

MINUTES OF TATE TOWNSHIP TRUSTEE ZONING MEETING HELD APRIL 17, 2025 AT 7:00 PM

THE BOARD OF TRUSTEES OF TATE TOWNSHIP MET WITH THE FOLLOWING MEMBERS PRESENT: TRUSTEE WILSON, TRUSTEE STEIMLE, TRUSTEE DURBIN AND FISCAL OFFICER KATHY BRANNOCK.

AFTER THE PLEDGE OF ALLEGIANCE, OPENING PRAYER WAS GIVEN BY JOHN WILSON.

MR. WILSON ASKED ANYONE THAT WISHES TO SPEAK TO SIGN IN. THE PURPOSE OF THE MEETING IS TO HEAR CASE 1794SB REGARDING THE REZONING OF PARCEL 323016A055. MR. WILSON RECOMMENDED THAT MS. STEIMLE CALL THE MEETING TO ORDER. MS. STEIMLE INTRODUCED THE TRUSTEES, FISCAL OFFICER, ZONING INSPECTOR, BRIAN SHRIVE, TOWNSHIP COUNSEL, AND MR. GEORGE PATTISON, APPLICANT'S COUNSEL. MS. STEIMLE INFORMED THE ATTENDEES THAT THE MEETING WILL BE VIDEO RECORDED. SHE AGAIN ASKED ANYONE THAT WOULD LIKE TO SPEAK TO SIGN IN. MS. STEIMLE GAVE A SUMMARY OF THE APPLICATION PROCESS TO DATE. THE TRUSTEES MET ON MARCH 20, 2025 TO CONSIDER THE REZONING BUT CONTINUED THE HEARING IN ORDER TO GET AN UPDATED VERSION OF THE CONCEPT PLAN. THE FINAL VERSION OF THE CONCEPT PLAN WAS RECEIVED BY MR. BAIRD ON APRIL 3, 2025.

MS. STEIMLE ASKED THE APPLICANT, TYLER GIBBS, TO SPEAK. AT THAT TIME SHE ASKED THAT ANYONE THAT PLANNED TO SPEAK TO STAND AND BE SWORN IN.

CARL HARTMAN, ENGINEER, SURVEYOR, WAS REQUESTED TO PREPARE AN ENGINEER'S DRAWING OF THE SITE. THE DRAWING INCLUDES SEWER AND WATER. HE CONTACTED ODOT AND REPORTS THAT HE WAS TOLD THAT THERE WERE 5 ACCIDENTS THERE IN 7 YEARS. THE CURRENT TAXES GENERATED BY THAT PROPERTY ARE UNDER \$1300/YEAR ACCORDING TO THE AUDITOR'S OFFICE. THE ESTIMATED NEW PROPERTY TAX IS OVER \$29,000. ACCORDING TO MR. HARTMAN THERE ARE NO PROBLEMS WITH THIS DEVELOPMENT. IT CAN HANDLE WATER RETENTION AND CAN USE THE CREEK TO DISCHARGE INTO.

MS. STEIMLE ASKED IF THE TRUSTEES HAD ANY QUESTIONS. THERE WERE NONE.

PUBLIC TESTIMONY

MS. STEIMLE STATED THAT THERE IS A 5 MINUTE LIMIT AND ALL COMMENTS ARE TO BE ADDRESSED TO THE BOARD. THERE WILL BE NO DEBATE.

PEOPLE IN FAVOR WERE ASKED TO SPEAK. THERE WERE NONE. PEOPLE THAT WERE NEUTRAL WERE THEN ASKED TO SPEAK. THERE WERE NONE. FINALLY, THOSE OPPOSED WERE ASKED TO SPEAK.

KATHY NEWMAN OF 2929 MACEDONIA ROAD CONFIRMED THAT SHE HAD BEEN SWORN IN. SHE BELIEVES THAT THE TOPOGRAPHY CONDITION OF POPLAR CREEK WILL CARRY SOUND. NOISE IS A BIG CONCERN TO HER. SHE BELIEVES THAT THE RESIDENTIAL PROPERTIES WILL LOSE VALUE. SHE QUESTIONED IF THE ENGINEER DID A STUDY ON SOIL CONTAMINATION AND LIGHT POLLUTION. BEFORE MOVING TO TATE TOWNSHIP SHE LIVED IN MONROE TOWNSHIP. SHE

MINUTES OF TATE TOWNSHIP TRUSTEE ZONING MEETING HELD APRIL 17, 2025 AT 7:00 PM

MOVED TO BETHEL FOR PROTECTION OF ZONING. NO COMMERCIAL ENDEAVOR SHOULD BE PLACED THERE, IT WILL BE DETRIMENTAL. SHE QUESTIONED IF THE APPLICATION FOR A C-3 ZONING CHANGE WAS A STRATEGY ALONG WITH THE TAX ABATEMENT ISSUE. TIME EXPIRED.

