

PLANNING COMMISSION MEETING MINUTES JUNE 23, 2025

I. OPENING OF MEETING

Board Member Muncy opened the Clayton Planning Commission meeting, convening at 7:00 p.m. on Monday, June 23, 2025.

Call to Order: Present were Mr. Foley, Mr. Muncy, Mr. Bills, Ms. Pritchett, and Ms. Williams.

Mr. Foley administered the Oath of Office to Kim Williams who was reappointed for a second term on the Planning Commission.

II. MEETING PROCEDURE AND OATH

Mr. Foley explained the meeting procedure for tonight's cases and administered the Oath to those in attendance who wish to speak this evening.

III. MINUTES OF THE PREVIOUS MEETINGS

Mr. Foley asked for a motion to approve the minutes of March 24, 2025. Mr. Muncy made a motion to approve the minutes of March 24, 2025, as presented, motion was second by Ms. Pritchett. Voting: Mr. Foley-abstain, Mr. Muncy-yes, Mr. Bills-abstain, Ms. Williams-yes, and Ms. Pritchett-yes. Motion passed 3-0 with two abstentions.

IV. OLD BUSINESS

None

VII. NEW BUSINESS

PC25-02 A request for a Preliminary Subdivision Plan and Rezoning for the Westbrook Estates Subdivision, a proposed residential subdivision. The request was made by Shanghai Enterprises, LLC, the property owner

Max Merritt of McBride Dale Clarion advised on May 8, 2025, Clayton City Staff received an application from Shanghai Enterprises, LLC, requesting approval of a Preliminary Subdivision Plan and Rezoning for the Westbrook Estates Subdivision, a proposed residential subdivision. The proposed zoning district change with the proposed Preliminary Plan indicates a change from RSD, Residential Single-Unit District, to PDD, Planned Development District. The proposed Preliminary Subdivision Plan shows 103 single-family home parcels, 2 open space parcels which include a basin, internal public streets and associated infrastructure, and a multi-use path along Westbrook Road in an area of intended dedicated right-of-way. The property is currently comprised of one parcel bearing Parcel ID M60103209 0025, with an area of 30.4242 acres. The property is owned by Shanghai Enterprises. Access to the development is proposed from three new access points; an extension of Ponderosa Lane to the North, an extension of Oren Road to the East, and a new access point from Taywood Road to the West. Amenities include a playground or recreation area in the central open space area. A multi-use path is proposed along Westbrook Road. Utilities are available at or near this site so the proposed subdivision will be able to tie into existing public infrastructure. As part of the Final Development, the applicant is required to install new streets, sidewalks, curbs, lighting, and the

multi-use path to the City's current standards. After evaluating the applicant's request, Staff recommends the Planning Commission make a motion to recommend approval of the Preliminary Subdivision Plan and Rezoning request with the following conditions: applicant shall submit detailed amenity and landscaping plans with Final Subdivision Plan, playground or park location and equipment shall be coordinated with the City, street tree and pedestrian infrastructure requirements shall be addressed per PLAN Clayton guidance, all engineering consultant comments shall be resolved prior to Final Plan approval, and coordination with City and County agencies shall be required with Final Subdivision Plan.

Mr. Foley asked the Developer if they had anything to add.

Ben Schilling stated they agree with staff's recommendations. We have completed a traffic impact study, that has been approved by the Kleinger's Group, the consultant. We know there are some issues with that intersection and are open to discussing those issues during the final development stage. The issue with semi-regular basis of flooding, there is approximately 30 feet of fall across the site, we see that and want to take care of that. The intent is to design swales and sewers in our rear yards such that it could carry a 100-year event down to our basins and along the north side of Westbrook. We also acknowledge that some improvements needs to be made to the north side of Westbrook. We are also asking for a rezoning, and are asking for reduced lot width. The normal RSD is sixty feet, we are asking to go down to 52 feet.

Mr. Muncy asked, you mentioned the right-of-way requirements, the Montgomery County Comprehensive Plan asks for 45 feet, but it looks like on the renderings there is only 40 feet. Amanda Zimmerlin, City Manager advised the city now has its own thoroughfare plan, and we have reconciled with the final plan.

Mr. Muncy asked if we have a minimum standard for open space requirements. Mr. Merrit advised he wasn't sure at this time but could research.

