedntre Park Drive** **West Chester, OH 45069**		

Chairman Harbison called the meeting to order at 7:30 p.m. He reminded all guests and residents to sign in. He asked all attending to turn off all cell phones.

Staff Update

Ms. Roblero thanked City Council and the City Manager for their support in allowing her to attend the National Planning Conference in New York last week. At the meeting, there was discussion about technology and planning as well as many sessions regarding housing and the lack of middle housing.

She is still working with the developers on text amendments for the Gateway Redevelopment Area, with hopes to bring it before this Commission in June.

As part of the Strategic Plan, Ms. Roblero is putting together a housing round-table with developers to discuss single-family, small-lot residential as well as the housing market and the trends.

Communications

There were no communications to report.

Guests and Residents

There were no guests or residents who wished to speak about items that were not on the agenda.

Old Business

There was no old business to discuss.

Chairman Harbison explained the process for this evening's meeting to all guests and residents: "Ms. Roblero reviews her detailed Staff Report and the Commission asks any questions they might have. The applicant presents their application and the Commission then asks any questions. The floor is opened to all residents for questions and/or comments. The Commission discusses the application and residents are not permitted to comment or question during this discussion. The Commission will then decide to table, approve or deny the application.

New Business (1)

An application from GBBN Architects for General Development Site Plan approval to allow for the construction of a medical office building and a parking structure as well as site and parking revisions on the Bethesda North Hospital campus at 10500 Montgomery Road.

Staff Update

Ms. Roblero reviewed the Staff Report dated May 12, 2017, "Application for a General Development Site Plan for TriHealth Bethesda North Comprehensive Care Center located at 10500 Montgomery Road." As she spoke, she pointed out items on the site plan that was shown on the wide screen.

Ms. Roblero stated that this is a General Development Plan, which is a very conceptual plan. The next approval step would be a Final Development Plan and there will be more detail in the

Final Development Plan, such as traffic, architecture of the building, lighting and landscaping. Ms. Roblero stated that notices will be sent out again to nearby residents for the Final Development Plan.

Mr. Matre asked about the 24 foot height limitation for the parking garage. Ms. Roblero stated that there is 150-foot greenbelt that was established in 1995, as part of the negotiations between the Hospital and the residents in the Jones Farm subdivision; so there is a 150 foot buffer from south property line. The 1995 agreement allowed structures in a certain area (where the garage is proposed) up to 24 feet in height. She pointed out this location on the screen.

Ms. Roblero explained that, after the agreement was made in 1995, it was then incorporated into Montgomery's Zoning Code.

Mr. Leibson inquired about obtaining a larger perspective of the total campus, showing Montgomery Road, property lines, etc. He would like to see this, in the future, if possible. Ms. Roblero showed an aerial view on the wide screen, and referred members to the same view, on the document in their handouts. She pointed to Montgomery Road, other streets, as well as Indian Hill, and the property lines. Mr. Leibson asked if they owned some property in Indian Hill. Ms. Roblero did not believe so and deferred to the applicant.

There was more discussion and it was determined that the holding pond / detention area was located adjacent to Lot 4 and not in the back.

Mr. Steve Mombach, Senior Vice President, TriHealth, 619 Oak Street, Suite 655, Cincinnati, OH 45206, presented a PowerPoint presentation. He noted that they are basically looking for consolidation within their own campus as they grow. He explained that the new building is lower than most of their existing buildings. Mr. Mombach introduced Mr. Witte.

Mr. Mark Witte, Senior Administrator, responsible for the Cancer Center, TriHealth, 619 Oak Street, Suite 655, Cincinnati, OH 45206, stated that TriHealth is now the largest provider of cancer care in Cincinnati. He explained that one of the goals is to consolidate the services on their campus: the 5 different places that a cancer patient needs to go. The biggest portion of this building would be a center for comprehensive cancer care; so a patient can move easily and quickly to find their physician, nutritionist, social worker, genetic counseling, mental health help and cancer treatment, without having to drive to different buildings. He introduced Dr. Jim Maher, the Medical Director of Cancer Center Institute, who is also a resident of Montgomery.