JOHN HOWISON OF 2900 BURKE ROAD CONFIRMED THAT HE WAS SWORN IN. HE THOUGHT THIS MEETING WAS SUPPOSED TO CLOSED TO COMMENTS. HIS PROPERTY IS SURROUNDED BY RESIDENTIAL PROPERTY. HE KNOWS OF RESIDENTS THAT HAVE BEEN REAR-ENDED AT THE INTERSECTION OF BURKE ROAD AND STATE ROUTE 125. ANY SPILL THAT GETS TO THE MONITORING STATION IS TOO LATE. HE OPPOSES A C-3 ZONING CHANGE. HE WOULD LIKE TO SEE THE ZONING STAY AGRICULTURAL IN MR. JAMES ARTHUR BROWN'S MEMORY.

SANDY HOWISON OF 2900 BURKE ROAD CONFIRMED THAT SHE WAS SWORN IN. SHE SHOWED THE BOARD A PICTURE OF THE PROPERTY SURROUNDED BY RESIDENTIAL PROPERIES. SHE VOICED HER OPPOSITION TO TAX ABATEMENTS AND STATED THAT PEOPLE USE BURKE ROAD AS A TURN AROUND POTENTIALLY CAUSING MORE ACCIDENTS. SHE ASKED FOR NO MORE THAN A C-1 CLASSIFICATION. SHE BELIEVES THAT IT WILL HAVE AN ADVERSE EFFECT ON THE PROPERTY VALUES. SHE WOULD LIKE IT TO STAY AGRICULTURAL.

AMY CAMPBELL OF 2969 STATE ROUTE 125 CONFIRMED THAT SHE WAS SWORN IN. SHE AGREES WITH THE PREVIOUS SPEAKERS. TRAFFICE IS BAD. PEOPLE TURN AROUND IN HER DRIVEWAY. THERE ARE SEWAGE ISSUES ON 125. SHE QUESTIONED WHY THERE WOULD BE CATTLE IN THE BACK PART OF THE PARCEL. SHE AGREED THAT IT SHOULD NOT BE ZONED C-3. SHE WOULD PREFER THAT IT REMAIN AGRICULTURAL BUT UNDERSTANDS WHAT HAS TO BE DONE HAS TO BE DONE.

ANGELA ROBERTS WAS SWORN IN PRIOR TO SPEAKING. SHE AGREED THAT THERE IS A TRAFFIC ISSUE. SHE STATED THAT 6-7 PEOPLE TURN AROUND EVERYDAY. IT IS DANGEROUS. SHE IS OPPOSED TO THE CHANGE. SHE HATES TO SEE THE CREEK AND VIEW RUINED.

MS. STEIMLE ASKED IF THE APPLICANT HAD A RESPONSE. MR. HARTMAN STATED THAT THERE WILL BE A 50' WIDE EASEMENT COVENANT PARALLEL TO POPLAR CREEK. THERE WILL BE NO CUTTING OF BRUSH OR TREES IN THAT AREA. THIS IS AN OFFICE BUILDING. THERE WILL BE NO OUTSIDE WORK DONE AT THE SITE. THERE WERE NO CONCERNS FROM ODOT. THERE WILL BE A COMMERCIAL DRIVEWAY. ANY LIGHTS WILL BE DIRECTED DOWNWARD. MS. STIEMLE ASKED IF THE EASEMENT IS 50' FROM THE POPLAR CREEK BANK. YES, THE TREES WILL REMAIN AND NOTHING WILL BE CUT.

