

Geauga County Planning Commission

12611 Ravenwood Dr. • Suite #380 • Chardon, OH 44024

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<https://bocc.geauga.oh.gov/departments/planning-commission>

GEAUGA COUNTY PLANNING COMMISSION AGENDA

October 16, 2025 REGULAR MEETING

12611 Ravenwood Drive

Conference Room A334, 3rd Floor

7:30 A.M.

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes:
 - A. September 9, 2025 Regular Meeting Minutes
4. Approval of Agenda/Addendum:
5. Financial Report and Approval of Expenses:
6. Other Business: None
7. Major Subdivisions to be reviewed:
 - A. Chagrin Falls Park
Replat and Consolidation of Sublots 1061 through 1067
Bainbridge Township
Final Plat
 - B. Chagrin Heights Replat Subdivision No. 3
Replat of Sublots 218 and 219
Russell Township
Final Plat
 - C. Berkshire Industrial Park Phase 1 and 2
Replat of Sublots 6 and 16
Burton Township
Final Plat
8. Township Zoning Amendments to be Reviewed:
 - A. Claridon Township
Text Amendment Z25-2
Initiated September 22, 2025
By Zoning Commission
 - B. Chardon Township
Text Amendment 2025-1
Initiated September 29, 2025
By Zoning Commission

Per Article 4, Section 2 of the Bylaws of the Geauga County Planning Commission,
this agenda is subject to modification.

C. Troy Township
Text Amendment ZC 2025-2VII
Initiated October 2, 2025
By Zoning Commission

9. Director's Report:

10. Correspondence: None

11. Old Business:

A. Farmland Preservation Plan Update

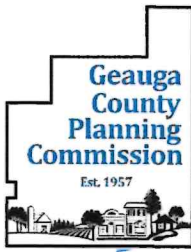
12. New Business:

A. General Plan Annual Review

B. Day After Thanksgiving

C. NOACA Vibrant NEO Survey

13. Adjournment



Geauga County Planning Commission

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OCTOBER 16, 2025 MEETING MINUTES

1. Pledge of Allegiance

Chairman Nick Gorris called the October 16, 2025 regular meeting of the Geauga County Planning Commission to order at 7:30 a.m. at 12611 Ravenwood Drive, Suite A334, Chardon, Ohio. A quorum was present. Roll call was taken by Ms. Irizarry, and the following members were present:

2. Roll Call

Members present: Nick Gorris, Phillip Miller, Caterina Cocca-Fulton, Gary Neola, Enzo Perfetto, Alternate Dave Fabig for Commissioner Dvorak, Matt Johnson, Dennis Bergansky, and Commissioner Carolyn Brakey.

Members absent: Commissioner Spidalieri and Mr. McCaskey.

Staff present: Linda Crombie (Director) and Pamela Irizarry (Administrative Assistant). Staff absent: Allyson Kobus (Planner II).

Guest: Chris Alusheff; Claridon Township Zoning Inspector and Russell Township Trustee Kristina Port.

Commissioner Brakey informed the board she needed to leave at 8:30 a.m.

Ms. Cocca-Fulton arrived at 7:31 a.m. Mr. Neola arrived at 7:31 a.m. Commissioner Brakey left the meeting at 8:29 a.m.

3. Approval of Minutes for the September 9, 2025 Regular Meeting

Commissioner Brakey said she sent an email about minor changes to the minutes. Chairman Gorris said in the Financial Report and Approval of Expenses, "motion to approve the financial reports" should be "report".

Motion made by Commissioner Brakey to approve September 9, 2025 regular meeting minutes as amended, and Mr. Bergansky seconded the motion. Ms. Cocca-Fulton and Mr. Neola abstained. The motion passed with seven votes for and two abstentions.

4. Approval of Agenda/Addendum Items:

Commissioner Brakey said she has an update on the Redwood Apartment Neighborhoods. Chairman Gorris said this could be added after item 8C. Commissioner Brakey made the motion to approve the agenda as revised, and Mr. Bergansky seconded, and upon a call for the vote, the motion passes unanimously.

5. Financial Report and Approval of Expenses: (September)

Chairman Gorris said the dollar amount for the OPERS account seemed to be running low. He asked Ms. Crombie to investigate to make sure there was enough money by the end of the year. Ms. Crombie said she will do an appropriation transfer if needed.

Mr. Neola made a motion to approve the financial report and the summary of expenses for September 2025 as submitted. Mr. Bergansky seconded, and upon a call for the vote, the motion passes unanimously.