Matthew Schottelkotte of GBBN Architects, 332 E. 8th Street, Cincinnati, OH 45202, stated that the purpose of the location of the proposed building was: 1) to consolidate major drop off of people at the hospital, and 2) connection back into the hospital. He noted that there is a connector link from this building into the existing hospital, so that people inside of the hospital are able to access this new facility.

Important considerations of the parking structure were: 1) easy access to the site, when you arrive, and 2) the size of the footprint that the parking required. When they tried to put it into existing parking, it displaced more parking spaces. If they moved the location of garage to the east and west, it would be about 4 stories in height. When they studied the parking on Lot 5 because of the footprint and the displacement of the number of parking places, it actually increased the height of the parking structure. The proposed location proves to be the optimum for the lowest structure possible.

The essential use of this parking and the garage's location to the existing building is that, right now, it is being used primarily as staff parking. Patient parking is surface, off of Lots 3 and 5, and there is good connectivity, so they are close, and the parking flow is not disrupted.

Another reason for the placement of the garage was so that it did not interfere with the existing detention basin and the existing 150-foot no-build.

Mr. Schottelkotte pointed out that Tri-Health wanted to put this building into landscape, instead of a building in the surface parking lot. He noted the increase of landscaping at the arrival area with minimal disruption to the entrance flow. He stated that the traffic analysis has been completed and will be discussed at the next meeting, as they haven't yet reviewed it.

Mr. Leibson clarified that if they moved the building farther into the campus, the building would need to be higher, because it would displace more parking places. Chairman Harbison asked how many spaces would be impacted, if they moved it to the left, and kept it below the height limit. Mr. Schottelkotte responded that it would be a couple hundred; he stated that they were up as high as a 7-story parking structure, based on some of the different locations between Lot 5 and Lot 6. He noted that they would need to move around the detention basin. Mr. Leibson asked if you could move the detention basin. Mr. Schottelkotte stated that it could be done.

Ms. Steinebrey reiterated that the parking garage during the day, would be used mostly by employees and patients would park in the lots. Mr. Schottelkotte stated that this is the current strategy. The lot that is being displaced (Lot 4) is a staff lot.

Chairman Harbison wanted to take a hard look at the possibility of the building being moved, and asked for an accurate number of the amount of parking places they would lose, to maintain that buffer and to maintain the height limit. He preferred, from an aesthetic perspective, and a residential perspective, to lose some parking spaces. If there are excess parking spaces proposed, then how many would you lose? There was more discussion on this topic.

Mr. Stull asked what would happen later on, if they grow -- where would additional parking be? Mr. Schottelkotte stated that it could not be on the back side, the Indian Hill area; Lot 6 was a better place for a building site, however there were no plans for it. Mr. Schottelkotte stated that they have some sites slated, to allow for growth.

Ms. Steinebrey wanted to see Lot 6 – it was across the top. Chairman Harbison wanted to know how deep that lot was. Mr. Schottelkotte stated that they would provide that to him.

Mr. Schottelkotte showed another view of Lot 6. Chairman Harbison inquired about the distance from the edge of the parking structure to the closest resident. Mr. Schottelkotte stated that it was 150 feet to the property line. There was more discussion.

Chairman Harbison again asked how many car spaces they would lose. Mr. Schottelkotte stated that it would be the top half of the top deck. Mr. Schottelkotte stated that what is driving that is the elevator and the stair for the parking structure and its location with the connector across to the new building. He stated that they would like it to go to the top floor, so that the top floor is handi-cap accessible. Mr. Schottelkotte stated that he will get a figure to Chairman Harbison. Mr. Leibson stated they could build the entire top deck, and just not finish the one half. There was more discussion.

Mr. Stull asked if they could build down, deeper in the ground. Mr. Schottelkotte stated that in order to build deeper, they would have to start a sloped ramp to go down, which then changes all of the traffic configuration in that area; in order to go 4 feet down, they would need 50 feet out for the slope to drive into that area.

Chairman Harbison asked if any guests or residents had questions. He asked that each person give their name and address prior to making their statement. He noted that if a resident agrees with a comment that was previously stated, they could simply concur, instead of restating the entire comment to save time.