Mr. Muncy stated the development is also asking for a set back reduction, the normal setback is ten feet and this development is asking for six feet plus the eight foot reduction in the sideyard. Are there any other departures from the RSD other than the sideyard and the lot width. Ms. Zimmerlin, stated no, those are it.

Mr. Muncy asked if the traffic impact study that was sent to the Commission, is this considered the final? Ms. Zimmerlin advised that Kleingers has accepted their traffic study. Mr. Muncy stated the recommendations are a little confusing because there are improvements recommended but not as it relates to the development. Ms. Zimmerlin replied yes, that the development is not going to have a material impact on the issue that is already there. There has been some preliminary discussion on what the city can do with that intersection in conjunction with the city of Trotwood. We are looking a potential grant funding to see what the state has available.

Mr. Bills stated that intersection is a long term effort. Ms. Zimmerlin stated it is not going to be overnight.

Ms. Williams asked what is the price point for these homes. Jiechen Liu, owner of the property, advised the price point will average \$350,000.

Mr. Muncy asked if a builder has been identified. Mr. Liu advised not at this time.

Mr. Foley stated hearing no further questions, he asked for a motion to open the floor to public comment. Motion by Mr. Bills to open the floor for public comment, motion was second by Mr. Muncy. Voting: Mr. Foley-yes, Mr. Muncy-yes, Mr. Bills-yes, Ms. Williams-yes and Ms. Pritchett-yes. Motion passed 5-0.

Erik Brown asked when it changes from Residential Single Unit to a Planned Development District, my understanding that zoning would allow things other than single family homes, but they have to come back with a new plan and that zoning may not apply. Mr. Muncy stated correct, this preliminary plan would be just for residential. If it gets changed to PDD and they want to put apartments or a commercial building they would have to come back with a new preliminary plan. Mr. Brown stated, I understand this development will have a HOA. Will residents outside of this development be able to access the open space amenities.

Kevin McCloskey asked for clarification of the traffic study, as the slide stated the traffic study would be completed during the final development plan. Ms. Zimmerlin stated the traffic study was accepted by our engineering firm. Typically traffic studies are not completed during the preliminary phase. The developer did one during the preliminary phase because staff was telling them due to that intersection at Westbrook and Taywood. Mr. McCloskey stated he was not that interested in that intersection, he was more concerned with the stub road on Ponderosa emptying onto Linchmere. Linchmere is a very narrow road and cars park on both sides.

Rose Plummer asked if this HOA will preclude rentals, if the developer has requested TIFF funding, and concerned why no builder has been identified?

Hearing no comments for or against this case, Mr. Foley asked for a motion to close the floor for public comment. Motion by Mr. Muncy to close the floor for public comment, motion was second by Mr. Bills. Voting: Mr. Foley-yes, Mr. Muncy-yes, Mr. Bills-yes, Ms. Williams-yes, and Ms. Pritchett-yes. Motion passed 5-0.

Mr. Schilling thanked the residents for their comments and we hear you. Regarding the traffic impact study, the study looked at that intersection, that was the point of the study to determine if there was material effect by our development. It determined that we did not trigger any improvement. Is there additional volume generated, yes but there is not material effect to that intersection. There was a question as when exactly the traffic impact study would be required, my understanding that is during the final development phase. The comment regarding Linchmere, we can not do anything regarding Linchmere, but we do not believe Linchmere will be the logical route out of the site, they will either go to Taywood or Oren/Janice. Why we weren't proposing access to Westbrook, there are bad sight issues and it is not safe. The question regarding TIFF's, we have been in discussion with the school (Trotwood City Schools), but there is currently no agreement. The question concerning the open space for HOA only or public, we are open to feedback. As for the HOA excluding rentals, Mr. Liu stated that it's too early in the development phase. Lastly, the question regarding the building, we are too early into the development phase and are here seeking feedback.

Mr. Foley asked if there were any additional comments from the Commission members.

Mr. Bills asked what is the timeline for starting this project. Mr. Schilling stated Q2 of 2026 with a one year buildout.

Ms. Williams asked if this will be done in one phase. Mr. Schilling responded yes.

Mr. Muncy asked where will construction equipment access the project site. Zimmerlin replied, logically off Taywood.

Ms. Williams asked if we have been in contact with Trotwood schools regarding a possible TIFF. Zimmerlin advised she had contacted the Trotwood Board of Education and advised, but has not heard back at this time.

