

ORGANIZATIONAL MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
January 25, 2018 Page 1

Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 25 guests

Council Representative Harwood opened the Organizational Meeting at 7:00 P.M. Mr. Harwood proceeded with the election of Planning Commission officers for the coming year by requesting nominations for the position of Chairman of the Planning Commission.

Mr. Sciria nominated, and Mayor Hruby seconded, to elect Mr. Roman as Chairman of the Planning Commission.

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria
Abstain: Kirk Roman
Nays: None
MOTION CARRIED

Mr. Harwood nominated, and Mayor Hruby seconded, to elect Mr. Sciria as Vice Chairman of the Planning Commission.

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,
Abstain: Dominic Sciria
Nays: None
MOTION CARRIED

Mr. Sciria nominated and Mayor Hruby seconded to elect Mr. Lahrmer as Secretary of the Planning Commission.

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Abstain: Eric Lahrmer
Nays: None
MOTION CARRIED

The Organizational Meeting was closed at 7:04 P.M.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
ERIC LAHRMER, SECRETARY

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER FRONT YARD SETBACK – 8067 PERSHING ROAD
BRECKSVILLE PLANNING COMMISSION
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Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 25 guests

Mr. Roman opened the public hearing at 7:05 p.m. by reading the following legal notice published in the January 11, 2018 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:05 p.m. on Thursday, January 25, 2018, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 110' for Permanent Parcel #601-07-025, 8067 Pershing Road, Brecksville, Ohio 44141.

Mr. Frank Rini, Contractor, was present on behalf of the Kosek request to establish a 110 ft. setback for the construction of a new home on their Pershing Road lot. He explained that the current home on the lot, which will be razed, has experienced basement flooding in the past. Positioning the new home at 110 ft. would allow room for a swale in the front to redirect water drainage. It would also be conducive to a walkout basement and would be the best positioning on the property to preserve large trees. Mr. Rini noted that substantial landscape screening would be part of the project.

Mr. Doug Hedrick, 8053 Pershing Road, the Kosek's neighbor to the north, asked about how a setback was determined in an area of non-conforming setbacks. The Mayor explained that in such areas it was the Planning Commission's role to determine a setback based primarily on an average of the setbacks of adjacent homes, but also considering the general appearance of the entire area. Mr. Hedrick pointed out that the lot descends in elevation from the street. As an engineer he thought pushing the home back and lower on the lot would only increase the possibility of flooding. Mr. Hedrick commented that a 110 ft. setback would be greater than any other home on the street, placing the home 30 ft. behind his home impacting his backyard view and privacy. He had no objection to the redevelopment of the lot, but felt using the higher elevation of the current house would be better from a standpoint of flooding while also preserving the most trees on the property. Mayor Hruby noted the setback of Mr. Hedrick's neighbor on his other side was 29 ft. and Mr. Hedrick's setback was 82 ft. He wondered if a compromise, perhaps at 90 ft. could be considered.

Mr. Neil Brennan, 6845 Farview Road, felt the proposed setback was excessive and would negatively impact his backyard view. He mentioned that moving the house further back from its current setback would be pushing it toward the floodplain between his lot and the Kosek's which frequently floods. Mr. Brennan pointed out that an aerial view of the entire street would reveal that the general setback of homes along Pershing was much closer to the street. He noted the disadvantage of not having any conceptual house plans to view to determine the mass of the proposed new home. Many of the homes on Pershing were either single or 1 ½ stories. Mr. Brennan speculated that given the desirability of Brecksville and the decline of vacant land for new home development, lots in non-conforming neighborhoods with modest older homes could be purchased virtually for the cost of the land and redeveloped. The Planning Commission could be expected to see an increase in requests for frontyard setback determinations. He suggested setback requests be considered in terms of a BZA issue where demonstrating hardship would be a requirement to change the existing setback of the older home being razed. Mr. Brennan disputed the reference made that the neighbors had no issue with the proposed setback. No one approached him about it and he was not in favor of the 110 ft. setback. Mr. Rini pointed out that even given the 190 ft. distance from Mr. Brennan's property to the Kosek's property line, and the additional footage to the new house, any house built on the lot would still be visible to Mr. Brennan.