TY GIBBS WAS SWORN IN. HE STATED THAT HE HIRED CARL HARTMAN. HE IS THE FORMER CLERMONT COUNTY ENGINEER AND HE KNOWS WHO TO CALL FOR EXPERT ADVISE. THE CREEK POLLUTION IS HEAVILY MONITORED. HE WILL PLANT GRASS AND HAVE A RETENTION POND TO GIVE IT AN AGRICULTURAL FEEL. A CATTLE FENCE WAS ADDED TO THE SITE PLAN WITH A WATER SOURCE. MR. WILSON ASKED ABOUT THE SIZE OF THE OFFICE BUILDING. IT WILL BE A 2 STORY AS SHOWN IN THE INITIAL PICTURE. THERE WILL BE BETWEEN 15 AND 20 EMPLOYEES. WHILE THERE ARE NO PLANS TO RENT SPACE TO OTHER BUSINESSES THERE WILL BE SPACE FOR

MINUTES OF TATE TOWNSHIP TRUSTEE ZONING MEETING HELD APRIL 17, 2025 AT 7:00 PM

COMMUNITY MEETINGS. MS. STEIMLE ASKED ABOUT THE INTENDED USE OF THE LAND. IF THERE WERE TO BE A SPILL IT WOULD TAKE A WHILE TO REACH THE MONITORING STATION. MR. GIBBS WAS ASKED ABOUT THE RISK OF A SPILL. HE RESPONDED THAT THE ONLY SPILL WOULD BE FORM AN OIL LEAK FROM A VEHICLE PARKED ON THE LOT. THERE IS NO OUTSIDE STORAGE RISK, THERE WILL BE NO OUTSIDE WORK. HE ADDED A LEAN-TO DUE TO PUBLIC CONCERNS. THERE WILL BE NO COMMERCIAL SALES, CURRENTLY. HE MAY SELL A HAND RAIL SYSTEM TO A DECK. MS. STEIMLE ASKED ABOUT PRIVACY FENCING, HOW HIGH. THE RESPONSE WAS 6 FEET. IT WILL BLOCK HEADLIGHTS AND WILL GO TO THE CORNER OF THE BUILDING.

REBUTTALS:

KATHY NEWMAN FEELS THAT THE EASEMENT IS A BLUSTER. THE CREEK WILL FLOOD ANYWAY. SHE IS CONFUSED ABOUT A C-3 IF HE SELLS THE PROPERTY.

SANDY HOWISON DOESN'T BELIEVE A 6' FENCE WILL SCREEN MUCH FROM ANYONE. ROWS OF TREES WERE MENTIONED EARLIER. SHE WOULD PREFER TO SEE TREES CLOSER TO THE BUILDING AS A SCREEN.

AMY CAMPELL COMMENTED THAT THE PLAN WAS ORIGINALLY PROPOSED TO BEAUTIFUL BUSINESS CAMPUS AND NOW IT WILL HAVE CATTLE FENCING TO KEEP AN AGRICULTURAL FEEL. SHE DOESN'T UNDERSTAND WHY HE NEEDS CATTLE THERE WHEN HE HAS A FARM.

ANGELA ROBERTS COMMENTED THAT MOST OF THE RUN OFF FROM THE PROPERTY WILL GO PAST THE TREATMENT PLANT BEHIND HER HOUSE. SHE WOULD RATHER SEE TREES AND DOES NOT WANT CATTLE.

MS. STEIMLE ASKED MR. GIBBS IF HE WANTED TO HAVE THE LAST WORD. HE DID NOT. AT THAT TIME MS. STEIMLE CLOSED THE PUBLIC TESTIMONY AND OPENED THE BOARD DEBATE.

MR. DURBIN COMMENTED THAT DOWN LIGHTING HAS BEEN ADDED AND THE PLAN WAS REVERSED TOWARD THE CEMETERY. THE FIRE HYDRANT ISSUE HAS BEEN RESOLVED. HE DOES NOT THINK IT SHOULD BE ZONED C-3.

MR. WILSON STATED THAT EVERYBODY HAS THE RIGHT TO SELL THEIR PROPERTY. THE PROPERTY IS CURRENTLY ZONED AGRICULTURAL SO CATTLE COULD BE PUT THERE. NO ONE WANTS CHANGE BUT IF NO CHANGE WAS ALLOWED THEN BURKE ROAD WOULD NOT EXIST AND WOULD STILL BE A FIELD. THE BOARD HAD ASKED FOR A DETAILED SITE PLAN AND THAT HAS BEEN PROVIDED. IT IS VERY DETAILED. THE BURKE ROAD RESIDENTS ARE CONCERNED ABOUT THEIR PRIVACY. COMMERCIAL PROPERTY WILL ALWAYS BUTT UP AGAINST AGRICULTURAL/RESIDENTIAL PROPERTIES SOMEWHERE. ZONING CODE 19 SECTION 5 DISCUSSES BARRIERS IN C-1 DISTRICTS. THE PLANT BARRIER MINIMUM HEIGHT IS 4' FROM THE TOP OF THE ROOT BALL TO THE TOP OF THE TREE AT THE TIME OF PLANTING AND SHALL BE PLANTED AND ARRANGED IN ORDER TO PROVIDE AN IMMEDIATE EFFECT. THE PROPOSED

