THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, MAY 25, 2017.

ROLL CALL:	PRESENT:	Mayor Gorden, C. Cohen, O. Jacobs, B. Mann, J. Pasch, B. Zabell
	ABSENT:	R. Hecht
	ALSO PRESENT:	J. Ciuni, G. Smerigan

Chairman Jacobs welcomed Councilman Brian Linick and Martin Horwitz to the meeting.

A motion was made by C. Cohen and seconded by B. Zabell to approve the Planning and Zoning Commission amended minutes dated January 26, 2017, regular meeting.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, O. Jacobs, J. Pasch, B. Zabell
	NAYS:	None
	ABSTAIN:	B. Mann
	MOTION – MINUTES APPROVED	

A motion was made by B. Mann and seconded by C. Cohen to approve the Planning and Zoning Commission minutes dated March 30, 2017, regular meeting.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, O. Jacobs
	NAYS:	None
	ABSTAIN:	B. Mann, J. Pasch, B. Zabell
	MOTION – MINUTES NOT APPROVED	

A motion was made by B. Mann and seconded by J. Pasch to approve the Planning and Zoning Commission minutes dated April 27, 2017, regular meeting.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, B. Mann, J. Pasch, B. Zabell
	NAYS:	None
	ABSTAIN:	O. Jacobs
	MOTION – MINUTES APPROVED	

<u>COUNCIL REPORT</u>

Mr. James Pasch, Council Representative, stated during the meeting of May 15, 2017, Council unanimously adopted a motion accepting preliminary and final site plan approval for new service walk at exiting two (2) parking lot islands at 2860 Richmond Road, Beachwood Middle School. Council unanimously adopted a motion to remove from the agenda the proposed Ordinance to impose a moratorium upon granting building permits or certificates of occupancy regarding any medical marijuana use.

P&Z 2017-9 JONATHAN KLACZIK, GREAT LAKES FENCE CO., IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR PHASE II PERIMETER/SECURITY FENCE TO BE LOCATED AT 26000 VILLAGE LANE, THE VILLAGE

Mr. Jonathan Klaczkik, Great Lakes Fence Company, was present to request preliminary and final site plan approval for Phase II permeter/security fence to be located at 26000 Village Lane. They will be continuing off the second, back entrance off Richmond Road and finishing behind Salem Court at the southeast corner. Since the last meeting, they had a chance to walk around the property with Mr. Ciuni, City Engineer, and Mr. Griswold, Building Commissioner, to clear up any confusion of the fence location and property boundaries. They also submitted new survey drawings.

Mr. Ciuni stated Fire, Building and Police do not have any comments.

Mr. Ciuni stated Mr. Griswold, Mr. Pasch, himself and several Village Board Members did walk the property and witness the boundary survey which was clearly marked with pins. There are no large trees they are intending to remove and there is no major grading that needs to be done. During the walk through, they were able to move the fence in a few locations just because of where it was in relationship to the neighbors' yards. He is satisfied and recommends approval.

Mr. Smerigan stated there is nothing additional from a zoning standpoint and also recommends approval.

Mr. Pasch stated he expressed concerns at the last meeting that there was no walk through yet. He thought the walk through was very helpful and glad the Village was willing to move the location of some of the fencing. The neighbors seemed happy we were taking the time to do this. He was much more satisfied than he was a month ago.

A motion was made by B. Mann and seconded by J. Pasch to approve Jonathan Klaczkik, Great Lakes Fence Company, request for preliminary and final site plan approval for Phase II permeter/security fence to be located at 26000 Village Lane, The Village.

ROLL CALL: AYES: C. Cohen, Mayor Gorden, O. Jacobs, B. Mann, J. Pasch, B. Zabell
NAYS: None
MOTION APPROVED

P&Z 2017-10(A) CHAD COSTELLO, HASENSTAB ARCHITECTS, ON BEHALF OF MANNA ISLE OHIO, IS REQUESTING A DETERMINATION TO BE FOUND FOR A SIMILAR, HARMONIOUS AND COMPATIBLE USE OF PPN 742-17-047, CHAGRIN BOULEVARD AND RICHMOND ROAD AND FINAL SITE PLAN APPROVAL FOR A NEW TWO-STORY ENCORE MEDICAL CENTER.

