

SOLON PLANNING & ZONING COMMISSION
JUNE 11, 2019 – 7:00 P.M.

The Planning Commission met at City Hall on the above date.

Present: Commission Members Bentley, Newberry, Councilman Pelunis, Assistant Law Director/Prosecutor Stolarsky, Planning Director Frankland, Secretary McConoughey

Absent: Commission Members Mayor Kraus, Mazur

Also Present: Councilmen Magill and Zelwin, Vice Mayor Meany, Inspector Eisenhuth, Assistant City Engineer Lyndon, Director of Business and Marketing Shaker, Assistant Clerk of Council Buller

NOTES OF CAUCUS DISCUSSION:

(Secretary's note: Agenda items not mentioned under Notes of Caucus Discussion are items that were not pertinently discussed during Caucus.)

Chairman Bentley presided.

Mr. Bentley advised two Commission members are absent this evening. Mr. Stolarsky explained there is a quorum, two out of three affirmative votes are required for an item to pass and before the vote, an applicant can request their item be tabled.

NEW:

1. 6975 Woodlands Lane – Chintan Patel – 800 sq ft accessory pavement area variance, 25' accessory pavement setback variance: Mr. Patel said he and the homeowners association have reached a solution. With assistance from Councilman Zelwin, a revised plan was submitted during the Caucus.

Woodlands Homeowners Association President, Leslie Heinberg, requested the applicant submit an official plan for their files.

At Mr. Bentley's request, Ms. Heinberg explained they agreed to allow 6.5' of pavement on the opposite side of what was originally requested. Mr. Frankland said the actual square footage is unknown, unless it is the exact same amount of pavement flipped to the opposite side. He suggested the request and agreement with the homeowners association could be approved as submitted with a "not to exceed" contingency.

Mr. Patel noted the amount of square footage is less than originally requested.

2. 5259 Delray Avenue – Jacqueline Robertson – various variances: Mr. Bentley said an agreement has been reached. Mr. Frankland said after meeting with the applicant and Vice Mayor Meany, the applicant could install an 8' high fence with arborvitae; however, if the variance is not granted, the applicant will reduce the size of the trailer

by removing the vehicle lift which will make a variance unnecessary. Mr. Frankland recommended the variance be approved for fencing and landscaping.

Councilman Pelunis inquired if the objecting neighbor was in agreement with the solution. Mr. Frankland was uncertain and Vice Mayor Meany said it appears they are out of town.

Vice Mayor Meany believes Ms. Robertson is striving to be a good neighbor by installing the fencing and arborvitae and noted a letter from a neighbor in support.

Mr. Newberry does not object to the plan but expressed concern that the objecting neighbor who is most affected has not voiced their opinion.

COUNCIL REFERRAL:

8. Proposed rezoning of Permanent Parcel Nos. 954-02-035, 954-02-088 and 954-02-089 from the C-4 Motorist Service Commercial District to a proposed Mixed Use Planning District: Mr. Frankland said the proposal before the Commission consists of 11 acres; however, the ordinance can be modified to include 21.76 acres consisting of properties on the border of Station Street, Melbury Avenue, Aurora and Solon Roads.

Mrs. McConoughey advised if the plan is modified, notification is required for the additional property owners and abutting property owners.

The Commission agreed to modify the plan.

The caucus ended at 7:23 P.M. and the meeting began at 7:30 P.M.

Mr. Stolarsky advised the audience that two Commission members are absent, however, there is a quorum and two out of three affirmative votes are required for approval of an item. He said prior to a vote, if an applicant believes they would benefit from a full Commission they can request the item be tabled.

CHANGES TO THE AGENDA:

There were no changes to the agenda.

COMMENTS FROM THE AUDIENCE:

Mr. Ron Hill, 7394 Portage Street, said he is a long-time resident of Portage Street and he, along with several of his neighbors, support the Leonard's garden.

There were no additional comments from the audience.

PENDING:

- | | | | |
|----|--|----------|---|
| 1. | 6975 Woodlands Lane – Chintan Patel | 047-2019 | 3 |
| | <ul style="list-style-type: none"> ▪ 800 Not to exceed 400 sq ft accessory pavement area variance ▪ 25' accessory pavement setback variance | | |

Mr. Chintan Patel was present and displayed plans to extend the left side of the driveway by 6.5' and widen the apron for a total of 682.5 sq ft.