6. Other Business: None

7. Major Subdivisions to be reviewed:

A. Chagrin Falls Park

Replat and Consolidation of Sublots 1061 through 1067

Bainbridge Township

Final Plat

Ms. Crombie said Mr. Steven Huckabee applied to consolidate seven (7) sublots for a total of 0.3214 acres, creating subplot 1061-R. She said the only comment was from Water Resources, stating a dwelling previously existed on the parcels. Chairman Gorris and other members of the board agreed it is good that redevelopment is happening. Mr. Bergansky asked if these parcels were connected to sewer and Chairman Gorris said yes.

Motion made by Ms. Cocca-Fulton to approve Chagrin Falls Park Replat and Consolidation of Sublots 1061 through 1067, and seconded by Mr. Bergansky, and upon a call for the vote, the motion passes unanimously.

B. Chagrin Heights Replat of Subdivision No. 3

Replat of Sublots 218 and 219

Russell Township

Final Plat

Ms. Crombie said Mr. Pearce Leary applied to consolidate two (2) sublots, 218 and 219 for a total of 0.6244 acres, creating subplot 218-R. This is being done as the house straddles the lot line.

Motion made by Commissioner Brakey to approve Chagrin Heights Replat of Subdivision No. 3, and seconded by Mr. Bergansky, and upon a call for the vote, the motion passes unanimously.

C. Berkshire Industrial Park Phase 1 and 2

Replat of Sublots 6 and 16

Burton Township

Final Plat

Ms. Crombie said Mr. Craig Hart of Deccember Holdings Company LLC. applied to consolidate Sublot 6 in Phase 1 and Sublot 16 in Phase 2 of the Berkshire Industrial Park for a total of 3.9945 acres, creating Sublot 6-R. Comments received are from Soil and Water Conservation, stating as build-out on this lot occurs, the owner will be required to submit a Water Management and Sediment Control Plan to manage stormwater, and Water Resources, stating buildings or structures are not permitted over the 20' feet sanitary sewer easement.

Motion made by Commissioner Brakey to approve Berkshire Industrial Park Replat of Phase 1 and 2, and seconded by Mr. Fabig, and upon a call for the vote, the motion passes unanimously.

8. Township Zoning Amendments to be Reviewed:

A. Claridon Township

Text Amendment Z25-2

Initiated September 22, 2025

By Zoning Commission

Ms. Crombie presented the board with a screenshot from ReaLink of the area due to the zoning resolution being changed to include the former Aquilla Village.

Article 4 District Regulations:

401.05 Minimum Lot Area R-1 District and 401.06 Minimum Lot Frontage and Width: Ms. Crombie said these two (2) sections are proposing to create smaller lot acreage (0.3 acres) and lot width (100 Feet) for the non-conforming lots located in the former Aquilla Village.

401.07 Required Yards R-1 District: Ms. Crombie said this section intends to create smaller front (25 feet), side (5 feet) and rear (5 feet) yard setbacks as an exception to accommodate these non-conforming lots. She said townships handle this in different ways but after speaking with the Prosecutor's Office, staff recommends instead of it being neighborhood specific, for the Township to consider leaving the current requirements as is, which are three (3) acres, 250 feet lot width, 100 feet front setback, 20 feet side setback, and 20 feet rear setback so it is more straight forward. In conjunction with this, the Township could consider creating front, side, and rear yard building setback exceptions for any existing dwelling, building, structure, or use located at a non-conforming setback. The exceptions would allow an addition onto a building, such as a home, if the addition is in line with and no closer to the lot lines than the existing structure, subject to local fire regulations. Ms. Crombie said there are two important notes to consider. First, the recommendations would apply to the entire township and not just the area within the former Aquilla Village. Second, if an owner submits a plan to consolidate non-conforming lots, regardless of the acreage or width, the Township cannot require a variance as it is increasing conformity with the regulations. If setback variances are required, the owner would need to apply accordingly.

Article 8 Non-conforming Buildings, Structures, and Uses: 807.00 Nonconforming Lot of Record:

Ms. Crombie said item (A) is the existing language, which provides an exception to the minimum lot area, lot frontage, and lot width for the construction of a home on any non-conforming lot, along with four (4) requirements. Items (B) and (C) are proposed sections to manage housing growth. Item (B) proposes "abutting" lots under single ownership are considered one (1) lot, and item (C) restricts combined lots so they cannot be made more non-conforming. The language in item (B) conflicts with language in item (A) as it states, "any lot of record", meaning one or more lots. Ms. Crombie said while the language in "B" is from the Ohio Model Zoning Code, it is not recommended.