Paul Harris, 10444 Radabaugh, Montgomery, OH 45242, lives on the corner of Pendery and Radabuagh. He was impressed with Staff's presentation, taking into account the 1995 agreement (which took place over 3 years – from 1992 to 1995). He thought there was a limitation of 34 feet or 3 floors in that agreement. His concern was to protect his property value and to have the buildings be less intrusive and less visible. He pointed out the loud blower that comes on at night, noting that it has been there, and he could live with it.

He felt that the proposed parking garage would require a variance; but if it was limited to 3 floors, that would eliminate the variance.

Mr. Harris asked about the staging areas during construction – where the equipment would be parked, where the construction workers would park, where the construction materials would be placed, as well as the debris from the site. Chairman Harbison noted that this could not be answered tonight, but at a future meeting.

Amy Revis, 10380 Pendery Drive, Montgomery, OH 45242, is a direct neighbor of the hospital, and has lived there for 12 years. When she purchased her home, she was aware of the hospital and the neighbors' agreement guaranteeing the maintenance of a buffer between hospital business activity and their properties. She didn't understand why the hospital could not expand, and still meet the terms of the existing agreement.

She pointed out that she did not receive any communication about this at all, and was informed by her neighbors, in passing. Ms. Roblero stated that they are legally required to notify everyone

with 300 feet of the property. Ms. Revis stated that she lives within 300 feet of the property. Ms. Roblero will check to be sure that she is on that list, and asked that Ms. Revis provide Ms. Roblero with her address, after the meeting.

Elizabeth Ricci, 10360 Pendery Drive, Montgomery, OH 45242, stated that she has lived there for 26 years. She recalls the covenants and the discussions at the time the construction was going on. She pointed out that Lot 6 is virtually empty at all times – she walks her dogs, so she is familiar with the traffic flow at all times of the day/week. She noted that there are some maintenance sheds back there to house salt and mulch. They were told back then, they did not have any plans to expand the hospital at that time. She believes there are other options other than the one that has been proposed, and she asked the Planning Commission to pursue this, as well as Lot 6.

Anthony Jordan, 10370 Pendery Drive, Montgomery, OH 45242, was concerned with the location of this garage. He pointed out that in the fall, when there are no leaves on the trees, the lights will be on. He also wondered why the back parking lot – on the far northeast corner, was not considered. He noted that this back parking lot was never used. He was concerned with the lights and the noise of a large building.

Tom Neumann, 10351 Radabaugh Drive, Montgomery, OH 45242, agreed with Mr. and Mrs. Ricci – there is nothing in that back lot; he also walks his dogs, and sees it all week at various times. He was not in favor of this proposal.

Mark Steinberg, 10362 Birkemeyer, Montgomery, OH 45242, owns property at 10350 Pendery Drive. He concurs with that back spot being open and did not agree with the proposed garage location. He knows an underground garage is more costly, but feels that an above-ground structure 3 stories high will turn into 6 or 8 stories in 5 or 10 years. He was in favor of an underground garage.

Byron Scholle, 10362 Radabaugh, Montgomery, OH 45242, bought his home in 2005, based on this agreement that was in place between the hospital and Radabaugh residents. It secured the value of the home owner's property. He notes that several neighbors have invested significantly on that street. We do not want a big concrete garage in own backyards, especially when there are options. He concurred with all of the previous statements. Mr. Scholle asked why you wouldn't want the parking garage close to the medical building, if you were looking for efficiency. Mr. Scholle stated that he is a patient at the existing medical building, which is located behind the hospital. He has noticed that there are a handful of empty offices in there, every time he goes there, as a patient. He asked if an occupancy study had been done on the existing medical building. He asked about the option to fill that building completely and add on to it, rather than build another building. He suggested that they build the garage to the east of that building, where they are all talking about (Lot 6), rather than in their backyards. He agreed with an underground parking garage.

