Certification of Publication: Zoning Board of Appeals Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, September 29, 2014 and Thursday, October 2, 2014.

MEMBERS PRESENT: Brian Mahlendorf, Chair  
Jacque Donovan, Vice-Chair  
Sebastian Anzaldo  
Jason Lanoha  
Teri Teutsch, Alternate

MEMBERS NOT PRESENT: Sean Kelley, Alternate

STAFF PRESENT: Mike Carter, Zoning Board of Appeals Administrator  
Jennifer Taylor, City Law  
Mike Wilwerding, Chief Building Inspector  
Clinette Warren, Recording Secretary

Mr. Mahlendorf called the meeting to order at 1:00 p.m., introduced the Board members and staff, and explained the procedures for hearing the cases.
LAYOVERS:

1. Case No. 14-042
   (From 4/10/14, 5/8/14, 6/12/14, 8/14/14 & 9/11/14)
   Lamar Outdoor Advertising
   TLC Properties
   4849 “G” Street
   Omaha, NE 68117
   REQUEST: Waiver of Section 55-853(a) – Variance to allow an electronic off-premise sign closer than 700’ to an existing standard off-premise sign.
   LOCATION: 4409 Dodge Street
   ZONE: CC-ACI-2(50)

RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on October 9, 2014, Mike Degan appeared before the Board on behalf of the applicant. He requested a final 60-day layover of the case to give all parties involved an opportunity to reach an agreement.

Jerry Slusky, 8712 West Dodge Road, appeared on behalf of Waitt Outdoor and Rainbow Recording Studios. He informed the Board that the case was in litigation with a trial date of January 22, 2015. He stated that his client had received an offer from Lamar that was not acceptable. He felt that, even at the end of the 60 days, there would be no acceptable agreement in place between the parties. He indicated that perhaps the case should be withdrawn or decided by the Board. Mr. Mahlendorf responded that a layover would not impact the case and would allow a chance for everyone involved to possibly come to an agreement on the matter.

Mr. Anzaldo moved to LAYOVER for 60 days until the December 11, 2014 meeting of the Board. Mr. Lanoha seconded the motion.

AYES: Anzaldo, Donovan, Lanoha, Teutsch, Mahlendorf

MOTION CARRIED: 5-0
2. Case No. 14-095  
(From 9-11-14)  
Dennis Kosmicki  
8704 Boyd Street  
Omaha, NE 68134  
REQUEST: Waiver of Section 55-108 – Variance to the front yard setback from 50’ to 40.1’ to enclose an existing porch.  
LOCATION: 8704 Boyd Street  
ZONE: DR  

RECOMMENDATION: Approval in accordance with the plans submitted, subject to the applicant applying for a rezoning to R2 – Single-Family Residential District (Low Density).

At the Zoning Board of Appeals meeting held on October 9, 2014, Dennis Kosmicki appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to construct an enclosed porch on top of an existing concrete slab, which would encroach into the front yard setback as close as 40.1’. He noted that the existing home currently encroaches into the front yard setback as close as 30.8’ in one location and that there would a minimal change to what is currently in place. The Planning Department recommended approval subject to the applicant applying for rezoning to R2 – Single-Family Residential District.

In response to Mr. Kosmicki, Mr. Carter explained that the rezoning would reduce the setback and that it would not impact his plans or building permit. Mr. Kosmicki stated that he preferred not to submit an applicant for rezoning. Mr. Carter explained that the rezoning would actually clear up any future issues with the property. Mr. Mahlendorf added that the rezoning would provide long-term benefits for the applicant and the neighborhood.

Ms. Donovan moved to APPROVE in accordance with the plans submitted, subject to the applicant applying for rezoning to R2 – Single-Family Residential District (Low Density). Ms. Teutsch seconded the motion.

AYES: Donovan, Lanoha, Teutsch, Anzaldo, Mahlendorf

MOTION CARRIED: 5-0
3. Case No. 14-096  
(From 9-11-14)  
Mark Harral  
4802 South 90th Street  
Omaha, NE 68127  

REQUEST: Waiver of Section 55-782(b)(6) – Variance to the front yard setback from 60’ to 35’ to allow for construction of a 2-story garage addition.  