Ms. Crombie said the "single ownership" language in item (A), will be complicated. Ms. Crombie said it needs to be defined. If a husband and wife own a non-conforming lot and the adjacent non-conforming lot is only under the husband's name, how would this be treated since it is not single ownership? Also, if a lot is already recorded, regardless of whether it is non-conforming or not, it can be sold without review by local zoning. The onus is on the property owner to prove non-conforming status, but it will require the zoning inspector to verify and track sales. Ms. Crombie recommends items (B) and (C) be reconsidered, and to refer to the recommendation in section 401, and for the Township to follow up with their APA regarding a map amendment within the next month.

Mr. Bergansky asked if the Township could create a new zoning district. Chris Alusheff, Claridon Township Zoning Inspector, said this was a consideration, but there was the fear that any property owner could apply to rezone to create another Aquilla size village. Ms. Crombie said the recommendation is for approval with modifications.

Motion made by Mr. Bergansky to recommend approval with modifications as noted, the Claridon Township Text Amendment Z25-2, and seconded by Mr. Fabig, and upon a call for the vote, the motion passes unanimously.

**B. Chardon Township
Text Amendment 2025-1
Initiated September 29, 2025
By Zoning Commission**

Article II: Definitions:

Ms. Crombie said there is duplicate language to "Sign monument", she recommends one definition be removed.

Article X: Signs:

Ms. Crombie said the Township decided to adopt the Model regulations so there are two documents, one with the entirety of the language struck through and the new Article X.

1004.00 Governmental Signs Exempted: Ms. Crombie said there is duplication of "for traffic control or other safety purposes" this needs to be corrected.

1006.00 Signs Permitted in a Residential Zoning District Requiring a Zoning Certificate: (A)(2): Ms. Crombie said the language "Such signs shall "no" exceed a height", should read "not".

1007.00 Signs Permitted in the Commercial, Industrial, and Nonresidential Zoning Districts:

(A)(2): Ms. Crombie said the Township currently does not allow pylon signs (pole signs). They are listed in Model Zoning, but she recommends not adding them as a permitted sign type unless this is what the Township wants. If the Township chooses to remove pylon signs, then all references to it would need to be removed. (A)(2)(a): Ms. Crombie said this references "no more than one (1) monument or pylon signs per premises." She recommends this be changed from "one" to "two" to accommodate double frontage lots.

1011.00 Minimum Yard Requirements: (B): Ms. Crombie said there are no changes in this section, but she noticed the language requires monument or pylon signs to have a minimum setback of twenty-five (25) feet from the side and rear lot lines. Section 702.04 requires a twenty-five (25) feet setback regardless of whether it is a principle or accessory use. She recommends changing the regulation to allow for a smaller side yard setback for accessory uses, but this would require submitting another amendment.

Motion made by Commissioner Brakey to recommend approval with modifications, the Chardon Township Text Amendment 2025-1, and seconded by Mr. Bergansky, and upon a call for the vote, the motion passes unanimously.

**C. Troy Township
Text Amendment ZC 2025-2VII
Initiated October 2, 2025
By Zoning Commission**

Article VII: Signs:

A. Types of Signs:(3): Ms. Crombie said the language reads “Business or professional or home occupation means a sign which directs attention to the name of the business or establishment...”. She recommends the Township look at the sign section again with their APA for content neutrality. If someone must read a sign to figure out what kind of sign it is, then the sign regulates content.

704.00 Signs Permitted in all Districts not Requiring a Zoning Certificate: (A)(1): Ms. Crombie said she recommends formatting changes, instead of “...use with a maximum area of 8 square feet...” change to “eight (8)” square feet. This is recommended whenever there are numerical references to regulations.

(A)(5): Ms. Crombie said the language regarding temporary signs will require constant review. She recommends the Township refer to the Model as enforcing this would be a challenge. She recommends this be based upon lot width to establish maximum height. Regarding the language about temporary signs not being illuminated by any means, including reflecting light, Mr. Neola asked what reflecting light meant. Ms. Crombie said it is not clear, and the recommendation could be that temporary signs shall not be internally or externally illuminated.