Kevin Hamel, 10413 Birkemeyer Drive, Montgomery, OH 45242, had concerns with the parking garage – he fails to understand the math. He asked why they couldn't move the garage

around, instead of having it border along the property line. He wondered if this had to do with taking up too much green space. Mr. Schottelkotte stated that the configuration of the garage and the placement, drives it vertically rather than horizontally. Mr. Hamel had concerns that if it was 3 stories today, would future expansion propose to build up even more? Mr. Schottelkotte stated that they analyzed the site for a 50 to 100 year view to be sure that the site is used as effectively as possible. Mr. Hamel was surprised that only one option was presented, knowing that it required a variance. He noted that no neighbors were asked for their opinions and no other options were presented.

Frank Ricci, 10360 Pendery Drive, Montgomery, OH 45242, referred to the wide screen diagram and showed locations of only two other options where they could build in the future, in his opinion. He discussed his thoughts about those two choices for future buildings, noting that he will be moving now.

John Kranyak, 10390 Radabaugh Drive, Montgomery, OH 45242, purchased his home about 8 months ago; he is the newest resident and his home borders the hospital. He was concerned with the agreement in perpetuity. He concurred with previous guests' concerns and comments, and asked that the hospital seriously reconsider other options. He stated that if the agreement is subject to change every so often and was not in perpetuity, then it will have some degree of amortization in value, if he decides to leave. He asked where they go in the next phase, with the utilities, lights, poles, security, elevators, etc.

Mr. Mark Schlueter, 10418 Radabuagh, Montgomery, OH 45242 bought his home in 1987 (30 years ago). He felt that understanding the history was very important regarding what was being considered tonight. He wanted to mark some of the milestones:

> The hospital came to Montgomery in 1967. Robert Novak was the mayor. He pointed out the plaque in honor of Mayor Novak, which stated that he played a major role in the key zoning and development issues, and was dedicated to preserving the residential character of the City. The zoning ordinance that the mayor signed in 1967 had protective limitations in it. There was a 200 foot greenbelt, and it had a series of setbacks starting at 250 feet, another at 400, and another at 700 feet. There were also conditional uses, allowing only certain things that could be done within certain setbacks. For example a medical office building could not be built within 400 feet. No buildings over 2 stories could be built within 250 feet. This was in operation for over 25 years.
>
> In 1992, the Hospital wanted to update the zoning regulations, and have an agreement with the residents on Radabaugh and Pendery. So rather than just going in and asking for a zoning change, they came to the residents – because they wanted to work with us, they were concerned. In the discussions, the Hospital noted that they had no plans to build at that time; they simply wanted to plan for the long-term development of the hospital property.
>
> The Hospital wanted to change the setbacks from 250 feet to 150 feet, and the height requirements changed also- from 2 stories, within 400 feet, to 5 stories, within 350 feet.

At that time, there were 250 feet of woods between the setback and the properties, for the majority of the homes.

On May 5, 1995, the residents submitted a proposal (in response to the hospital), and asked for compromises. The hospital came back to the residents, and held firm to their requests for changes in setbacks and height. The City Manager, John Bormet, then hired a mediator, paid for with taxpayer money, to help with this stalemate situation.
The residents were concerned with changing the zoning and did not want another change to come again at a later date. If residents were to sell their property, any potential buyer would know that the Hospital could continue to come back and change the zoning again. This is why the residents asked for some type of perpetuity in terms of the agreement. The Hospital agreed.

Mr. Schleuter showed everyone the agreement, "A Declaration of Protective Covenants and Restrictions", dated September 25, 1995. This agreement was signed the Chairman, CEO and President of Bethesda and all of the residents. The agreement was then presented to City Council, with no further objections. They agreed not only to have perpetuity clauses in this agreement, but this was also recorded on November 13, 1995, into the Hamilton County Courthouse, on Book 60958.2475. This was done so that if anyone did a title search on any of their properties, they would see the agreement. That was the residents' way to protect themselves. He noted that the residents also agreed not to support any initiative to change this agreement. He pointed out that they have kept their word on that. He asked the Planning Commission to stand by him and the other residents, based on this agreement.
Mr. Schleuter asked Tri-Health to go back to the drawing board.