Mr. Chad Costello, Hasenstab Architects, was present to request a determination to be found for a similar, harmonious and compatible use of PPN 742-17-047, Chagrin Boulevard and Richmond Road and final site plan approval for a new two-story Encore Medical Center. The difference submitted from preliminary approval was they now have complete civil, engineering drawings. They have removed the basement in the facility and now can expand the land bank parking near the ATM.

Mr. Ciuni stated no comments from Police and Building Departments. Fire Department commented the plans submitted failed to denote FDC placement. Although it is early in the planning stages hydrant and FDC placement will need to be approved by Fire Prevention Bureau. It appears that a canopy for vehicular travel is located on the west side of the structure. The vehicle access height of proposed canopy shall be no less than 13 feet.

Mr. Costello commented they are going to schedule a meeting with the Fire Department to meet with them directly.

Mr. Ciuni recommended this be made a stipulation on the motion.

Mr. Ciuni stated he did receive the final engineering, civil plans yesterday and there are a few items to still work out.

Mr. Ciuni asked if the ATM belongs to the building next door or on their property.

Mr. Costello stated there is an existing shared parking agreement between the two properties.

Mr. Ciuni commented if you pull up to the ATM on the left side and you are going the wrong way on the aisle where you now have traffic opposing it.

Mr. Costello replied that is a current condition.

Mr. Ciuni stated he is okay with it but should have a right to review it in the future if it becomes a problem. They may have to do some signage or restrict access in the parking lot. Engineering recommends approval of the project.

Chairman Jacobs asked Mr. Ciuni if he would like to see the shared parking agreement.

Mr. Ciuni replied yes.

Mr. Costello stated Mr. Griswold has a copy of it.

Mr. Smerigan stated yes, Law Department has reviewed it.

Mr. Smerigan stated this request is for final site plan approval for a new medical center building to be constructed on the Northwest corner of the intersection of Chagrin Boulevard and Richmond Road. At the initial review of this application, it was believed that the building would house a specialty surgery center as well as medical offices. As the Commission is aware, we have approved at least a half dozen ambulatory surgery centers at various locations in the City. However, further discussions with the applicant indicate that the intent is to keep patient more than 24 hours, which will make this facility a micro hospital. As such, since hospitals are not listed as a permitted use anywhere in the Planning and Zoning Code, it will be necessary to approve this facility as a "similar harmonious and compatible use" as provided in Section 1127.02. This is the same approach that was used in 2007 to approve the Ahuja Medical Center.

The final site plan indicates a two-story building containing 69,800 square feet of floor area. The building footprint is 40,400 square feet. The plan provides for a right in and right out only drive on Chagrin Boulevard and an exit only on Bryden Road. Access and parking will still be shared with the adjacent Signature Square complex. The main entrance and a patient drop-off with a porte cochere are located on the western end of the building. The Planning and Zoning Commission previously made a determination with regard to required parking and approved the use of land banking. The applicant proposes to install a five feet high landscape mound along the entire northern property line with a board on board fence four feet in height on top of the mound to provide screening for the residential uses across Bryden Road. A mixture of deciduous and evergreen trees is proposed along the mound and fence.

The applicant has provided proposed building façade treatments that tie into elements of the buildings in the adjacent Signature Square complex. The application also includes information with regard to the overall approach to signage. The final site plan complies with the previously approved preliminary plan and with all of the area and setback provisions of the Zoning Code.

The proposed use will clearly create less impact (visual, traffic, etc.) than the previously approved three-story office building and restaurant. Other than the length of patient stays, there is very little difference between the proposed micro hospital and a similarly sized ambulatory surgery center. As the Commission is aware licensed health care facilities are a permitted use in the U-7A District. The facility is relatively small in scale with only 25 patient beds (compared to 144 in phase 1 of Ahuja). It should also be noted that one of the purposes listed in the Intent provision of the U-7A General Office Building District, is to "provide medical services to nearby residential neighborhoods."

In summary, it appears that the proposed micro hospital is similar harmonious and compatible to other uses permitted in the U-7A General Office Building District and that the proposed use is consistent with the spirit and intent of the Code as reflected in the purpose and intent statement for the District.