Mr. Roman advised that this issue would come up again in the Work Session later in the evening. There were no further questions and the public hearing was closed at 7:28 p.m.

PUBLIC HEARING TO CONSIDER FRONT YARD SETBACK – 8067 PERSHING ROAD
BRECKSVILLE PLANNING COMMISSION
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THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
ERIC LAHRMER, SECRETARY

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER THE PRESERVE AT PARKSIDE
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
January 25, 2018 Page 1

Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 25 guests

Mr. Roman opened the public hearing at 7:28 p.m. by reading the following legal notice published in the January 11, 2018 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:10 p.m. on Thursday, January 25, 2018, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to hear the proposal for The Preserve at Parkside, a 22 lot major subdivision on approximately 36 acres on the west side of Dewey Road.

Mr. Chris Bender, Snowville Joint Ventures, and Travis Crane, Engineer, were present to request preliminary plan approval for a major subdivision of 22 lots on 36 acres off Dewey Road to be known as The Preserve at Parkside. Mr. Bender noted that the variances for the development were approved both by the Board of Zoning Appeals and City Council. He noted that the only change in the plan from what the Planning Commission considered at their last meeting was the addition of more sideyard footage to Sublot 22.

Mr. Thomas Olexa, 10431 Dewey Road, wondered why the new subdivision could not be connected to the Woodlands new subdivision off of Snowville rather than creating a lot of additional traffic on Dewey Road. Mr. Bender indicated there were wetlands, as well as stream between the properties that made a connection not feasible. He also mentioned there was some concern that a connection could also create more traffic on Dewey with residents in the Woodlands using the Preserve as a cut through. Mr. Bender stressed their intention to impact Dewey Road as little as possible. There would be no houses fronting on Dewey Road and tree clearing for the new development was being minimized as much as possible. Ms. Marie Olexa, 10431 Dewey Road, was worried about line of sight issues for the new road and whether the proposed entrance was at the safest location along that hilly road. Mr. Bender assured her that safety was an important part of the consideration for the location of the entrance. He pointed out there would be some landscape lighting at the entrance that should contribute toward a safer situation.

Mr. Jacob Guillory, 10327 Dewey Road, commented there was an area across Dewey Road from his and Dr. Nero's property where the water pooled in the woods after a rain and then flowed across the road to drain. Mr. Crane, an engineer for the proposed project spoke about storm water management plans for the project. Mr. Bender added that they would be replacing the culvert along Dewey Road and also improving the drainage on the west side of that road.

Mr. Jeffrey Lisy, 10303 Dewey Road, asked about sanitary sewers. Mr. Wise described the route of the sanitary sewers from the pump station along Dewey to the new subdivision.

Mr. Gary Klein, 13114 Snowville Road, asked what preservation measures were being taken. He was particularly concerned about protecting the Cuyahoga River watershed. Mr. Bender described the parameters of the development and their commitment to preserve as many trees as possible.

Mr. Don Rust, 10418 Dewey Road, asked which side of Dewey Road the sanitary sewer would run and Mr. Bender responded it would run on the west side of that road from the pump station to a manhole within the new development. Mr. Rust thought that generally sewers did not run on the same side as water lines. Mr. Crane said that while that was generally true there would be sufficient space between the water and sewer lines to make it feasible they be on the same side.

Mr. Roman advised that this issue would come up again in the Work Session later in the evening. There were no questions and the public hearing was closed at 7:50 p.m.

PUBLIC HEARING TO CONSIDER THE PRESERVE AT PARKSIDE
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THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
ERIC LAHRMER, SECRETARY

Minutes recorded by Nancy Dimitris

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
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Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 25 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:50 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF DECEMBER 7, 2017

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of December 7, 2017 be approved.

ROLL CALL: Ayes: Mr. Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Abstain: Eric Lahrmer
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF DECEMBER 7, 2017

It was moved by Mr. Roman and seconded by Mayor Hruby that the Planning Commission Work Session Meeting Minutes of December 7, 2017 be approved.