Hearing no further discussion, Mr. Foley then asked for a motion to recommend approval, approval with conditions or disapproval of the applicant's request. Mr. Muncy made a motion to approve this application with staff's conditions and add lot meets RSD requirements. Motion was second by Mr. Bills. Voting: Mr. Foley-no. Mr. Muncy-yes, Mr. Bills-yes, Ms. Williams-no, and Ms. Pritchett-no. Motion failed 2-3.

Ms. Pritchett made a motion to approve this application with staff's recommendation. Motion was second by Ms. Williams. Voting: Mr. Foley-yes. Mr. Muncy-no, Mr. Bills-no, Ms. Williams-yes, and Ms. Pritchett-yes. Motion passed 3-2.

PC25-03 A request for a Final Subdivision Plan for the Hunters Path Extension Phase Three Subdivision, a proposed residential subdivision. The request was made by DDC Management, LLC, the applicant.

Mr. Merritt advised this is a final application for a single-family residential subdivision. The applicant is Ross Behnfeldt, on behalf of DDC Management LLC, the property owner is Lagos Properties. On June 5, 2025, Clayton City Staff received an application from DDC Management LLC, requesting approval of a Final Subdivision Plan for the Hunter's Path Extension Phase 3 Subdivision, a proposed residential subdivision. There was no proposed zoning district change that accompanied the approved Preliminary Plan. The subject property is currently Zoned as RSD, Residential Single Unit District. The previously approved Preliminary Subdivision Plan showed 97 parcels with single-family homes, 4 parcels of open space including basins, and a multi-use path along Westbrook Road in an area of intended dedicated right-of-way. The Final Subdivision request follows the previously approved Preliminary Plan for the overall Hunter's Path Extension project. This Final Subdivision Plan proposes the East half of the Preliminary Plan and includes forty single family home lots and two open space lots. The property is currently comprised of one parcel bearing Parcel ID M60 03207 0023, with an area of 37.098 acres. The applicant proposes construction of forty single-family homes on 17.0877 acres as shown in the Preliminary Subdivision Plan. Access to the development is proposed from one new access point on Falls Road as shown in the Preliminary Subdivision Plan. A multi-use path is proposed along Westbrook Road. There are no playgrounds or interior amenities planned with this proposed Final Subdivision Plan. Utilities are available at or near this site so the proposed subdivision will be able to tie into existing public infrastructure. As part of the development, the applicant will install new streets, sidewalks, curbs, lighting, and the multi-use path to the City's current standards. After evaluating the applicant's request, staff recommends the Planning Commission make a motion to recommend approval to City Council of the final subdivision plan with the following conditions, that all comments from Clayton staff, Clayton Planning department, and Clayton Engineering department are addressed to Clayton Planning Commission's satisfaction.

Jon Bills, DDC Management, advised they have not deviated from the preliminary plan other than comments that they have addressed with the city. This request is straight RSD, we will use the same builder as in Phase I and II, build the same house style, and the homes will have a similar price point.

Mr. Muncy stated one staff comment regarding cleaning out the drainage ditch, are there any plans to clean that out. Mr. Bills stated it is hard to commit exactly what we'll do until we walk

it thoroughly. It is more than a drainage ditch, it's considered a blue line stream on the national database, which means there are strict limitations on what we can and can not do that may impact the ditch. We want it to remain natural, but if there is debris or trash we will take care of that.

Ms. Williams asked for clarification on the outlet for this phase. Mr. Bills stated access for this phase will be a continuation of Falls Road.

Ms. Williams stated during the previous meeting there was a gentleman who questioned a strip of land, did you have a discussion with him. Mr. Bills that is the strip of land in the northwest corner, the parcel jets up there, it does nothing for us. We don't have a preference one way or another but we have not entered into any discussions with that property owner.

Ms. Williams also stated, there were also some issues with trees on the property line. Mr. Bills stated there was a lot of discussion on trees. After talking with the residents to the north, their primary concerns were with flooding, the water doesn't get away and the second was trees, and the fact that there were dead trees. In order to help with storm water we need to clear all the way up so that we can create ditches to catch the water in the storm basins. However, in order to do that we need to clear the trees so you can have the swell to get the water to flow to where you want it to go, to get it away.