Since the determination of a similar harmonious and compatible use requires the concurrence of City Council, the Commission will need to act in the form of a recommendation to City Council. A positive recommendation for approval of the final site plan is recommended subject to the following stipulations:

1. A determination pursuant to Section 1127.02 that the proposed micro hospital is a similar harmonious and compatible use in the U-7A General Office Building District.
2. Approval of cross access and parking agreements by the Law Department.
3. Compliance with the comments and recommendations of the City Engineer.
4. Compliance with the comments of the Fire Department.

Mayor Gorden asked if they have a plan to stack snow and make sure the appearance of the building does not become an eyesore with snow piles.

Mr. Costello replied the advantage of this for them is the amount of land banked parking they have will give them the opportunity to push the snow towards the back of the site not up against Chagrin and Richmond. They want to maintain the buffer along Chagrin and Richmond purely as landscaping.

Mr. Pasch asked the maximum time and average time of keeping patients.

Mr. Costello replied the average stay of a similar facility is 1.5 days.

Mr. John Lin, representing the owners, stated the average length of stay is approximately 1.5 days. The maximum time depends on the patients care. The longest stay is 2-3 days at the similar facility.

Mr. Cohen asked how they plan on handling trash removal.

Mr. Costello replied there will be a trash compactor at the back of the building.

Mr. Zabell asked to describe the size of the basement being removed and the intended use.

Mr. Costello stated previously they had approximately 11,000 square feet basement that separated the two major pieces of building which were mechanical, staff areas and non-patient care areas. It became a budget and schedule restraint by separating the building by a basement.

A motion was made by B. Mann and seconded C. Cohen to approve Chad Costello, Hasenstab Architects, on behalf of Manne Isle Ohio, request for a determination to be found for a similar, harmonious and compatible use of PPN 742-17-047, Chagrin Boulevard and Richmond Road and final site plan approval for a new two-story Encore Medical Center with the following stipulations: 1) A determination pursuant to Section 1127.02 that the proposed micro hospital is a similar harmonious and compatible use in the U-7A General Office Building District; 2) Approval of cross access and parking agreements by the Law Department; 3) Compliance with the comments and recommendations of the City Engineer; and 4) Comments of the Fire Department.

ROLL CALL: AYES: C. Cohen, Mayor Gorden, O. Jacobs, B. Mann, J. Pasch, B. Zabell
NAYS: None
MOTION APPROVED - RECOMMENDATION TO COUNCIL – Monday, June 12, 2017 at 7:00 PM

P&Z 2017-12(A) JAMES HELLER, CONSULTANT, ON BEHALF OF KA, INC., IS REQUESTING FINAL SITE PLAN APPROVAL FOR WAYFINDING SIGNAGE AND SHARED PARKING AT 2101 RICHMOND ROAD, LA PLACE SHOPPING CENTER.

Mr. James Heller, Consultant, Neisha Vitella, General Manager, General Growth Properties and La Place, and Jeffrey Wysocki, KA, Inc., was present to request final site plan approval for wayfinding signage and shared parking at 2101 Richmond Road, La Place. Mr. Heller stated they want to add two (2) wayfinding signs near the ramp, one (1) sign at the lower portion of ramp and one (1) sign at the higher point of ramp. They are non-illuminated, wayfinding signs that meet all requirements of zoning code.

Mr. Ciuni stated Fire, Police, Building and Engineering have no comments on this item.

Mr. Smerigan stated this request is for final site plan approval for two (2) wayfinding signs intended to direct traffic between the upper and lower levels of the center. The subject site is zoned U-4A Integrated Business District. Section 1141.15(d) provides that: The Planning and Zoning Commission may, at its sole discretion, authorize the installation of wayfinding signs where it deems their use necessary and/or appropriate for guiding traffic flow on the site. Wayfinding signs approved by the Planning Commission shall not be counted as part of the total permitted sign area as set forth in Subsections (a) and (b) hereof. The number, size, height, and location of wayfinding signs shall be as authorized by the Planning and Zoning Commission, provided however, that no such signs shall exceed a maximum of thirty (30) square feet in area or eight (8) feet in height.