ROLL CALL: Ayes: Mr. Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Abstain: Eric Lahrmer
Nays: None
MOTION CARRIED

SIGNS:

CHASE BANK SIGN PACKAGE – 8889 BRECKSVILLE ROAD

Mr. Dan Bertke, Archer Sign Corporation, and Ms. Jennifer Carr, Chase Signage Manager, were present on behalf of the Chase Bank signage package application. Ms. Carr reviewed the ten signs requested including their composition and the reasoning supporting the various deviation requests. Mr. Sciria indicated that the directional Sign “E.8” was pointing the wrong way. Ms. Carr responded that they would address that issue.

Mr. Lahrmer asked why the signs had internal illumination instead of the exterior gooseneck lighting used in other buildings in the downtown area. Mr. Bertke commented that frequently external lighting made signs difficult to read and frequently bulbs were burned out and not replaced. Mr. Lahrmer noted that LED lighting has probably greatly reduced the problem of burned out bulbs. Ms. Carr indicated that internal illumination was part of their branding. Mr. Lahrmer felt that the primary location in the downtown area deserved special consideration. Ms. Carr wondered if halo backlighting illumination could be considered. Mr. Lahrmer did not feel that type of illumination would be effective for 2 ft. signs as the lettering would bleed together and not be legible. Mr. Lahrmer would prefer to see pin mounted, raised letters with external illumination in some form of a gooseneck configuration. Commission members in general saw no problem with the various sign deviations being requested, but would prefer to keep the signage as a package approval once the illumination issue has been resolved. The request was tabled.

In response to a question on scheduling, Ms. Carr was assured that a delay in the signage approval would not impact the building schedule.

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF THE MAYOR

Mayor Hruby congratulated Mr. Harwood on his election as City Council President. He added that Laura Redinger had been elected Council Vice President and Mr. Sciria sworn in for another term on the Planning Commission.

REPORT OF CITY ENGINEER - No Report

The Regular Meeting recessed into the Work Session, and reopened to make a motion.

THE PRESERVE AT PARKSIDE – DEWEY ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission approve and recommend to City Council **PRELIMINARY** approval of a major subdivision of 22 lots on approximately 36 acres of land on the west side of Dewey Road in the City of Brecksville, Ohio to be known as The Preserve at Parkside, PP #605-24-002, 605-24-013, 605-24-014, 605-24-015 and 605-24-016, as depicted on the drawings by TGC Engineering LLC, dated January 9, 2018.

1 of 4	Title Sheet
2 of 4	Overall Site Plan
3 of 4	Site Plan
4 of 4	Site Plan

Contingent upon the Law Director approving the deeds, covenants, restrictions and subdivision agreement, the approval of the City Engineer, the approval of the City Arborist and Board of Zoning Appeals and City Council approval of the following variances:

1. A variance from Section 1117.04(e) of 216 ft. from the maximum permitted 800 ft. for a cul-de-sac street, to allow Woodview Way to extend 1,016 ft.
2. A variance from Section 1117.09(a) of 75 ft. from the minimum required 75 ft. rear property line to allow a rear lot width of 0 ft. for Sublot 14.
3. A variance from Section 1117.09 design requirement that lots shall be generally rectangular in form to allow Sublot 14 to be triangular in form
4. A variance from Section 1117.09(d) requirement of side yard lot lines to be radial to curved street lines to allow non-radial lot lines between Sublots 8 & 9, 11 & 12, 13 & 14, 14 & 15 and 17 & 18
5. A variance from Section 1117.09(d) not to install the required public sidewalks on Dewey Road until such time that the City deems appropriate, located at The Preserve at Parkside, a major subdivision of 22 lots, on approximately 36 acres on the west side of Dewey Road, located at PP #605-24-002, 605-24-013, 605-24-014, 605-24-015 and 605-24-016, and further contingent upon the installation of heavy landscaping along the north and west property lines of 10408 Dewey Road to provide screening from the entrance to the subdivision.