706.00 Signs Permitted in the Commercial and Industrial Zoning Districts: (A)(2): Ms. Crombie said the language reads “In addition to a wall, projecting, or marquee sign... may be permitted one (1) ground or pylon sign per lot. Such sign shall not exceed 24 square feet in area.” Ms. Crombie recommends the Township review this again. They are proposing to change the area from (12) twelve feet to twenty-four (24) feet. Thirty-two (32) square feet would also be acceptable for a ground sign as it is not too large and is a typical sign size, as compared to wall, projecting and marquee signs which are allowed to be fifty (50) square feet.

Ms. Crombie said the recommendation is for approval with modifications, and to include an additional comment about internal and external illumination of temporary signs.

Motion made by Mr. Bergansky to recommend approval with modifications, the Troy Township Text Amendment ZC 2025-2VII, and seconded by Mr. Miller, and upon a call for the vote, the motion passes unanimously.

Redwood Apartment Neighborhoods in the City of Chardon update: Commissioner Brakey said she attended a Chardon Township Trustee meeting about the 117-unit development Redwood Apartment Neighborhoods is interested in building on Ravenna Road. Property located in the City of Chardon is involved, and a 10-acre lot is proposed to be annexed from Chardon Township currently owned by the Chardon United Methodist Church. This would create more density within the City of Chardon. The apartments would have two (2) bedrooms, two (2) bathrooms, and an attached garage. The rent would be \$2,400 per month, which is market based. The apartments would require credit and background checks. Chairman Gorris said this is like Redwood’s development that already exists in the city. Commissioner Brakey said many Chardon Township residents are opposed. Ms. Cocca-Fulton said this is high rent. Mr. Neola said there is a concern about water and sewer and Commissioner Brakey said another concern is the amount of traffic, particularly because of the schools in the area. Mr. Bergansky

said the City of Chardon needs to look at how this will affect EMS and Fire services. Commissioner Brakey said that was also discussed.

9. Director's Report:

Ms. Crombie said September had twelve (12) new building lot proposals submitted. Regarding land use plan updates, Ms. Crombie said staff submitted the whole complete land use plan to Claridon Township, but she has not heard anything back yet. She and Ms. Kobus will be working on getting the other half of Thompson Township's land use plan completed.

Ms. Crombie said as a final update, no appeals were received regarding the variance for Jim and Penny Timmons in Burton Township.

Ms. Crombie said the Village of Middlefield purchased parcel 04-047300 on Kinsman Road in Burton Township to drill a new water well to better serve the community in the years to come.

Ms. Crombie said in planning for the General Plan update, staff found maps and data on ODNR's website regarding aquifers, and she briefly presented the maps and explained the difference between an aquifer yield and hydraulic conductivity.

Regarding major subdivision developments, Ms. Crombie said last year the board was advised about Willow Development, a 122-lot major subdivision in the City of Chardon located on Water Street less than 1/10 mile east of Meadowlands Drive. Phase 1 has been under construction, and the streets are installed.

Ms. Crombie said the 2025-2030 Geauga Park District Strategic Plan was provided to the board in the shared folder for their reference. Priority items have been identified in the plan including expanding trails and access to parks, acquiring park land in underserved areas of the County, and creating a system of interconnected trails and open space throughout the county and region to increase park access to all the residents. This plan was added to the list of items the board should review when the County's General Plan is due for an update.

Ms. Crombie let the board know West Creek Land Conservancy is the holder of a new conservation easement located on Spencer Street in Claridon Township.

Ms. Crombie said in the 3rd quarter there were 61 new housing starts, and several new Commercial Construction starts. Ms. Crombie said there was one (1) significant commercial permit in September in Troy Township, on Great Lakes Parkway for Bridge Creek Properties, LLC, an office/production addition.

Legislative Updates: Ms. Crombie highlighted the House and Senate Bills that affect planning such as, HB 445: introduced September 15, 2025: This bill proposes that a regional council that is a metropolitan planning organization (MPO) shall not include a majority of voting members from any one county. Ms. Crombie presented a map showing the existing MPO's in Northeast Ohio. The bill also prevents the Chief Executive Officer from having employment outside of the state of Ohio and allows a county to request the Governor switch the county to another MPO, if criteria are met.

Regarding the monthly work summary, Ms. Crombie said in September there were 41 lot splits, subdivisions, easements, and amendments as compared to August, which had 31. The staff referred to the General Plan four (4) times. Ms. Crombie said she attended the CORSA defensive driving training,

offered by the County, which is a refresher on basic driving laws and the Intro to Excel course offered by Geauga Growth Partnership, which was held at Kent Geauga.