The applicant is proposing to place one freestanding sign at the top of the ramp and one freestanding sign at the bottom of the ramp. Each sign is 8 feet in height and has a total area of approximately 14 square feet. The proposed signs consist of an aluminum monument with changeable tenant panels. It appears that these signs will help to better direct traffic on the subject site and they are within the maximum parameters set in the Code. Approval of the proposed wayfinding signs is recommended.

Mr. Mann asked after dark, especially Fall and Winter, is there a concern the non-illuminated, wayfinding signs may not be able to be read.

Mr. Heller replied all the lighting of the parking lot of La Place has been upgraded to LED lighting. In both cases, the signs are facing the parking lot so when cars are approaching the ramp the headlights of those cars will be facing the sign because the signs run north and south. The upper level has the same, similar situation. The site lighting is also dramatically brighter and why it was felt it was not needed to have internally, illuminated signs.

Chairman Jacobs asked if he has seen any increase use of the garage with the increased lighting.

Mr. Heller replied he is unable to provide an answer on that yet.

Mr. Cohen asked about additional ramp signage and if they are placed on the back side of curb.

Mr. Heller stated there will be an additional submittal in the immediate future to Architectural Board of Review for signs to help direct people into the garage and at the garage they will be applied to the ramp and entrance way. The signs will be placed east of the curb of the ramp in the grass.

Mr. Zabell asked if they are approving the size and location of the signs tonight or the color/design etc.

Mr. Smerigan replied you are approving the size, location and use. The signs have to go to ABR for approval of materials and colors.

Discussion ensued regarding property signage.

A motion was made C. Cohen and seconded by B. Mann to approve James Heller, Consultant, on behalf of KA, Inc., request for final site plan approval for wayfinding signage and shared parking at 2101 Richmond Road, La Place.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, O. Jacobs, B. Mann, J. Pasch, B. Zabell
	NAYS:	None
	MOTION APPROVED	

P&Z 2017-16 ORDINANCE NO. 2017-54, AN ORDINANCE SUBMITTED UPON THE PROPOSAL OF A CITIZEN TO AMEND BCO SECTION 1121.02(A), TITLED 'PERMITTED USES,' TO ALLOW FOR DRIVE-THRUS IN CLASS U-4A DISTRICTS UNDER SPECIFIC CIRCUMSTANCES.

Chairman Jacobs stated the applicant requested to defer consideration of that Ordinance until the meeting next month of June.

P&Z 2017-17 DAVID PELLIGRA, DAVID PELLIGRA AND ARCHITECTS, INC., ON BEHALF OF CANTERBURY GOLF CLUB, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR NEW STORAGE FACILITY TO BE LOCATED AT 22000 SOUTH WOODLAND ROAD.

Mr. David Pelligra, David Pellegra and Architects, was present to request preliminary and final site plan approval for new storage facility to be located at 22000 South Woodland Road, Canterbury Golf Club. The selected site for the proposed storage facility is alongside the current maintenance complex adjacent to a small stream that crosses the property.

Mr. Ciuni stated Police, Fire and Building Departments do not have any comments on this project. As for as Engineering, they do not have any comments on the building or site plan itself and recommend approval.

Mr. Ciuni commented he had a caution on the riparian setback. The pictures did not show the creek that goes through there, but it is a protected creek. We code was passed in 2008, after the original buildings which are grandfathered in, of an establishment of riparian setbacks. When a designated watercourse draining in area greater than a half square mile, the required setback is 75 feet. The drainage area where the building is to be located is about .55 miles, just over the 0.5 mile. If you are under 0.5 miles the setback is 25 feet. The existing buildings are also 25 feet from the high water mark. Since it is not much over the half square mile of drainage area, he recommends giving a 50 foot variance from 75 feet down to 25 feet on the riparian setback. There will not be any water quality or quantity issues if this building is built there. He does have to comply with the 25 foot setback and he cannot build within there.

Mr. Ciuni mentioned to the applicant to be mindful of the Indiana bat and they must do a tree survey prior to cutting down trees. He recommends Commission approve the setback variance he is requesting.