LOCATION: 8866 Holmes Street  
ZONE: R7  

RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on October 9, 2014, Mark Harral appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that applicant was proposing to construct a 2-story garage addition on the side of the garage closest to 90th Street. The existing structure currently extends into the required setback. The multi-bay parking structure serves the apartment building on the site. He explained that the existing detached garage is considered non-conforming and that there was no hardship or practical difficulty that would support the enlargement of the existing structure. He added that, if the Board was inclined to approve the waiver, the applicant should be directed to clean up the parking lot and removed a metal shed on the lot so that additional parking could be made available.

Mr. Anzaldo expressed concern about the piles of material on the applicant’s properties. He felt that more effort could be made to maintain them. Mr. Mahlendorf stated that perhaps the garage addition would provide a place for Mr. Harral to store his building materials. In response to Ms. Donovan, Mr. Harral stated that he should have everything, including the retaining wall and removal of the shed, completed in 3 - 6 months.

Mr. Lanoha stated that, as a result of what he believed were empty promises from the applicant in the past, he found it difficult to support the request. In response to Mr. Lanoha, Mr. Harral stated that he hoped to begin construction on the garage within 2 - 4 weeks, depending on the weather. He hoped to have the entire project completed 3 - 4 months after beginning construction. He also agreed to have the metal shed removed from the property upon completion of the garage addition. Mr. Lanoha recalled that the Board directed Mr. Harral to clean up a property when he was granted a waiver a few months earlier (Case 14-048, 4802 South 90th Street). He wanted some assurance that the applicant would keep his word. In response, Mr. Carter advised that a show-cause hearing could be requested which would bring the applicant back before the Board. Mr. Anzaldo felt that 90 - 120 days should be sufficient for the applicant to have all work completed and the property cleaned.

Ms. Donovan moved to APPROVE subject to the applicant completing the garage, removing the shed, and removing all construction and building materials from the property within 120 days after the building permit is issued. Mr. Anzaldo seconded the motion.

AYES: Teutsch, Anzaldo, Donovan, Mahlendorf  
NAYES: Lanoha  

MOTION CARRIED: 4-1
4. Case No. 14-100 (From 9-11-14) Clif Poling Best Lawns, Inc. 2205 North 88th Street Omaha, NE 68134

REQUEST: Waiver of Section 55-126 & 55-782(b)(2) - Variance to the rear yard setback from 35’ to 4’ 15’, to the interior side yard setback from 25’ to 4.5’, and to allow a patio as close as 4’ 15’ from the rear property line for the construction of a new pool house structure and patio.

LOCATION: 1314 North 141st Avenue ZONE: R1

RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on October 9, 2014, Clif Poling appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the proposed pool house and patio would encroach into the required setbacks as close as 4’ to the rear property line. He added that there was no hardship or practical difficulty and that a legal pool house and patio could be constructed on the property. The Planning Department recommended denial.

Mr. Poling stated that he had spoken with the neighbor to the rear of the applicant and that a solution had been reached. He proposed placing the pool house and patio 10’ from the property line. In addition, he stated that four unsubstantial trees would need to be removed along with some existing unhealthy shrubs. He planned to install 14, 12’ columnar white pines in place of the shrubs. In response to Ms. Teutsch who felt that 10’ was too close to the property line, Mr. Poling stated that he could move the pool house and patio 15’ from the property line although this would get him closer to 2 larger trees that are located on the property.

Mr. Lanoha moved to APPROVE subject to the applicant planting 14, 12’ columnar white pines at the rear of the pool house. Ms. Teutsch seconded the motion.

AYES: Teutsch, Anzaldo, Lanoha, Mahlendorf

ABSTAIN: Donovan

MOTION CARRIED: 4-0-1
NEW CASES:

5. Case No. 14-101
   Von Maur
   10010 California Street
   Omaha, NE 68114
   REQUEST: Waiver of Section 55-836 – Variance to the
            maximum height for three (3) wall signs
            from 35’ to 50’.
   LOCATION: 10010 California Street (Westroads Mall)
   ZONE: CC

RECOMMENDATION: Approval in accordance with the plans submitted.