Mr. Bentley thanked Mr. Patel for reaching a resolution with his homeowners association.

Ms. Leslie Heinberg, Woodlands Homeowners Association President, 6965 Woodlands Lane, confirmed the association is in favor of the variance as discussed.

Mr. Bentley thanked Councilman Zelwin for his assistance in this matter.

Motion by Councilman Pelunis, seconded by Mr. Newberry to approve an accessory pavement area variance not to exceed 400 sq ft.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve the 25' accessory pavement setback variance.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

2. 5259 Delray Avenue – Jacqueline Robertson

049-2019 5

- 2' fence height variance
- 8' large vehicle side yard setback variance
- Large vehicle landscape screening variance

Ms. Jacqueline Robertson and Kevin Robertson were present. Ms. Robertson displayed the plans and advised after meeting with the Planning Department and Vice Mayor Meany it was decided the best option would be to install an 8' wood fence and plant arborvitae.

Mr. Newberry thanked the Robertsons for working with their neighbors and the City. He said this solution is preferable over the previous request.

Councilman Pelunis thanked the Robertsons for their efforts. He said this is the best solution, otherwise they could remove the back section of the trailer and no screening would be required.

Mr. Newberry requested clarification of the large vehicle landscape screening variance requirement. Mr. Frankland said the requirement is specific to include mounding and a double row of trees but this solution will have a similar effect.

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve the 2' fence height variance.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Bentley to approve the 8' large vehicle side yard setback variance.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Newberry to approve the large vehicle landscape screening variance.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

Mrs. McConoughey said a notice of the action taken and a notice that the item will be heard at the June 17, 2019 Council meeting would be emailed to the Sussmans.

NEW:

- | | | | |
|----|---|----------|---|
| 3. | 5341 Harper Road – Eliezer Lugo | 055-2019 | 5 |
| | <ul style="list-style-type: none"> ▪ 45' side yard setback variance ▪ 152 sq ft accessory structure area variance | | |

Mr. Eliezer Lugo was present and displayed an aerial along with plans for a shed.

Mr. Bentley said this shed is uniquely comprised of two cargo containers combined to achieve the desired size. He asked what color the structure would be. Mr. Lugo said the structure will be painted to match the house.

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve the 45' side yard setback variance.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Bentley to approve the 152 sq ft accessory structure area variance.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

- | | | | |
|----|---|----------|---|
| 4. | 7395 Portage Street – Rachel Leonard | 056-2019 | 1 |
| | <ul style="list-style-type: none"> ▪ Cultivation of agricultural crops location variance ▪ 10' front yard setback variance (agricultural use) | | |

Mr. Brian Balla, 7395 Portage Street, was present representing the applicant. He displayed an aerial of the property and described the shaded and marshy areas. He would like to install a garden at the front of the property which has sunlight.

Mr. Bentley agreed the front location would be the optimal area for sunlight. Mr. Balla said the plant beds will be placed within the required distance from the street.

Mr. Newberry said the Engineering Department requested the property line be located by a registered surveyor.

Councilman Pelunis said if there is an issue, the plant beds are movable and noted the neighbors support this garden.

Motion by Councilman Pelunis, seconded by Mr. Bentley to approve the cultivation of agricultural crops location variance.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Newberry to approve the 10' front yard setback variance for agricultural use.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

5. 29500 Solon Road – Swagelok

057-2019 7

- 62' front yard building setback variance
- 59' side yard street building setback variance
- 4' building height variance
- 5' side yard parking setback variance – 953-11-001
- 5' side yard parking setback variance – 953-11-002
- 4' parking lot aisle width variance (two-way parking)
- 8' parking lot aisle width variance (one-way parking)
- 2' 8' street access drive width variance (Solon Road)
- 2' street access drive width variance (Cochran Road)
- 62' parking setback variance
- 10' parking setback from building variance
- Number of wall signs variance (to permit 3)
- Number of free-standing ground signs variance (to permit 3)
- Site plan

Mr. Jason Burick and Ms. Julie Trott, Vocon Partners, LLC, 3142 Prospect Avenue East, Cleveland, were present representing the applicant. Ms. Trott introduced Swagelok employees, Joey Arnold and Nick Dolijac.