Mr. Smerigan stated this request is for a both preliminary and final site plan approval for the construction of a maintenance and storage facility for the golf course. The subject site is located in the U-1, A-1 Single-Family House District. The applicant is proposing to construct a one-story building 2,538 square feet in area. The proposed structure is well within the setback requirements from property lines. There is a stream traversing that subject site. While the building will be located outside of the riparian setback for the stream, a portion of the proposed site improvements, including pavement, will extend approximately 12 feet into the 25 feet riparian setback and would require a variance.

Mr. Pasch asked what the original intent of the riparian Ordinance was and why is it okay to waive that intent on this project.

Mr. Smerigan replied the intent of the riparian setback is to protect the stream from damage. By having the setback, you are maintaining that vegetation that protects the streams from erosion. The code has different setback requirements based on the size of drainage area of the stream. It was his understanding they were applying the 25 feet as it was right on the boundary line. There are existing facilities that extend into the 25 feet. He believes there is only one (1) tree being removed from outside the setback. The big issue is they will be doing some grading and paving that will extend into the setback but there are no trees being removed from the riparian setback.

Mr. Ciuni stated in 2008 they were following the guidelines and recommendations of the Ohio EPA and the stream is stable at this point.

Mayor Gorden stated he visited the site and does not see an issue with this at all. He complimented the applicant on their presentation.

Mr. Pelligra thanked the Mayor.

Mr. Smerigan noted the Planning and Zoning Commission has final authority to grant variances to Riparian and Wetland Setbacks.

A motion was made by B. Zabell and seconded by J. Pasch to approve David Pelligra, David Pelligra and Architects, on behalf of Canterbury Golf Club, request for preliminary and final site plan approval for new storage facility to be located at 22000 South Woodland Road subject to the comments of the City Engineer.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, O. Jacobs, B. Mann, J. Pasch, B. Zabell
	NAYS:	None
	MOTION APPROVED	

Mr. Mann replaced Mr. Jacobs to Chair the meeting for the next agenda item.

P&Z 2017-18 BRUCE M. HORTON, BIALOSKY CLEVELAND, REPRESENTING J&F MANDEL JEWISH DAY SCHOOL, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR FAÇADE ADDITION AND RENOVATIONS AT 26500 SHAKER BLVD.

Mr. Bruce Horton, Bialosky Cleveland, was present to request preliminary and final site plan approval for façade addition and renovations at 26500 Shaker Blvd. The footprint is being expanded slightly north and the parking lot is remaining the same size. The monument sign will be replaced but will remain the same size and in the same location. The plan is to have a single entrance now that Siegal College is no longer in the building, centered on the auditorium space. The submission has been reviewed and approved by Architectural Board of Review.

Mr. Ciuni stated Engineering recommends approval. Police and Building Department have no comments. The Fire Department commented that the Fire Prevention Bureau mentioned in an earlier phase that with the renovation and additions being made that a sprinkler system will most likely be required. As part of this submission there has been further conversation with the Building department referenced to a phased plan for adding sprinklers to the entire complex. The Fire Prevention Bureau will need to review the phased plan and timeline once it is available.

Mr. Smerigan stated this request is for a both preliminary and final site plan approval for a 5,006 square feet addition to the existing school facility. This is the second phase of the renovations that includes the previously approved expansion of the gymnasium.

This addition will bring the total building area to 76,165 square feet. The proposed plan includes façade changes along the entire front of the building as well as improvements to the parking lot, landscaping, and site lighting. The addition is primarily a modification to the front entry of the building. There are no setback issues with this application.

The site plan conforms to all of the requirements of the U-5 Public and Institutional District. The applicant has requested authorization to continue to land bank parking. The Commission approved land banking of parking on the subject site as part of two previous site plan approvals. The applicant is now proposing to land bank 163 of the required 339 parking spaces.

Approval is recommended subject to the following stipulations:

1. Permission to land bank 163 parking spaces until such time as it is determined by either the applicant or the Building Commissioner that said parking spaces are required to adequately service the use, at which time the spaces shall be installed in accordance with the final site plan as directed and approved by the Building Commissioner and City Engineer.
2. Compliance with any comments and/or recommendations of the City Engineer.

Mayor Gorden asked if the monument sign he is referring to is located at the west entrance to the structure.

Mr. Horton replied, yes, where the existing sign is just beyond the new monument sign for Temple Tifereth of Israel.