MINUTES OF TATE TOWNSHIP TRUSTEE ZONING MEETING HELD APRIL 17, 2025 AT 7:00 PM

FENCE STILL LOOKS LIKE PART OF THE BUILDING. HE SUGGESTED A TREE BUFFER IN ADDITION TO THE FENCE. ONE OPTION IS TO PLANT 2 ROWS OF 8' EVERGREENS THAT WOULD GROW 12" - 18" PER YEAR. THE TREES WOULD BE PLANTED 30 FEET FROM THE PROPOSED FENCES AND PARKING LOT TO PROVIDE PRIVACY AND NOISE REDUCTION. THEY COULD BE PLANTED IN TWO ROWS OF EIGHT FOOT TALL EVERGREEN TREES, MEASURED FROM THE ROOT BALL TO THE TOP. THE OTHER OPTION IS TO ADD 4' OF DIRT WITH PINE TREES PLANTED ON TOP RUNNING PARALLEL WITH THE PRIVACY FENCE BEHIND THE STORAGE BUILDING AND FARM FENCE. THE COST TO DO THAT WOULD BE BETWEEN \$12,000 AND \$15,000. MR. WILSON STATED THAT HE IS TRYING TO MEET BOTH PARTIES IN THE MIDDLE. UNDER THE ZONING CODE THE OFFICE BUILDING FALLS UNDER C-1. PUD STATES THAT AN OFFICE BUILDING IS C-1, C-3 IS AN OVERREACH. HE SUGGESTED C-1 WITH 3 CONDITIONS: FIRE HYDRANT, THE OFFICE BUILDING WOULD BE BUILT ON THE UPPER 2 ½ ACRES AND EVERGREENS WOULD BE PLANTED AS A BARRIER.

MS. STEIMLE STATED THAT IT IS IMPORTANT THAT THE CLASSIFICATION FIT THE USE AND ZONING CODE DESCRIPTION. SHE DISCUSSED THE PUD OPTION BASED IN PART OF LACK OF CLARITY AND THE NUMBER OF BUILDINGS AND USES. THE OFFICE BUILDING WITH REMAINDER OF THE PROPERTY USED FOR AGRICULTURAL PURPOSES. SHE SAID IT NEEDS CLARIFICATION DUE TO THE EFFECT ON THE PEOPLE. PUD DOES NOT MAKE SENSE SINCE IT WILL NOT HAVE MULTIPLE BUILDINGS. THERE IS TENSION WITH OTHER PROPERTY OWNERS. DUE TO THE PROPERTY BEING ALONG STATE ROUTE 125 WITH OTHER COMMERCIAL PROPERTY THEY CAN'T SAY NO TO COMMERCIAL ZONING. SHE APPRECIATES THOSE WHO OPPOSE THE CHANGE. THE APPLICANT HAS WORKED TO BE RESPONSIVE TO THEIR CONCERNS. THE STORAGE AREA WILL BE CLOSED IN. THE UPPER 2 ½ ACRES WILL BE REZONED AS COMMERCIAL AND THE REMAINDER WILL STAY AGRICULTURAL. MR. DURBIN AGREED WITH A ZONE CHANGE OF C-1 WITH CONDITIONS. MS. STEIMLE WANTS TO MAKE SURE THAT ANY CONCERNS ARE DEALT WITH. MR. BAIRD ASKED THE BOARD TO CONSIDER SECTION 5 OF THE ZONING CODE REGARDING C-1. ANY FUTURE BUILDING WOULD REQUIRE A BZA VARIANCE.