Mr. Burick reviewed and displayed plans for the Swagelok Global Headquarters noting it will unite associates under one roof which will generate collaboration and innovation. He indicated the existing structures and said the one-story office building on the corner of Solon Road and Cochran Road will be demolished and replaced with a three story office building that will wrap around the existing manufacturing facility on the north side. On the east side (Cochran Road), a one-story office building will wrap around the existing manufacturing facility. Mr. Burick indicated the parking area to the west and existing landscaping.

Mr. Burick said the three-story office building will be built approximately 35' out from the manufacturing facility to allow for light to infiltrate the building on all four sides.

Mr. Burick indicated the three lane Solon Road entrance drive will remain with access to the existing southwest parking area with a modification to the northern edge of the parking lot. This parking area will facilitate associates, visitors and contractors. He said it is their goal to present a pleasant arrival sequence so the northern edge of the parking area will be separated by landscaping to allow for a visitor lot and dropoff zone.

Mr. Burick said the three story building's western entrance will include a small pedestrian arrival court that will separate the building entrance from the vehicle zone.

Mr. Burick said a new southern parking area will contain approximately 490 spaces and be connected to the headquarters building via a north-south pedestrian path adjacent to the facility building with multiple entrances along its way.

Mr. Burick said an enclosed one-story parking garage with approximately 19 spaces will be added to the west side of the building.

Mr. Burick said the eastern side of the building on Cochran Road has an existing service drive to service an electrical transformer farm. A new curb cut is proposed north of that drive to access a new fenced in gas farm that will contain two approximately 20' tall tanks and various items.

Mr. Burick indicated the sculpted mounded earth and landscaping will provide screening, add an architectural element and accentuate portions of the building.

Ms. Trott said the two parts of the campus are currently viewed separately as far as parking and circulation. She said to present one Swagelok campus, the properties will be connected through a vehicular drive.

Mr. Burick displayed the building elevation plans and indicated a mechanical screenwall set back from view on top of the three-story building. He said the buildings will feature a curtain wall of glass and a series of three different profiled metal panels.

Mr. Burick reviewed each variance request. He said the front yard building setback is proposed at 88' from Solon Road, the side yard street building setback is proposed at 91' from Cochran Road and the building height is proposed to be 54' to the top of the mechanical screenwall.

Mr. Burick said the side yard parking setback crosses the lot line between their two parcels by 5' but the goal is to consolidate the main parcel and the parcel to the west.

Mr. Burick said the parking lot aisle variances were not evident in their review of the plans. Mr. Frankland believed they were located in the drop zone; however, that area is in flux and recommended proceeding with the variances as a precaution.

Mr. Burick said the street access drive width at Solon Road was intended to provide a three-lane drive similar to the existing drive. He said earlier versions of this plan indicated the road was drawn too narrow and as a result it has since been increased to 36' which would enable three 12' lanes. Ms. Trott said they are prepared to submit a scaled drawing this evening and noted 28' was the maximum allowed. She requested the variance be modified to an 8' variance. Mr. Frankland suggested that the variance be acted upon as "described during the meeting".

Ms. Trott said the Cochran Road street access drive width variance remains at 2'.

Mr. Burick said the 62' parking setback is necessary due to the location of the parking area aisle with the liquid nitrogen tank being as close as 18' from Cochran Road.

Mr. Burick said the parking and dropoff area is located immediately adjacent to the building. Ms. Trott explained this would achieve a dropoff area for arriving guests.

Mr. Bentley asked the location of the wall signs. Mr. Burick indicated one sign will be located at the corner of Solon and Cochran Roads high on the building with a second sign approximately 8' off the ground in that location and a third sign near the western entrance of the building.

Mr. Burick said ground signs will be located at each Solon Road entrance and at the corner of Solon and Cochran Roads. Ms. Trott said the monument signs are proposed near the entrance drives and said the existing OFC sign has one sign for the campus, one sign near the headquarters entrance drive off of Solon Road and another sign yet undefined at the corner of Solon and Cochran Roads.

Councilman Pelunis asked Mr. Eisenhuth if the signs have been reviewed by the Fire Department. Mr. Eisenhuth said the fire apparatus turning radiuses have been incorporated into the plans. He said the address number would be located on the sign closest to the main entrance.