Mr. Matre was concerned with this being in the Zoning Code, noting that the Commission has the option to change the zoning code, but does not have the option to change an agreement between two parties.

Mr. Schlueter also pointed out that the City of Montgomery was party to this agreement. Not only did they hire the mediator as part of it, but in this agreement, a parcel of land was transferred from Bethesda to the City of Montgomery. Chairman Harbison stated that it was the parcel right on the south corner; he was familiar with this situation.

Jeremiah Seebohm, 10421 Radabaugh Drive, Montgomery, OH 45242, asked that the Planning Commission seriously take this into consideration. He was concerned with the location of the garage. He concurred with all previous comments and concerns.

Chairman Harbison wanted to be clear that the Hospital was not asking for a variance tonight; they were asking for the Commission to approve a General Development Site Plan and for discussion and feedback regarding the garage.

David Ranochak, 10240 Pendery Drive, Montgomery, OH 45242, agreed with his neighbors. He wanted to know why the hospital was spending money on a parking garage at the very end of the hospital for their employees and not for the patients and their families. He realized that

patients would be dropped at the front door, but questioned why the families were to be walking out in the elements. Why isn't the parking garage built *between* the hospital and the building, to benefit those that you serve, not those you employ?

Byron Scholle would like to understand this process; he asked what the steps would be.

Ms. Roblero explained the process:

> Tri-Health is requesting approval of the General Development Plan tonight; they are not requesting a variance or an equivalency. Planning Commission (PC) can vote on that this evening or they can choose to table the request. If PC approves the General Development Plan, Staff has recommended no approvals be granted in regard to the building height on the garage, as the applicant is not requesting a variance or equivalency.
>
> The PC has the authority to approve an "equivalency" – this is not a variance. An equivalency could be granted if a site condition is equivalent to or better than the zoning requirement. If an equivalency is approved, it would need to go forward to City Council for confirmation. City Council could override the recommendation of PC by a super majority.
>
> The other route for the applicant is to request a variance, which would go before the Board of Zoning Appeals. This is a different level of approvals in which the applicant would need to prove a practical difficulty or an undue hardship that does not allow them to meet the zoning requirement. You will receive notice of any of these meetings if you live within 300 feet.
>
> Once the General Development Plan has been approved by PC, the applicant would be required to come back before the PC for approval of a Final Development Plan. This entails more details: building architecture, building materials, lighting, traffic, and more. If PC were to approve that, then the hospital would go on to obtain a building permit.

Kevin Hamel asked what would be authorized tonight, if the PC approves the General Development Plan. Ms. Roblero stated that approval of the General Development Plan encompasses the general location / layout of the building and the parking garage. Everything else must be in compliance with the code.

Ms. Roblero stated that the Final Development Plan would have to be in general compliance with the Code. If they were to change the location of the parking garage, after PC has approved the location, the applicant would need to come before the Commission again to modify it.

Chairman Harbison explained that the Commission has three choices tonight:

1) Approve the application
2) Deny the application
3) Table the application

He explained that this approval is just for generalities, not anything specific.

Mr. Matre asked that if we approved this, with a condition that the approval does not constitute the approval of an equivalency or variance for building height/setbacks for the proposed parking structure, what would that mean? Staff stated that it means that they could build the parking garage in its location, but it could not exceed 24 feet in height, it would have to meet zoning.

Mark Schlueter felt this needed to be pointed out. The regulation in the Zoning Crdinance defines the setbacks in stories. Ms. Roblero noted that it is defined in stories and has the associated feet behind it. Mr. Schlueter noted that they could only go to 3 stories, with up to 300 foot setback. Ms. Roblero stated that it says 3 stories or 36 feet. Mr. Schlueter disagreed that it was "or 36 feet"; it stated 3 stories and defined each story as 12 feet. Ms. Roblero stated that she will get a legal interpretation from the Law Director.

Mr. Schlueter asked the Commission to consider the fact that if it is 3 ½ stories, the building must be at least 300 feet back, according to the agreement.

Charles Pescovitz, 10271 Buxton Lane, Montgomery, OH 45242, asked about the parking lot spaces that aren't being utilized. How is the number of parking spaces determined? He wondered if the requirement for the number of spaces could also be amended.
Chairman Harbison stated that the formula was in the zoning code.