At the Zoning Board of Appeals meeting held on October 9, 2014, Barton Arnold (Signworks) and Dave Burke (Von Maur) appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to replace the three existing wall signs. The proposed signs exceed the maximum height allowed for the district. The Planning Department believed that a hardship results from the CC zoning regulations that restrict the maximum height of a wall sign to 35’ although the building may be taller. The Planning Department recommended approval in accordance with the plans submitted.

Ms. Donovan moved to APPROVE in accordance with the plans submitted. Mr. Mahlendorf seconded the motion.

AYES: Anzaldo, Donovan, Lanoha, Teutsch, Mahlendorf

MOTION CARRIED: 5-0
6. Case No. 14-102
Immaculate Conception Church
2708 South 24th Street
Omaha, NE 68106

REQUEST: Waiver of Section 55-832 - Variance to the front yard setback from 12' to 0' to allow a monument sign.

LOCATION: 2708 South 24th Street
ZONE: R7-ACI-1(50)

RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on October 9, 2014, Father John Brancich (Immaculate Conception Church), Andye Nelson (Omaha Neon Sign), and Ken Stoyisch (House of Sausage - 2532 South 24th Street) appeared before the Board in support of the request.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to construct an 8' tall, monument sign with a manual change reader board at the property line along 24th Street. The sign would be located in the required 12’ setback. The Planning Department believes that there is no hardship or practical difficulty and that the signage should comply with zoning regulations. In addition, a smaller sign could provide for a larger setback from the street. The Planning Department recommended denial.

Fr. Brancich stated that the church building is listed on the National Register of Historic Places as the finest example of Romanesque Revival architecture in the city. He stated that there is currently no sign in place. He explained that many members have moved west and there has been a struggle to add new life to the church through various updates and efforts to beautify the building. He added that many people who are not from the neighborhood have difficulty finding the church until they are directly upon it. He was concerned about traffic safety and visibility. He further explained that if the sign was placed in the north lot of the church it would not be visible because of the Stoyisch business; if it was placed legally it would block an existing handicap ramp; and, if it were placed on the building it would cover various details of the architecture.

Mr. Stoyisch expressed support for the sign and stated that there are people from surrounding areas that attend services at the church. He added that the proposed signage would make it easier to find.

In response to Ms. Teutsch, Fr. Brancich stated that there would be no commercial advertising on the sign.

Mr. Anzaldo moved to APPROVE in accordance with the plans submitted. Ms. Teutsch seconded the motion.

AYES: Donovan, Lanoha, Teutsch, Anzaldo, Mahlendorf

MOTION CARRIED: 5-0
7. Case No. 14-103  
Jared Gerber  
9312 Leavenworth Street  
Omaha, NE 68114  
REQUEST: Waiver of Section 55-146 – Variance to the front yard setback from 40’ to 36’ to construct a covered porch with columns.  
LOCATION: 306 South 68th Street  
ZONE: R2  

RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on October 9, 2014, Jared Gerber appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to replace an existing covered front porch with a slightly larger front porch. The proposed porch would extend into the front yard setback as close as 36’ from the property line along 68th Street. The Planning Department found no hardship or practical difficulty and recommended denial.

Mr. Gerber explained the project and stated that the plan is to make the house fit in with the neighborhood. In response to Mr. Mahlendorf, Mr. Gerber stated that the current roof extends 30” from the home; the new porch would extend to 34”, no more than 38”.

Mr. Lanoha moved to APPROVE in accordance with the plans submitted. Ms. Donovan seconded the motion.

AYES: Lanoha, Teutsch, Anzaldo, Donovan, Mahlendorf

MOTION CARRIED: 5-0
At the Zoning Board of Appeals meeting held on October 9, 2014, Dan Nedved appeared before the Board. Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to convert an existing office building into a day spa. He intended to provide additional parking on the east side of the building by demolishing an existing home. The applicant went before the Planning Board in September 2014 to request approval of a Conditional Use Permit which was granted, subject to conditions which included approval of the waiver from the Zoning Board of Appeals. The applicant is providing more parking on the site than what is required which results in the need of the waiver for impervious coverage. The Planning Department found no hardship or practical difficulty and recommended denial.