MR. GIBBS ASKED TO SPEAK. MS. STEIMLE MADE A MOTION TO TABLE THE BOARD DISCUSSION AND TO REOPEN THE PUBLIC TESTIMONY. MR. DURBIN SECONDED THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MR. GIBBS STATED THAT AS PART OF THE APPLICATION HE HAD TO STATE THE INTENDED USE OF THE PROPERTY. IF THERE IS A CHANGE OF USE OR CHANGE OF OWNERSHIP THE OWNER WOULD NEED TO REAPPLY FOR A USE OF OCCUPANCY. MS. STEIMLE STATED THAT OUTSIDE STORAGE IS NOT PERMITTED IN C-1. MR. WILSON COMMENTED THAT IF VEHICLES ARE TAGGED AND INSURED, THEY WOULD BE ALLOWED. EQUIPMENT WOULD NOT BE ALLOWED OUTSIDE. THEY WOULD NEED TO BE STORED INSIDE UNLESS THEY ARE ON A TRAILER.

KATHY NEWMAN DOESN'T THINK TREES ARE AN ANSWER FOR A SOUND BARRIER. SHE BELIEVES AN EARTH BERM IS THE ONLY ACCEPTABLE ANSWER.

JOHN HOWISON WOULD LIKE TO SEE CLARIFICATION REGARDING A FIRE HYDRANT.

MINUTES OF TATE TOWNSHIP TRUSTEE ZONING MEETING HELD APRIL 17, 2025 AT 7:00 PM

SANDY HOWISON IS FINE WITH A TREE BUFFER. THAT IS THE BEST COMPROMISE. SHE IS NOT SURE WHAT THE PROPERTY OWNER WANTS TO DO. SHE AGREED THAT A C-3 IS AN OVERREACH, EVEN A C-2 IS AN OVERREACH IN HER OPINION. A C-1 WOULD DO THE LEAST HARM TO THE PEOPLE MOST AFFECTED.

AMY CAMPBELL COMMENTED THAT A NEW EQ STATION WILL BE GOING IN NEXT TO HER HOUSE. IT WILL HAVE A 2' DIRT MOUND WITH STAGGERED EVERGREEN TREES. SHE SUGGESTED THAT THE TRUSTEES CONSIDER THAT.

MR. GIBBS WAS ASKED FOR A COMMENT. NO COMMENT.

MS. STEIMLE CLOSED THE PUBLIC TESTIMONY PORTION AND REOPENED THE TRUSTEE DISCUSSION. MS. STEIMLE ASKED MR. BAIRD ABOUT THE PROVISION IN SECTION 6, A-9 IN THE ZONING CODE THAT WOULD PERMIT STORAGE IN AN ENCLOSED BUILDING AS LONG AS THE BUSINESS IS NOT RETAIL. THE INTERPRETATION UNDER C-1 IS THAT IT WOULD BE A PERMITTED USE.

MR. DURBIN COMMENTED THAT THE FIRE PLUG COULD BE CONVERTED TO A FIRE HYDRANT ON THE SITE PLAN. MR. WILSON SUGGESTED A BARRIER OF EVERGREENS ON THE BACKSIDE OF THE STORAGE BUILDING. MS. STEIMLE STATED THAT A C-1 CLASSIFICATION PROHIBITS STORAGE BUILDINGS, AND SO IT WOULD SEEM THE ONLY SUITABLE CLASSIFICATION WOULD BE C-2. MR. WILSON RESPONDED THAT THE PROPERTY OWNER COULD APPLY FOR A VARIANCE WITH THE BZA. MR. DURBIN STATED THAT THE LOCATION IS TOO FAR TO ATTACH TO THE OFFICE BUILDING. MR. WILSON RECOMMENDED THAT C-2 IS THE BETTER OPTION. MS. STEIMLE AGREED THAT A C-2 LIMITED TO THE 2 ½ ACRES IN THE UPPER PORTION OF THE PARCEL WOULD BE BEST. SHE DOESN'T KNOW IF THE TREE BUFFER PROVIDES ENOUGH BENEFIT TO THE RESIDENTS. THE TREE BUFFER WILL NOT BLOCK THE BACK OF THE BUILDING. MR. DURBIN SUGGESTED USING STATE ROUTE 125 AS THE STARTING POINT OF MEASUREMENT. IT IS 381' TO THE BACK OF THE BUILDING. THE TOPOGRAPHY WILL NOT CHANGE AFTER EXCAVATION.

BRIAN SHRIVE STATED THAT HE IS CONCERNED ABOUT THE INTERPRETATION. HE THINKS THE TRUSTEES ARE GETTING TOO DEEP. IT WOULD BE BETTER TO USE THE SURVEY LINE THAN THE TOPOGRAPHY MAP. HE SUGGESTED 50' OFF THE FOUNDATION OF THE BUILDING, STORAGE AREA AND PARKING LOT, ON THE EAST SIDE AND DOWN THE FARM FENCE.