10. Correspondence: None

11. Old Business:

A. Farmland Preservation Plan Update:

Ms. Crombie said the Farmland Preservation Plan Task Force held its meeting on 9/24/25. Various topics were discussed including examples of splitting large tracts of land on existing roads, and how this can have a cumulative effect on reducing farmland. Agricultural data was reviewed on farms with cattle, hogs, sheep, horses, poultry, maple syrup, and grapes. It was noted there was a decrease in the number of farms with cattle and hogs but an increase in sheep/lambs, horses, poultry, maple syrup, apples, and grapes.

Ms. Crombie presented the chart “Principal Producer Primary Occupation: 1978-2022”, which shows more farmers are employed part-time in other occupations as the number of farmers where “other” is the primary occupation increased considerably in 2017 and 2022. A task force member asked if staff could prepare a regression analysis to see how the occupation data might look twenty (20) years later. Ms. Crombie said the staff have never done an analysis like this before and if the board is interested, it can be researched further. The Board agreed. Chairman Gorris recommended reaching out to the state and federal Farm Bureaus.

Ms. Crombie said the task force also discussed the weaknesses related to agriculture and potential solutions, and current farmland preservation tools. Ms. Crombie said the task force members agreed the Farmland HUB page was a good way to keep the members and public informed, and she also let the task force know about a zoning and agriculture info sheet that staff has been working on.

12. New Business:

A. General Plan Annual Review:

Ms. Crombie said the General Plan was referenced twenty-seven times this year compared to twenty-one times the previous year. She presented a chart showing the breakdown of the most often referenced chapters, including but not limited to Natural Resources, Land Use, and Community Facilities.

B. Day after Thanksgiving:

Ms. Crombie said granting the staff the day after Thanksgiving off as a paid day was tabled at the beginning of the year to determine how the Board of County Commissioners (BOCC) were handling it in terms of the employees under their hiring authority. The BOCC recently granted the day to employees under their hiring authority as up to eight (8) hours of paid time off, and for those required to work, they would be entitled to overtime.

Mr. Neola asked if this means the BOCC approved the office to be closed that day. Ms. Crombie said yes, and it is a paid day off for the employees under their hiring authority. Chairman Gorris said he wanted to clarify that the day after Thanksgiving is not a holiday, it is a paid off day, not out of vacation, it is paid off for office closure. Mr. Perfetto said it makes sense if the BOCC is closed.

Chairman Gorris said Planning could be open that day, but there would likely be no security in the building. Ms. Crombie said if there is inclement weather, plowing the parking lot will not be a priority.

Ms. Cocca-Fulton said her concern is serving the public, and there is the expectation to be open. Mr. Neola agreed but said we need to take into consideration that circumstances are different now with the new building.

Motion made by Chairman Gorris to approve the day after Thanksgiving as a paid day off for staff, and seconded by Mr. Neola, and upon a call for the vote, the motion passes unanimously.

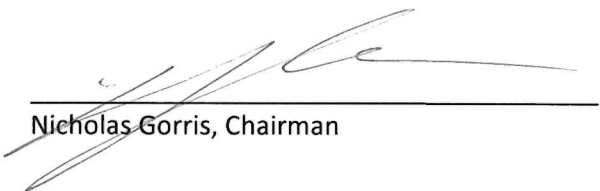
C. NOACA Vibrant NEO Survey:

Ms. Crombie said on September 24, 2025, NOACA sent a survey to local jurisdictions to participate in the Vibrant NEO 2040 Stakeholder Survey. The primary goal of the survey is to identify best practices in the region and highlight them later. She said she did not think Geauga County participated in the original development of this plan in 2014. The Board agreed that due to the short time frame, the Board itself cannot respond but requested the Director send the survey link directly to each member and Ms. Crombie should also complete it. Ms. Cocca-Fulton questioned why the board should spend valuable time on a survey they are not interested in. Chairman Gorris said if the board does not complete the survey, how would it be viewed and interpreted that Geauga County did not respond.

Mr. Neola said the board needs to impress upon the BOCC to leave NOACA. NOACA is trying to impose urban principles on a rural setting. He feels Geauga County is better suited to be a part of a different MPO. Mr. Bergansky agreed. Chairman Gorris asked Mr. Neola if he means for another letter be drafted to the BOCC to leave NOACA. Mr. Neola agreed he would draft the letter and Chairman Gorris asked Mr. Neola to share the letter with the board to review first.