A motion was made by C. Cohen and seconded by B. Zabell to approve Bruce Horton, Bialosky Cleveland, representing J&F Mandel Jewish Day School, request for preliminary and final site plan approval for façade addition and renovations at 26500 Shaker Blvd. with the following stipulations:1) Permission to land bank 163 parking spaces until such time as it is determined by either the applicant or the Building Commissioner that said parking spaces are required to adequately service the use, at which time the spaces shall be installed in accordance with the final site plan as directed and approved by the Building Commissioner and City Engineer; 2) Compliance with any comments and/or recommendations of the City Engineer; and 3) Any requirements and/or comments made by the Fire Department.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, O. Jacobs, B. Mann, J. Pasch, B. Zabell
	NAYS:	None
	MOTION APPROVED	

Mr. Orry Jacobs returned as Chairman.

P&Z 2017-19 JACK FAY, FAY ARCHITECTURE, REPRESENTING OWNER, MARTIN POLLOCK, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR CONSTRUCTION OF A SCREENED PORCH ADDITION AT 3200 GREEN ROAD.

Mr. Jack Fay, Fay Architecture, was present to request preliminary and final site plan approval for construction of a screened porch addition at 3200 Green Road. The owner would like to build the screened porch addition so he can overlook the golf course. They hope to present to Architectural Board of Review in the next couple weeks.

Mr. Ciuni stated Police, Fire, Building and Engineering have no comments on this item.

Mr. Smerigan stated this request is for a both preliminary and final site plan approval for a screened in porch addition. The applicant is proposing to construct a 320 square feet, one-story screened porch at the same 8.71 feet side setback as the existing dwelling. The subject site, which is zoned U1-A1 Single Family House District, is approximately 28,000 square feet in area. The lot abuts the City Corporation Line and is partially in Beachwood and partially in Shaker Heights, as is the adjacent lot to the northwest.

The subject site abuts the Canterbury Golf Course to the rear and is traversed by a stream that flows into the golf course. Approval of the site plan as submitted would require a variance of 5.29 feet to the Code required side yard setback of 14 feet.

Since the subject site is in the U1-A1 District, the Planning and Zoning Commission has final authority to approve or deny the requested variance. Should the Commission determine to grant preliminary and final site plan approval as submitted, the following stipulations are recommended:

1. Pursuant to Section 1159.04 it is determined that a practical difficulty exists or will result on the subject site from the literal enforcement of Zoning Code Section 1113.05 with regard to required side yard setbacks.
2. Granting a variance of 5.29 feet to Section 1113.05 to permit side yard setback for the screened in porch to be 8.71 feet in lieu of the Code required 14 feet.
3. Site plan approval is subject to the comments and recommendations of the City Engineer.

Mr. Zabell asked is the property closest to where the variance would be the golf course or is it an adjacent residential property.

Mr. Fay stated it is an adjacent residential property and the owner has spoken with Mr. Pollock and is in favor of the project and do not see any issues.

Mr. Smerigan commented the adjacent property owner did indicate they had no objection and the property line between the two is in fact fenced. The other house on the adjacent property sits further to the street so this is actually behind the house and does not come very close to the house.

A motion was made by B. Mann and seconded by B. Zabell to approve Jack Fay, Fay Architecture, representing owner, Martin Pollack, request for preliminary and final site plan approval for construction of a screened porch addition at 3200 Green Road with the following stipulations: 1) Pursuant to Section 1159.04 it is determined that a practical difficulty exists or will result on the subject site from the literal enforcement of Zoning Code Section 1113.05 with regard to required side yard setbacks; 2) Granting a variance of 5.29 feet to Section 1113.05 to permit side yard setback for the screened in porch to be 8.71 feet in lieu of the Code required 14 feet; and 3) Site plan approval is subject to the comments and recommendations of the City Engineer.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, O. Jacobs, B. Mann, J. Pasch, B. Zabell
	NAYS:	None
	MOTION APPROVED	

A motion was made by B. Zabell and seconded by C. Cohen to adjourn the meeting.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, O. Jacobs, B. Mann, J. Pasch, B. Zabell
	NAYS:	None
	MEETING ADJOURNED	

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Orry Jacobs, Chairman

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Veronica Muth, Secretary

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Whitney Crook, Clerk of Council