Mr. Scholle stated that he had applied for a variance for his garage about 5 or 6 years ago and was denied. When he was asked why he needed the garage, he reluctantly answered and was told "Can't you keep your boat where it is today?" He felt this was a similar situation. Why can't they build the garage somewhere else? He felt this would be setting precedent. There is a permanent agreement in place and he doesn't want to change it and/or keep coming back for changes.

Chairman Harbison stated that the guest's comment session is now closed, and the Commission will discuss among themselves.

Mr. Stull would like to see another option presented, especially since there was an agreement in place. He was not in favor of this application.

Ms. Steinebrey stated that this Commission was concerned with the comments from the residents; but noted that this Commission is constantly looking at zoning all of the time. It is sometimes not possible to use zoning that is 50 years old; albeit, this does not mean that she disagrees with the residents.

Ms. Steinebrey gave an example that we are now looking at lot sizes in Montgomery; originally everything was ½ acre. Her thought on tonight's application was that the Hospital has done a tremendous job, and she believes that there is some agreement we can come to, that would probably meet all conditions. She would be interested in tabling this application tonight, after the Hospital has heard feedback from all sides and allow them a chance to come back.
She felt that the height and the number of stories needed to be interpreted; noting that the existing Montgomery code allows feet or stories.

Mr. Matre agreed with Ms. Steinebrey. He is concerned with the agreement between the residents and Bethesda and the City. He was uncomfortable with approving something that would violate that agreement. He agrees with tabling this. He would like to see Bethesda come up with a plan that meets the code, as well as the agreement between them and the residents.

Mr. Leibson concurred with Mr. Matre and that we should honor the agreement.

Chairman Harbison stated that he typically likes to follow the Code. He applauded Bethesda for their good work; he was not in favor of this proposal, but would be interested in tabling this application.

Chairman Harbison noted that he has been on the Planning Commission for 21 years. He stated that the zoning code we are currently using is a lot different than the one in place, when the agreement was made. He doesn't understand why the garage can't be moved to meet the Code. Like many of the residents had stated today, he applauded Bethesda for their great work for the community. He would like to table this motion.

Chairman Harbison asked Mr. Mombach if he would be interested in tabling this motion. Mr. Mombach appreciated all of the comments from the residents and the Commission. Mr. Mombach confirmed that he wanted to table this motion.

Mr. Matre moved to table the application from GBBN Architects for General Development Site Plan approval to allow for the construction of a medical office building and a parking structure as well as site and parking revisions on the Bethesda North Hospital campus at 10500 Montgomery Road.

Mr. Leibson seconded the motion.

The roll was called and showed the following vote:

AYE: Mr. Stull, Ms. Steinebrey, Mr. Matre, Mr. Leibson, Chairman Harbison	***(5)***
NAY:	***(0)***
ABSENT: Mrs. White, Mr. Dong	***(0)***
ABSTAINED:	***(0)***

This motion is tabled.

At 9:20pm, Chairman Harbison announced a 5minute break.

Most of the residents left.

The meeting reconvened at 9:25pm.

New Business (2)
An application from Life Enriching Communities for Final Development Site Plan approval to allow for the construction of 22 villa homes located at 10130 Montgomery Road, just south of the Montgomery Safety Center.

Staff Update
Ms. Roblero reviewed the Staff Report dated May 12, 2017, "Application for Final Development Plan Approval for Twin Lakes – Villa Homes".

Mr. Leibson asked for details on the history of this. Ms. Roblero stated that a General Development Plan and their Final Development Plan approved in 2008 for a similar project; however, this is a different project. The applicant has decided to submit for a Final Development Plan instead of filing for a General Development Plan and then following up with the Final, which is permitted by the Zoning Code. Mr. Matre noted that this was a completely different plan than the one in 2008.