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

The Regular Meeting recessed into the Work Session, and reopened to make a motion.

DEMKO DECK ENLARGEMENT & PATIO – 6770 WINDWARD HILLS

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission will hold a Public Hearing on February 22, 2018 at 7:00 p.m. in the Community Room of the Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request of an expansion of an existing deck and installation of new patio located at 6770 Windward Hills, Brecksville, Ohio 44141.

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

The Regular Meeting recessed into the Work Session, and reopened to make a motion.

ARTH FRONT YARD SETBACK – 10077 BARR ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission will hold a Public Hearing at 7:05 p.m. on Thursday, February 22, 2018 in the Community Room of the Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 80' for Permanent Parcel #604-13-020, 10077 Barr Road, Brecksville, Ohio 44141.

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

The Regular Meeting recessed into the Work Session, and reopened to make a motion.

ZAWACKI FRONT YARD SETBACK – 9304 FITZWATER ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission will hold a Public Hearing at 7:10 p.m. on Thursday, February 22, 2018 in the Community Room of the Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 110' for Permanent Parcel #601-10-004, 9304 Fitzwater Road.

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

The Regular Meeting closed at 9:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
ERIC LAHRMER, SECRETARY

Minutes recorded by Nancy Dimitris

WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
January 25, 2018 Page 1

Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 25 guests

Mr. Roman opened the Work Session at 8:07p.m.

KOSEK FRONT YARD SETBACK – 8067 PERSHING ROAD

Mr. Frank Rini, Contractor, was present on behalf of the Kosek request to establish a 110 ft. setback for the construction of a new home on their Pershing Road lot. Mr. Wise said he could not comment on the issue until the Commission established a setback and he received a topo drawing. Mr. Payto didn't understand how moving the home back and lower on the lot would prevent basement flooding. Mr. Sciria recalled their intent was to establish a swale in the front yard to redirect water on the site. Messrs. Payto and Lahrmer wanted to see a plan of the entire street to use as a guide in making the setback determination. They felt that information could be acquired from a County map. Mr. Wise thought the survey already done on the property showing the location of trees on the lot would also be beneficial to the Commission.

Mr. Roman asked Mr. Rini to return to his client with the results of the public hearing and work session discussion and some contact information for Mr. Brennan and Mr. Hedrick. He suggested Mr. Kosek might want to contact them to discuss a possible compromise at a setback less than 110'. A tree placement survey and an aerial view of the entire street would help the Commission establish a setback. Mr. Harwood asked if the applicant could provide a footprint of the proposed home the next time the issue was considered. Mr. Rini did not have even a conceptual drawing to share with the Commission. He knew the property owner was considering a 1 ½ story house with a ground floor master bedroom, several bedrooms upstairs and a walk-out basement. Mr. Rini asked what an acceptable setback would be. The Mayor hoped a compromise could be achieved somewhere between 80-90 ft. Mr. Hedrick said he would like to see a setback at least 10-15 ft. less than 110 ft. considered.

Mr. Packard advised that a second public hearing would have to be set. Mr. Harwood suggested that Mr. Kosek discuss the setback with his neighbors who spoke tonight could only help facilitate the process at the second public hearing. The setback request was tabled.

THE PRESERVE AT PARKSIDE – DEWEY ROAD

Mr. Chris Bender, Snowville Joint Ventures, and Travis Crane, Engineer, were present to request preliminary plan approval for a major subdivision of 22 lots on 36 acres off Dewey Road to be known as The Preserve at Parkside. Mr. Bender noted that the variances for the development were approved both by the Board of Zoning Appeals and City Council.

Mr. Wise indicated he had reviewed the preliminary plans and made recommendations for revisions which had since been addressed by the applicant. He would support approval of the preliminary plans. Mr. Lahrmer asked about the issue with Sublot 22. Mr. Bender said he has been working with Mr. Stewart, who owns the property abutting Sublot 22 at the entryway. Mr. Stewart's house is close to his property line. Subdivision plans were altered to provide an additional 10 ft. for the sideyard setback between Sublot 22 and Mr. Stewart's property. Mr. Bender also planned to work closely with Mr. Stewart on an extensive landscape buffering between the development and his property. Commission members had no further questions as the development had been discussed at a public hearing earlier in the evening. The Work Session recessed into the Regular Meeting for a motion.