Mr. Foley stated hearing no further questions, he asked for a motion to open the floor to public comment. Motion by Mr. Bills to open the floor for public comment, motion was second by Ms. Williams. Voting: Mr. Foley-yes, Mr. Muncy-yes, Mr. Bills-yes, Ms. Williams-yes and Ms. Pritchett-yes. Motion passed 5-0.

Bill Seiter stressed his confusion with the current map and the map he reviewed in the city offices. The map shown tonight was the preliminary plan and it did show a buffer strip, but in the final development plan the two lots in question now boarder up to his property, and stressed his concerns with the trees possibly being cut down.

Jo Seiter stated her concerns that in the final plan for Phase III lots 141 and 142 trees will now be part of the properties and will no longer be a buffer. She stresses that there should be a buffer and that be maintained by the HOA.

Rose Plummer asked for clarification on how long does a preliminary plan stay open? Mr. Merritt stated he believes the preliminary plans are good for one year, but could not confirm at this time.

Debbie Cook stressed her concerns with the tree line that they have maintained for 40 years, the trees are a buffer from storms. She also shared her concerns with traffic on Fall Gold.

Bonnie Kay stated the open space lots have been decreased by 18 feet, shared her concern with the conditions of trees, and asked that the dead trees be removed. When will the creek be addressed, in Phase 3 or 4.

Paul Cook stressed his concern with the tree line buffer that is now gone in the final plan.

Shawn Bryant stated he paid a premium for his lot under the impression nothing was going to be built beside him, his concerns with drainage issues, and traffic issues.

Hearing no comments for or against this case, Mr. Foley asked for a motion to close the floor for public comment. Motion by Ms. Williams to close the floor for public comment, motion was second by Mr. Muncy. Voting: Mr. Foley-yes, Mr. Muncy-yes, Mr. Bills-yes, Ms. Williams-yes, and Ms. Pritchett-yes. Motion passed 5-0.

Mr. Bills stated we are only here for Phase 3, and the creek will be maintained by the HOA. Technically, the boundary of the creek is in Phase 4. Lots 141 and 142 were extended to the property line to allow for larger homes to be built with a three-car garage. We don't have to remove any trees for storm water, but will remove any dead trees for safety reasons.

Mr. Foley asked if there were any additional comments from the Commission members. Hearing none, Mr. Foley then asked for a motion to recommend approval, approval with conditions or disapproval of the applicant's request. Ms. Williams made a motion to approve this application with staffs conditions. Motion was second by Mr. Muncy. Voting: Mr. Foley-yes. Mr. Muncy-yes, Mr. Bills-no, Ms. Williams-yes, and Ms. Pritchett-yes. Motion passed 4-1.

PC25-04 Consider the issue of a permanent ban on Adult Use Cannabis businesses and operators such as processors, dispensaries, and/or cultivators within the City of Clayton

Martina Dillon, Law Director, advised just to give you an update as to what happened previously and where we are now and why we asked to come back before you this evening, in 2016 the State of Ohio legalized medical marijuana, our Code allows for medical marijuana, cultivation processing and dispensaries. Cultivation processing and dispensaries for medical marijuana are permitted uses in CMX and CMI, medical marijuana processing and dispensaries are also permitted uses in the MSD districts. In November of 2023 issue two were on the ballot to enact Ohio Revised Code 3780 which would legalize adult use cannabis, otherwise known as recreational marijuana in the State of Ohio that passed as part of 3780 recreational use marijuana. There is a provision at 3780.25 which allows municipal corporations and townships to prohibit or limit the number of recreational marijuana operators within a municipal corporation. That would include cultivators, processors and distributors so the current version of this law allows a municipal corporation to vote to prohibit it or limit the number within their jurisdiction, the current version of 3780 also provides that if a municipality has a recreational dispensary within their jurisdiction they are to receive 36% of the 10% tax on that goes to the host municipality. On October 28 of 2024 there was Planning Commission meeting where this was discussed, the Planning Commission asked us to bring back some additional information that was done at the November 25 2024 meeting. At that time, the Planning Commission voted to make a recommendation to Council as follows: to allow no more than six adult use cannabis operators within the city and of those six operators two could be dispensaries and the remaining four could be cultivators or processors in the same districts as medical marijuana is currently allowed. That Ordinance was presented to Council at their January 16 2025 meeting and that received an insufficient number of votes to reject or approve, so at that point in time it was pretty much dead. The reason we're here today, the most recent version of the Ohio budget bill which is due to become effective July 1st contains a provision which repeals the provision I mentioned a minute ago, that allows municipalities to prohibit or limit the number of adult use operators within their jurisdiction. So, if this budget bill passes as is and it looks like it's going to from what we know now, then as of July 1st even if the city wanted to it would not be allowed to prohibit or limit the number of adult use operators within the city, additionally if this bill passes in its current form as of July 1st the city would receive no tax money, they have repealed that provision as well so as of July 1st. What this effectively does is you can't limit the number of recreational operators in your city and you're not going to get any tax money. Given that information I felt it prudent to bring this back before the Planning Commission and also City Council, which is going to meet tomorrow. We request your discussion and input with respect to passing legislation that would prohibit adult use operators within the city. A couple of things to note of importance, even if you were to recommend prohibition and Council were