MS. STEIMLE MADE A MOTION TO MODIFY THE RECOMMENDATION OF THE TATE TOWNSHIP ZONING COMMISSION, SUCH THAT THE APPLICATION FOR AND AMENDMENT TO THE TATE TOWNSHIP ZONING MAP IS APPROVED WITH THE FOLLOWING MODIFICATIONS AND CONDITIONS: THAT IS, A PORTION OF THE REAL PROPERTY LOCATED ON THE FINAL DRAWING, EXHIBIT T11, HERE IN THE RECORD, THAT THE PORTION THAT IS IDENTIFIED AS CONTAINING AN OFFICE BUILDING, A STORAGE BUILDING, AND A PARKING LOT, INCLUDING THE DRIVEWAY INTO THAT, AND 50 FEET FROM THAT, A PERIMETER OF 50 FEET, FROM THAT, THE BUILDINGS IN THE PARKING LOT SHALL BE REZONED TO COMMERCIAL C2 DISTRICT, AND THE REMAINDER OF THE

MINUTES OF TATE TOWNSHIP TRUSTEE ZONING MEETING HELD APRIL 17, 2025 AT 7:00 PM

PROPERTY SHALL REMAIN ZONED AS AGRICULTURAL DISTRICT. THAT THE APPLICANT INSTALL A FIRE HYDRANT ON THE NORTH SIDE OF STATE ROUTE 125 AS RECOMMENDED BY THE BETHEL-TATE FIRE DEPARTMENT, THE PLACEMENT AND LOCATION TO BE DETERMINED BY THE TATE MONROE WATER ASSOCIATION AND THEN A BUFFER AS DESCRIBED BY MR. WILSON WITH THE 2 OPTIONS. 1) THE APPLICANT SHALL INSTALL A NATURAL TREE BUFFER ON THE SOUTHEAST, THE EAST, SOUTHEAST SIDE, AS WELL AS THE FARM FENCE DESIGNATED ON THE WEST SIDE FROM THE CORNER OF THE BUILDING RUNNING DOWN. THE TREES ARE TO BE PLANTED 30 FEET FROM THE PROPOSED FENCES AND PARKING LOT TO PROVIDE PRIVACY AND NOISE REDUCTION. THERE ARE TWO AVAILABLE PLANTING OPTIONS FOR THE APPLICANT. THE FIRST IS TO PLANT TWO ROWS OF EIGHT FOOT TALL EVERGREEN TREES, MEASURED FROM THE ROOT BALL TO THE TOP OF THE LEADER. THE EVERGREENS MUST BE A TYPE THAT GROWS 12 TO 18 INCHES PER YEAR AT MAXIMUM HEIGHT OF 25 TO 30 FEET TALL. THEY ARE TO BE SPACED EVERY 20 FEET FROM TRUNK TO TRUNK. TWO ROWS ARE TO BE STAGGERED 10 FEET APART, AND IF ANY EVERGREEN DIE, THEY MUST BE REPLACED AT THE NEXT PLANTING SEASON. OPTION 2) IS TO INSTALL A FOUR FOOT TALL DIRT MOUND WITH FOUR FOOT TALL EVERGREEN TREES ON THE TOP OF THE MOUND. THEY ARE TO BE MEASURED FROM THE TOP OF THE ROOT BALLS TO THE TOP OF THE LEADER. THE EVERGREEN MUST BE A TYPE THAT GROWS 12 TO 18 INCHES PER YEAR, MAXIMUM HEIGHT 25 TO 30 FEET TALL AND 20 TO 25 FEET ACROSS AT THE BASIN AT FULL GROWTH. THEY ARE TO BE SPACED EVERY 20 FEET APART FROM TRUNK TO TRUNK. THE TWO ROWS ARE TO BE STAGGERED 10 FEET APART. AGAIN, IF ANY EVERGREENS DIE, THEY MUST BE REPLACED IN THE NEXT PLANTING SEASON. THE FINAL CONDITION THAT WAS MENTIONED WAS COMPLIANCE WITH ALL REGULATORY REQUIREMENTS OR OTHER CONDITIONS AS PLACED BY ANY OTHER APPROVING AUTHORITY. THE FIRE HYDRANT IS SUPPOSED TO BE ON THE SOUTH SIDE. MR. DURBIN SECONDED THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MOTION BY MS. STEIMLE TO ADJOURN. SECONDED BY MR. WILSON. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.