Mr. Leibson referred to the sidewalk – when you combine this with the one from the Memory Care, you are approaching about ¼ mile, with no lighting. He felt this presented a dangerous situation, as they are all right off of the curb. Ms. Roblero stated that the location of the sidewalk has been changed so that there will be a 5 foot street lawn. She noted that the Public Works Director has approved this and had also approved the same design for the sidewalk in front of the Memory Care facility. Mr. Leibson asked Staff to reconsider the lighting, noting that since it is now off the curb, it was less dangerous. He pointed out that the previous design had no buffer and no curb, and was glad to see these changes.

John Homer, Director of Business Development, Life Enriching Communities (LEC), 6279 Tri-Ridge Blvd., Suite 320, Loveland, OH 45140, stated that, as an applicant, LEC and Twin Lakes were very respectful of the zoning process and the requirements. They appreciate the role of the Planning Commission and the impact that the Commission makes on the community.

Mr. Homer introduced Mike Willenbrink, Project Manager, of Bayer Becker. Mr. Homer stated that they have always looked at this property as an extension of their north campus. He explained that in 2008, all of their plans were approved, but with the market drop in 2008, this project was put on hold. They now have 99% occupancy in the lower campus, and there is a list of people who would love to get into the north campus. John Huber Homes, a high-end custom builder, has been hired to develop this project. He is working with Ken Bauer, Architect.

He referred to the plans that members had in their packets. There will be 22 villas, 1,900 to 2,300 square feet, all with lower levels – and potential lower level finishes, if the homeowner requests it. They will have 2-car garages. These "Villas Plus" will be a step up from the villas in the north campus. These villas will be connected, as you will be able to walk to the club house in the north campus.

Mr. Leibson asked how they walk to the rest of the campus. Mr. Homer stated that there is a sidewalk to a walking path that goes through Indian Hill to the main campus.

Chairman Harbison stated that the Commission needed to make a finding regarding the equivalency for the setback. He read the definition of an equivalency:

> "..through imaginative and skillful design in the arrangement of buildings, open space, streets, access drives and other features, as disclosed by the application, the proposal results in a development of equivalent or higher quality than that which could be achieved through strict application of such standards and requirements."

Chairman Harbison asked how the reduced rear yard setback helped the development result in an equivalent or higher quality.

Mike Willenbrink, PE, Project Manager, Bayer Becker, 1404 Race Street, Suite 204, Cincinnati, OH 45202 noted that they were asking for a 5-foot difference, requesting a 15-foot setback versus a 20-foot setback from the rear property line.

He showed members on the wide screen: Building 1 was right at the 15 foot setback, and the corner of Building 2 was also at 15 foot; Buildings 3, and 4 were at 17 or 18 feet, and Building 5 was at 16 feet. He noted that the closest building to the existing right-of-way of Montgomery Road was actually 44 feet away. Building 7 was at 44 feet, and the setback was 35 feet – this was the closest building to the existing right-of-way on Montgomery Road.

Chairman Harbison stated that an equivalency could be to give more buffer to the residents and to limit the noise and lighting from Montgomery Road. This equivalency would actually provide more benefit to this plan.

Chairman Harbison asked if there were any guests or residents who wished to speak.

Sarah Rumpke, 10114 Woodfern Way, 45242, asked if the temporary road structure would be used for construction traffic for this site. Ms. Roblero believed that was the plan.

Ms. Rumple was very concerned because there would be a lot of traffic opposing Forestglen. She stated that this was never brought up in any of the previous meetings or conversations. She explained that it was already hard enough to get out of Forestglen, no matter what time of day and felt that this would make it even worse.

Ms. Roberlo stated that it was a temporary construction driveway, which is permitted, and was approved by the Public Works Director. She explained that it was originally proposed to line up directly across from Forestglen, and staff requested for it to be moved further south, so it wasn't directly in line with Forestglen. The City has to allow the builders temporary access for construction.

Ms. Roblero stated that they will be required to have flaggers there to help people get in and out effectively. The median is there, and should help a little bit, because they will only be able to make a right turn out of there to travel north on Montgomery; they won't be able to turn left.

Ms. Rumpke asked if they could come off of Hopewell for some of the construction traffic, and through the area that they are using now, for the Memory Care unit. Ms. Roblero deferred to the applicant. She thought that some of those roads were private and were not necessarily built to the standards for large construction vehicles. There was more discussion.