DEMKO DECK ENLARGEMENT & PATIO – 6770 WINDWARD HILLS

Mr. Steve Demko was present to request the replacement of a current 20' x 10' deck with a new 24' x 12' deck and a 288 sq. ft. concrete patio below it. Mr. Demko provided documentation of the Windward Hills Home Owners Association approval of his proposed plans. Mr. Roman advised that a public hearing would need to be

scheduled. Commission members had no questions. The Work Session recessed into the Regular Meeting to set a Public Hearing.

ARTH FRONT YARD SETBACK – 10077 BARR ROAD

Mr. Jon Russell, Prestige Homes, was present on behalf of the property owner's request for a front yard setback of 80 ft. The home to the left has an 87' setback and the property on the right 194 ft. He pointed out that the 194 ft. setback represented an anomaly for the street where home setbacks were generally around 80+ ft. Because of the lot topography, to set the home further back would be challenging. Mr. Russell indicated there have been no objections from the neighbors to an 80 ft. setback. Commission members had no questions and the Work Session recessed into the Regular Meeting to set a Public Hearing.

ZAWACKI FRONT YARD SETBACK – 9304 FITZWATER ROAD

Mr. Kurt Zawacki and his wife, Tina, were present on behalf of their request for a 110 ft. front yard setback. The older home that was on the lot was razed and they are prepared to build a new home on the property. The homes adjacent to their property have setbacks of 105 ft. and 127 ft. They have discussed the setback with the neighbors who have no objections. Petros, the builder, has laid out the house on the property. A tree study was done and the City Arborist had also been out to make recommendations on tree removal. Mr. Roman advised that a Public Hearing would be required. The Work Session recessed into the Regular Meeting to set a Public Hearing.

CADA PROPERTIES LOT SPLIT & NEW BUILDING – 10100 BRECKSVILLE ROAD

Mr. Lou Vitantonio, President of CADA Properties, was present on behalf of the American Automobile Dealers Association's proposal to split their existing parcel, sell the multiple tenant building on the current parcel, and construct a new, smaller building to house the Association on the new parcel. Mr. Vitantonio commented that their space needs have decreased as the Association membership has shrunken over the years. They would like to make use of the property they own and stay in Brecksville. The geographic location of Brecksville was ideal for their membership. Mr. Vitantonio had no plans to share and was just introducing the proposal as a first consultation.

Mr. Wise indicated as plans progress requirements would include such documentation as a survey, utilities, parking, cross easements, to Code building plans, storm water management plans, curbing, etc.

The Mayor noted that the Automobile Dealers Association has been a good neighbor in the City, making reference in particular to the help they provided at the time House of LaRose was being positioned in their location. The Mayor commented that there might be some concern among Commission members on the variance from the Code requirement of 5 acres lot area to permit 2.6 acres lot area setting a precedent. The Mayor visited the site to consider current development in that area and thought the proposal would not create congestion in the area. Mayor Hruby noted that House of LaRose has been acquiring properties and space in that area to expand their operation.

Mr. Vitantonio said they have invested a lot in their two level, 40,000 sq. ft. building that was currently fully leased. They would like to build a mini version of their current building to house the Association with the lower floor consisting of storage, training space and open warehouse space. The upper floor would include offices and a small conference room. Mr. Sciria expected there would be other large property owners along Brecksville Road who would want to split their properties. After listening to the reasoning behind their proposal Mr. Sciria said he would have no problem proceeding with planning discussions. Mr. Vitantonio said he planned to present a proposal to his board of directors at a meeting after the February Auto Show and if the proposal has their support he would return to Planning Commission to proceed.

WORK SESSION
BRECKSVILLE PLANNING COMMISSION
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The Work Session closed at 9:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
ERIC LAHRMER, SECRETARY

Minutes recorded by Nancy Dimitris