Mr. Nedved explained that the additional parking would be needed to accommodate their clients. In response to Ms. Donovan, Mr. Nedved stated the landscaping would be installed in portions of the lot as a buffer to an adjacent home. Ms. Donovan suggested year-round landscaping or a berm that would be a barrier between the applicant’s business and the home to the east. Mr. Lanoha commented that the applicant had a plan for post-construction storm water that would significantly reduce water runoff from the property.

Ms. Donovan moved to APPROVE in accordance with the plans submitted. Mr. Mahlendorf seconded the motion.

AYES: Teutsch, Anzaldo, Donovan, Lanoha, Mahlendorf

MOTION CARRIED: 5-0
9. Case No. 14-105
Lund Company
450 Regency Parkway, Suite 220
Omaha, NE 68114

REQUEST: Waiver of Section 55-933(c) - Variance to the minimum size of a business center from 10 acres to 3.79 acres to allow installation of a business center identification sign.

LOCATION: 2120 South 72nd Street
ZONE: GO-ACI-2(65)

RECOMMENDATION: Approval in accordance with the plans submitted, subject to a maximum total sign budget of 2,000 sq. ft.

At the Zoning Board of Appeals meeting held on October 9, 2014, Peter Nelson (Lund Company) and Gaby Ryan (Signworks) appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to install a 25’ tall, 150 square foot business center identification sign along 72nd Street. The Urban Design regulations limit this type of signage to sites that are, at minimum, 10 acres. This project was before the Urban Design Review Board in August 2014. That Board recommended approval of the variance, subject to the applicant limiting the overall sign budget to 2,000 square feet. As part of the request, the two existing Omaha Tower monument signs would be removed. The Planning Department recommended approval in accordance with the plans submitted, subject to the maximum total sign budget of 2,000 square feet.

The applicant was in agreement with the conditions of the waiver.

Ms. Donovan moved to APPROVE in accordance with the plans submitted, subject to a maximum total sign budget of 2,000 sq. ft. Mr. Lanoha seconded the motion.

AYES: Anzaldo, Donovan, Lanoha, Teutsch, Mahlendorf

MOTION CARRIED: 5-0
10. Case No. 14-107  
   Lina and John Schwisow  
   2341 North 61st Street  
   Omaha, NE 68104  
   REQUEST: Waiver of Section 55-187(e) – Variance to the front yard setback from 35’ to 10’ to construct a new 7’x12’ deck and stairs.  
   LOCATION: 2341 North 61st Street  
   ZONE: R4(35)  

RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on October 9, 2014, Lina Schwisow appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to replace an existing front stoop with a 7’x12’ deck that would extend into the front yard setback. The proposed deck will be as close as 10’ from the front property line. The Planning Department found no hardship or practical difficulty since a legal stoop can be constructed on the site and, therefore, recommended denial.

Ms. Schwisow explained that she wanted to construct a covered front porch for aesthetic purposes. Mr. Carter stated that it was his understanding that the applicant was requesting a deck and not a covered front porch. Jennifer Taylor, Attorney – City Law, stated that the case should be re-advertised to notify the surrounding neighbors about the request for a covered front porch; that would require that the case be laid over. Ms. Donovan requested a better rendering of the applicant’s plan.

Mr. Mahlendorf felt that the 12’ length of the proposed porch was out of scale with the home.

Mr. Anzaldo moved to LAYOVER to allow for re-advertisement of for a covered porch and stairs. Ms. Teutsch seconded the motion.