to adopt a prohibition the City does still allow medical marijuana operators in those districts. I mentioned there is a 10(B) dual operator's license which as of right now you can still get, the medical marijuana operators could apply for a 10(B) license which would allow them to continue the adult use, they could do both medical and adult use. We would not be able to stop that because 10(B) allows that. For instance, if we had a medical marijuana dispensary or cultivator or processor and they get the 10(B) license they're allowed to do the adult along with the medical even though we prohibited adult. I want to make that clear, also if it's prohibited that does not prevent the home grow, people are still allowed to home grow, and also we're not allowed to stop research.

Mr. Bills asked, we currently have a medical marijuana processor in Clayton. Ms. Zimmerlin replied, we do, on Main Street.

Mr. Bills asked, are they limited to just doing that, you mentioned there's two options. Ms. Dillon advised, there is a processor on Main Street, they could apply for the 10(B) which would allow them to process adult use. When this came up before, I had spoken to an attorney at the Ohio Cannabis and the reasoning for allowing the medical marijuana facilities that are already established to get the 10(B) license so they can do the adult use, is because of the capital input that they've already put forward. I'm basing this on what we know now, I don't know what the Ohio legislature is going to do down the line they could introduce legislation later on that flips this around.

Ms. Pritchett asked, if we have a permanent ban. Ms. Dillon advised, Council go back if they wanted to at some point in time and repeal the ban. At that point they would have to allow them in, they couldn't restrict it or limit the number. Could council go back and repeal the ban, yes they could, but they couldn't limit the number. Currently what I know now the legislature could go back at some point in time and put this in and say "Yeah okay now you can limit again." I don't know what they're going to do, I just have to base my recommendations on the information I have now. I thought it was important because as of July 1st even if you want to ban them you won't be allowed to and you're not going to get any of the tax money.

Ms. Pritchett, which is what we had voted on because we wanted to be able to have access to that tax money. Which makes me reticent about this because again we could possibly lose out because we don't know how the vote will go. I agree with you, I think that vote will be in the favor and the direction and we're going to possibly lose, but then things may change in a year or two. So how difficult will that be, it seems that it's always a little bit more challenging when it comes back to municipalities to change things like this, and by putting a permanent ban in place it seems that it may be more challenging for us to change that and go back to where we were. Ms. Dillon advised, I'm not going to disagree, I mean it just depends on if something else changes, if the law changes again then that information would have to be considered, but I see your point.

Mr. Bills asked, go back to the facility that's already existing, Main Street Health, would they be able to expand within their existing building if they were processing adult. Ms. Zimmerlin replied, where they are now, they could. If you recall they actually had an option to purchase property from the city if they had gotten a distributor's license. They were pursuing that for medical marijuana which is permitted in MSD where they are now.

Mr. Bills asked, if they have the opportunity to process adult use marijuana then I don't know if we want to restrict that if they're already invested in the city. Ms. Zimmerlin replied, even if this body makes the decision to ban adult use of marijuana and Council does the same, they're basically grandfathered. They already operate here, they can operate with recreational as well.

Mr. Muncy asked, but the provision is that municipalities can't place any restrictions so then even if we pass something at the next council meeting the new provision would be nullified. Let's say we recommend it, Council approves it, the state passes a bill restricting the municipality's ability to prohibit adult use cannabis facilities then it doesn't matter what council does.

Ms. Williams asked, they're going to vote on it before the council meeting. Ms. Zimmerlin advised we are having a special council meeting tomorrow to discuss this. It was advertised at the same time this meeting was advertised so council can take this issue up, it was properly noticed.