13. Adjournment:

Motion by Mr. Bergansky to adjourn the meeting, seconded by Mr. Johnson and upon a call for the vote, the motion passes. Meeting adjourned at 9:08 a.m.



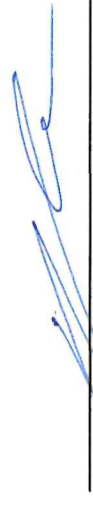
Nicholas Gorris, Chairman



Gary Neola, Secretary/Treasurer

GEAUGA COUNTY PLANNING COMMISSION
FINANCIAL REPORT SUMMARY: Month of September 2025
BUDGET - PREPARED **9-Oct-25**

<u>Account</u>	<u>Annual Appropriation</u>	<u>Monthly Expenditure</u>	<u>Year to Date Expenditure</u>	<u>Balance</u>
Salaries	\$177,354.00	-\$13,242.96	\$131,920.86	\$45,433.14
Supplies	\$2,000.00	\$0.00	\$395.11	\$1,604.89
Hospitalization	\$31,010.00	-\$2,573.18	\$23,158.62	\$7,851.38
Medicare	\$2,480.00	-\$188.28	\$1,879.98	\$600.02
OPERS	\$23,670.00	-\$3,066.63	\$19,300.35	\$4,369.65
Worker's Comp.	\$100.00	\$0.00	\$0.00	\$100.00
Other Expenses	\$4,700.00	-\$16.68	\$263.48	\$4,436.52
Equipment	\$2,500.00	\$0.00	\$0.00	\$2,500.00
Contracted Services	\$0.00	\$0.00	\$0.00	\$0.00
Covid -19 Expenses	\$0.00	\$0.00	\$0.00	\$0.00
Copier Usage Services	\$800.00	-\$39.74	\$261.07	\$538.93
Travel	\$5,000.00	-\$68.00	\$2,871.23	\$2,128.77
Advertising	\$325.00	\$0.00	\$69.00	\$256.00
Training	\$700.00	\$0.00	\$369.00	\$331.00
Member, Dues, Lic. Sub	\$3,200.00	\$0.00	\$3,043.00	\$157.00
Total	\$253,839.00	-\$19,195.47	\$183,531.70	\$70,307.30


 Nick Gorris, Chairman

 Gary Neola, Secretary/Treasurer

**SUMMARY RESOLUTION FOR EXPENSES
GEAUGA COUNTY PLANNING COMMISSION**

Mr. Neola MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,
WHICH MOTION WAS SECONDED BY Mr. Bezanich.

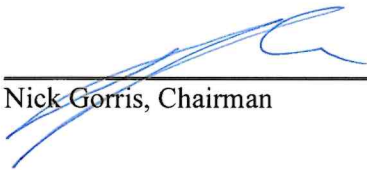
WHEREAS, THE EXPENSES LISTED HEREIN HAVE BEEN INCURRED BY THE GEAUGA COUNTY PLANNING COMMISSION IN ORDER FOR THE COMMISSION TO PERFORM ITS DUTIES; AND

WHEREAS, THESE EXPENSES HAVE BEEN REVIEWED BY THE MEMBERS OF THE COMMISSION AT ITS OCTOBER 16, 2025 MEETING.

NOW THEREFORE, BE IT RESOLVED, THAT THE GEAUGA COUNTY PLANNING COMMISSION HEREBY AUTHORIZES PAYMENT OF THE FOLLOWING BILLS OR CLAIMS:

<u>P.O.</u>	<u>ACCOUNT</u>	<u>DATE</u>	<u>VENDOR</u>	<u>AMOUNT</u>
1159	COPIER USAGE	9/7	DEX IMAGING - Copier Usage 7/22/25 to 8/21/25	\$39.74
1165	OTHER	9/16	LINDA CROMBIE - Farmland Preservation Task Force Update - Refreshment reimbursement	\$16.68
1166	TRAVEL	9/16	GEAUGA TOWNSHIP ASSOCIATION - Geauga Township Association Quarterly Dinner - Burton Township - Linda Crombie and Allyson Kobus	\$68.00

TOTAL \$124.42



Nick Gorris, Chairman



Gary Neola, Secretary/Treasurer

<u>Planning Commission Revenues</u>	<u>Year to Date Balance:</u>
January	\$317.40
February	\$1,392.50
March	\$150.00
April	\$1,100.00
May	\$684.83
June	\$4,267.42
July	\$450.00
August	\$1,700.00
September	\$3,300.00
	Yearly Total: \$13,362.15