AYES: Donovan, Lanoha, Teutsch, Anzaldo, Mahlendorf

MOTION CARRIED: 5-0
At the Zoning Board of Appeals meeting held on October 9, 2014, Scott Sladovnik, Amy Sladovnik, and Chris Antoniak appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant had previously appeared before the Board for similar waivers that were granted in March 2014. Those waivers were for additions to an existing home; a building permit was subsequently issued. The applicant indicated that at some point there was damage to the existing foundation which resulted in the entire home being demolished. There was not a building permit issued for new construction at that time. He explained that the Planning Department did not support the waivers that were previously granted and that it does not support waivers for new construction on vacant lots. The Planning Department recommended denial.

Mr. Sladovnik elaborated on the events which led to the demolition of the home. He stated that he was unaware that permits had not been taken out for new construction until he inquired with the City. He added that he terminated the relationship with the contractor and construction was stopped. Mr. Sladovnik stated that he believed that the Planning Department would be comfortable with the situation since the new foundation blocks were in the same place as the previous ones. He learned from the Planning Department that he could not receive a permit to continue construction since the previous permit was based on approval of a variance for a renovation. He was seeking approval from the Zoning Board of Appeals so that construction of the home could be completed.

Ms. Teutsch stated that, prior to the meeting, the Board visited the site and noticed that work was still being done on the home although a stop-work order had been issued.

Mr. Sladovnik explained that he attempted to receive a permit for new construction and had submitted stamped plans to Permits & Inspections. He admitted that he had not been personally told to stop working; however, roofers who were working on the structure had been told approximately two weeks earlier. He believed that it was acceptable for the roofers to continue working since they had obtained a permit for the work.

Mike Wilwerding, Chief Building Inspector – City of Omaha, appeared before the Board to explain aspects of the case from the City's standpoint. He stated that on May 9, 2014 the applicant was issued a permit for an addition to a residence based on the approval of a waiver received from the Zoning Board of Appeals. The Planning Department learned through an anonymous complaint that the home had been razed to the partial foundation. The initial contractor voided the original permit after he had been let go from the job. On August 1, 2014 another permit for an addition was applied for; that permit was currently pending since one of the City's plans examiners noted that plans were needed for a new home, not an addition. He further stated that on September 24, 2014 one of the Building Inspector's stopped by the site and left a stop-work order. On September 25, 2014 two permits were applied for: one for a re-roof and the other for a window replacement. He noted that plans are not required for either of those permits and questioned the reasons for obtaining those types of permits for new construction.

Several members of the Board expressed their disapproval of Mr. Sladovnik's actions. Amy Sladovnik stated that there were no dishonest intentions on her husband's part, but that they had been deceived by the initial contractor.
Mr. Anzaldo stated that the applicant would need to board up the existing home and start the permitting process from the beginning, which would include the submittal of a full set of plans to the Planning Department. In addition a survey would need to be obtained. He encouraged the applicant to speak with the city officials so that all issues could be worked out.

Mr. Mahlendorf stated that it needed to be determined whether the plans submitted by the applicant were for an addition or a new home.

Mr. Anzaldo moved to DENY the request to allow the applicant to begin the process again. Ms. Teutsch seconded the motion.

Mr. Carter explained that if the request was denied the applicant would not be able to apply for the same waivers for up to 12 months, which could hinder the applicant. He suggested that the case be laid over. Jennifer Taylor – Attorney, City Law, confirmed that if the request were denied the applicant could not request the same waiver for one year; however, they could request a different waiver.

Mr. Anzaldo AMENDED his motion to LAYOVER for 60 days, 30 days if the applicant is ready.

There was some discussion with Mr. Wilwerding regarding whether it was possible to determine if what had been already built was legal and about the stop-work order. Mr. Carter mentioned the possibility of putting the plans on hold until the property inspections had been completed, then reporting the results to the Board.

AYES: Lanoha, Anzaldo, Donovan, Mahlendorf

NAYES: Teutsch

MOTION CARRIED: 4-1
12.  Case No. 14-109 WITHDRAWN
    Omaha, NE

    REQUEST:  Waiver of Section 55-782(b)(6) – Variance to the street side yard setback from 17.5’ to 4’ to construct a 10’x10’ detached shed.
    LOCATION:  1005 North 77th Street
    ZONE:  R3

This request was withdrawn at the request of the applicant.
13. Case No. 14-110
Ryan Sheedy
10530 Woolworth Avenue
Omaha, NE 68124
REQUEST: Waiver of Section 55-126 – Variance to the front yard setback from 50’ to 35’ to construct a house addition.
LOCATION: 10530 Woolworth Avenue
ZONE: R1

RECOMMENDATION: Approval in accordance with the plans submitted.