Mr. Homer stated that the plan was to try to use that temporary construction driveway as long as possible. He explained that Mr. Huber had set up a building process, where they start in one place and end up in another.

Ms. Rumpke inquired as to how long the building process would take. Mr. Homer responded about 15 to 18 months.

Heather Hotlosz, 10131 Montgomery Road, Montgomery, OH 454242, stated that she lives right across the street from this temporary entrance. She was concerned with the noise, and asked what the hours of construction were. Staff stated the noise ordinance for the City allows work to begin at 7 a.m., and must conclude by 10 p.m. Mr. Homer did not think they would work those hours.

Ms. Hotlosz asked if they were looking to pre-sell the units, was there a specific timeline, and would they all be independent living.

Mr. Homer stated that they were all independent living. There will be pre-selling and the schedule will be based upon construction. There will be multiple designs –3 or 4 different floor plans and they will change elevations, offsetting the buildings 2 to 5 feet, so that they can create different roof elevations. There will also be different materials used.

When asked, Staff stated that the maximum height of the building, per the zoning code, was 35 feet, but staff noted that these will not be that high, because they are single story.

Ms. Hotlosz asked about the detention basin and the type of treatment. Mr. Willenbrink stated that Twin Lakes employs Viox Services to handle the maintenance for all of the Twin Lakes campuses. He clarified that this was not a basin designed to hold water all of the time. It will fill up when it rains, and in a day or two, the water will drain. He explained that they have extended a stone filter with another drain, from the head wall, all the way to the outlet structure, which reduces the chance for low areas and flat grass areas to hold water.

Ms. Hotlosz asked if the units were owned by the individuals or by Twin Lakes. Mr. Homer stated that they were owned by Twin Lakes. Ms. Hotlosz asked what type of liability insurance they hold on the property. Mr. Homer did not know the number, but noted that Twin Lakes held liability insurance on the units.

Ms. Hotlosz referred to the temporary driveway that people will be turning out. She pointed out the median, where people turn out, stating that she can rarely turn left at that intersection without someone pulling out in front of her. She stated that it happens every day to her.
She hoped that this was considered in their liability. Mr. Leibson felt that was a good point.

Mr. Leibson stated that in the future, he would give more attention to the construction access driveway. Ms. Hotlosz would love to see a preliminary plan be required to be submitted. Staff stated that this was a staff function to approve this, not the Planning Commission.

Wayne Davis, City Manager, explained that the construction driveway is vetted throughout the entire process. He noted that they will not be able to park along Montgomery Road either.

Mr. Leibson moved to approve the application from Life Enriching Communities for Final Development Site Plan approval to allow for the construction of 22 villa homes located at 10130 Montgomery Road, just south of the Montgomery Safety Center according to the Final Development Site Plan dated May 1, 2017 and recommends approval of the rear-yard setback equivalency to City Council as described in the Staff Report dated May 12, 2017,

Mr. Matre seconded the motion.

The roll was called and showed the following vote:

AYE: Mr. Leibson, Mr. Stull, Ms. Steinebrey, Mr. Matre, Chairman Harbison	***(5)***
NAY:	***(0)***
ABSENT: Mrs. White, Mr. Dong	***(2)***
ABSTAINED:	***(0)***

This motion is approved.

Minutes
Chairman Harbison stated that on June 7 at 6:45 p.m., the annual state of the Planning Commission will be reported at the City Council Meeting. He invited Commission members to attend.

There were more volunteers for Bastille Day: Mr. Matre from 5-8 p.m.; Mr. Leibson from 2-5 p.m.

Minutes
Mrs. Steinebrey moved to approve the minutes of May 1, 2017, as submitted.
Mr. Matre seconded the motion. The Commission unanimously approved the minutes.

Adjournment
Mr. Leibson moved to adjourn. Mr. Stull seconded the motion.
The meeting adjourned at 10:15 p.m.

Karen Bouldin, Clerk

Michael Harbison, Chairman Date

/ksb

DRAFT