Mr. Muncy stated, I think that conflict will be resolved in favor of the revised code not this municipality's ordinance right. For example, someone buys a piece of property with the intention to put an adult use facility and the revised code says that we can't restrict the number of dispensaries in a municipality and they bring a lawsuit against the city for regulatory taking, I guess that's where my concern comes into play. Would a ban survive a conflict with the revised code. Ms. Dillon advised, I think the ban would survive as long as it's adopted before July 1st which is the effective date.

Ms. Williams asked, so will these 10(B) licenses continue to be available. Ms. Dillon advised, as far as I know that's still in the revised code. Ms. Williams then advised, but we only have the one to consider. Ms. Dillon replied, right.

Ms. Pritchett asked, we only have one here, you can't have someone actually obtain a new license and then they would be able to then get the 10(B) would that be possible. Ms. Dillon advised, they could get the license for the medical and then apply for the 10(B) dual.

Ms. Pritchett asked, right now with the medical license with the one dispensary do we actually receive any tax dollars from that. Ms. Zimmerlin replied, we do.

Mr. Foley asked, what changes after July 1st with the city's revenue if this goes through. Ms. Dillon advised, if the Ohio budget bill passes, knowing what I know now, as of July 1st the city is not allowed to prohibit adult use operators within the city, the city is not allowed to limit the number of adult use operators within the city, and if they were to locate within your city after July 1st you're not going to get any of the tax money.

Mr. Muncy asked, are they only permitted in the RXD. Ms. Dillon advised, they are permitted in the CMX and the CMI, and processing and dispensaries are also allowed in the MSD.

Mr. Foley stated, just as an editorial comment, almost 60% of the people voted for it but it feels like it is going against the will of the people. I remember when we addressed this issue at the Planning Commission, I remember thinking about Main Street Health, they have a really good reputation, they're a good business, and if they had an opportunity to responsibly grow their business I thought that was a good thing. We talked about having a producer, a cultivator, processor, or distributor. We put a lot of mental work into it and I feel the legislature isn't respecting the people.

Mr. Muncy stated, the current language of the proposed bill wouldn't prevent us from zoning restrictions on what districts these could be in, it sounds like a fight waiting to happen later on. Is there a way to get closer to the numbers that we talked about before, using zoning regulations to an all-out ban. Ms. Zimmerlin replied, that's the issue, there is not enough time. This issue was going to be brought back to this body, but there's not enough time if we have that July 1st date that we're running up against. If we don't do something now we lose the ability to govern ourselves and the state basically says you're just going to allow it wherever.

Ms. Pritchett stated, I'm torn because I'm focusing on the permanent ban, but I hear what you're saying, we could have an opportunity to go back and revise the language. I think that it's unlikely just looking at what's happened in the past. I feel we should take control of our own destiny, the whole point of that discussion was to have the opportunity for business development and also to bring in additional revenue into the city. That's looking to be stripped from us. Ms. Dillon advised, if someone has a medical license they could still apply for the 10(B) and tag on for the adult use, but you're not going to get the tax money.

Mr. Foley asked, Ms. Dillon can you state your recommendation from a legal perspective. Ms. Dillon advised, from a legal perspective based upon what I know now I would recommend a prohibition.

Mr. Bills asked, are you saying that in order to control our own destiny as opposed to the state. Ms. Dillon stated, it boils down to do you want to control your own destiny, or do you just want to go along with what the state is telling you what you have to do as of July 1st.

Hearing no further discussion, Mr. Foley then asked for a motion to recommend approval, approval with conditions or disapproval of the applicant's request. Ms. Pritchett made a motion to approve this application for a permanent ban on Adult Use Cannabis businesses and operators such as processors, dispensaries, and/or cultivators within the City of Clayton. Motion was second by Mr. Bills. Voting: Mr. Foley-yes. Mr. Muncy-no, Mr. Bills-yes, Ms. Williams-yes, and Ms. Pritchett-yes. Motion passed 4-1.

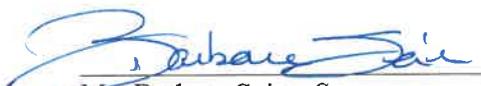
VIII. END OF MEETING

The meeting adjourned at 9:20 PM.



Mr. Dan Foley *Chairman*
8-25-25

Date



Ms. Barbara Seim, *Secretary*
August 25, 2025

Date