At the Zoning Board of Appeals meeting held on October 9, 2014, Ryan Sheedy appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to construct a home addition of approximately 336 square feet on the west side of the existing home. The addition would match the front yard setback of the existing home. The Planning Department believes a practical difficulty exists due to the location of the home. He noted that the addition will not encroach any further than the existing home does and that it is not out of character with the neighborhood.

Ms. Donovan moved to APPROVE in accordance with the plans submitted. Mr. Mahlendorf seconded the motion.

AYES: Teutsch, Anzaldo, Donovan, Lanoha, Mahlendorf

MOTION CARRIED: 5-0
14. Case No. 14-111
Douglas County School Dist. 0001
4041 North 72nd Street
Omaha, NE 68102

REQUEST: Waiver of Section 55-186 and 55-786 - Variance to the maximum impervious coverage from 50% to 60% and to the residential fence regulations to allow a 6’ tall fence in the front yard setback of a residential district, for construction of an early childhood center.

LOCATION: 4304 North 33rd Street
ZONE: R4(35)

RECOMMENDATION: Approval in accordance with the plans submitted.

At the Zoning Board of Appeals meeting held on October 9, 2014, Ed Buglewicz (RDG Planning & Design) and Jeremy Madson (Omaha Public Schools) appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to construct an early childhood center to the west of the Skinner Elementary Magnet Center. The project complies with all zoning requirements except for the maximum impervious coverage and the height of the fence along 34th Avenue. He explained that the Planning Department historically been supportive of waivers for churches and schools in residential districts. He noted that the setback encroachment for the fence is only a few feet and that the fence will provide security for the clients of the center. The Planning Department recommended approval in accordance with the plans submitted.

Mr. Lanoha moved to APPROVE in accordance with the plans submitted. Ms. Donovan seconded the motion.

AYES: Anzaldo, Donovan, Lanoha, Teutsch, Mahlendorf

MOTION CARRIED: 5-0
15. Case No. 14-112
Jason Miller
13937 Greenfield Road
Omaha, NE 68138

REQUEST: Waiver of Section 55-865(b) – Variance to allow enlargement of an existing non-conforming use.

LOCATION: 2519 South 26th Street
ZONE: GI

RECOMMENDATION: Approval in accordance with the plans submitted, subject to submittal of an applicant to rezone the property to R4 – Single-Family Residential District (High Density).

At the Zoning Board of Appeals meeting held on October 9, 2014, Jason Miller appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to construct a small addition to rear of the existing home. He explained that the industrial zoning of the property does not allow the expansion to the home. The applicant had already submitted an application to have the property rezoned to R4 which is consistent with the area. The Planning Department recommended approval, subject to the applicant rezoning the property to R4.

Mr. Miller stated that he was in agreement with the Planning Department’s recommendation and confirmed that he had already submitted the application to have the property rezoned.

Ms. Teutsch moved to APPROVE in accordance with the plans submitted, subject to submittal of an application to rezone the property to R4 – Single-Family Residential District (High Density). Ms. Donovan seconded the motion.

AYES: Donovan, Lanoha, Teutsch, Anzaldo, Mahlendorf

MOTION CARRIED: 5-0
APPROVAL OF MINUTES

Ms. Donovan moved to APPROVE the minutes for the September 11, 2014 meeting. Mr. Mahlendorf seconded the motion.

AYES: Lanoha, Anzaldo, Donovan, Mahlendorf

ABSTAIN: Teutsch

MOTION CARRIED: 4-0-1

ADJOURNMENT

It was the consensus of the Board to ADJOURN the meeting at 3:02 p.m.

____________________________________________
Approved (date)

____________________________________________
Brian Mahlendorf, Chair

____________________________________________
Clinette Warren, Secretary