Councilman Pelunis asked if they agreed with the Planning Department contingencies requiring that landscaping and lighting plans be submitted prior to the issuance of building permits and a lot consolidation approved prior to an occupancy permit. Mr. Burick confirmed they are in agreement.

Mr. Stolarsky suggested incorporating the Engineering Department's memo as a contingency.

Mr. Newberry thanked the Lennon family for their decision to remain and grow in Solon. He applauded Vocon on an exemplary design that will be an asset to Solon.

Councilman Pelunis thanked Swagelok for their participation, patience and for continuing in Solon.

Mr. Bentley concurred with the Commission members and expressed excitement for this building. He commended the architects for their attention to detail.

Ms. Trott thanked the City for the great working experience.

Mr. Newberry referred to the June 5, 2019 Engineering Department memo regarding a multi-purpose path along Solon Road that will require cooperation from Swagelok and said it does not appear there would be interference with the building plus it would provide an opportunity to enhance the green space. Ms. Trott believed Swagelok was on board with the multi-purpose path and the expanded turn lane street widening associated with that portion of the road.

Motion by Mr. Bentley, seconded by Mr. Newberry to approve the 62' front yard building setback variance.

- Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None
Motion Carried
- Motion by Mr. Newberry, seconded by Councilman Pelunis to approve the 59' side yard street building setback variance.
Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None
Motion Carried
- Motion by Councilman Pelunis, seconded by Mr. Bentley to approve the 4' building height variance.
Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None
Motion Carried
- Motion by Mr. Bentley, seconded by Mr. Newberry to approve the 5' side yard parking setback variance for PP# 953-11-001.
Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None
Motion Carried
- Motion by Mr. Newberry, seconded by Councilman Pelunis to approve the 5' side yard parking setback variance for PP# 953-11-002.
Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None
Motion Carried
- Motion by Councilman Pelunis, seconded by Mr. Bentley to approve the 4' parking lot aisle width variance for two-way parking.
Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None
Motion Carried
- Motion by Mr. Bentley, seconded by Mr. Newberry to approve the 8' parking lot aisle width variance for one-way parking.
Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None
Motion Carried
- Motion by Mr. Newberry, seconded by Councilman Pelunis to approve the 8' street access drive width variance on Solon Road to allow a 36' wide driveway and contingent upon construction proceeding as described during the meeting.
Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None
Motion Carried
- Motion by Mr. Bentley, seconded by Mr. Newberry to approve the 2' street access drive width variance for Cochran Road.
Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None
Motion Carried
- Motion by Mr. Newberry, seconded by Councilman Pelunis to approve the 62' parking setback variance.
Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None
Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Bentley to approve the 10' parking setback from building variance.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Newberry to approve the number of wall signs variance to permit 3.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve the number of free-standing ground signs variance to permit 3.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Bentley to recommend approval of the site plan contingent upon the June 6, 2019 Planning Department memo requiring approval of landscape and lighting plans submitted prior to the issuance of a building permit, approval of a lot consolidation prior to an occupancy permit and compliance with the requirements listed in the June 5, 2019 Engineering Department memo.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

6. 5185 Leighton Court – Nicole and Jeff Haas
- 2' fence height variance
 - Lighting variance

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Ms. Nicole Haas, applicant, and Mr. Linard from Sportscape Builders, 16191 Hunters Run, Marysville, were present.

Mr. Linard displayed a 3-D view of the proposed sport court and said the 8' fencing will consist of a steel structure with a sports nylon netting. He said a 17' tall pole would be topped with a single LED light head streaming down. Mr. Linard noted the property's perimeter is tree lined. Ms. Haas displayed pictures of the property and indicated the many large trees.

Mr. Frankland said the photometric indicated a few small areas of .1 at the property line, which is very minimal.

Motion by Councilman Pelunis, seconded by Mr. Bentley to approve the 2' fence height variance.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Newberry to approve the lighting variance.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

- 6A. 33382 Warwickshire Lane – Andrew Dougherty
- 25' front yard setback variance – accessory pavement

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Mr. Dougherty was present and displayed plans to widen the top of the driveway 2' on each side and 5' on each side at the bottom. He said Warwickshire Lane is currently being repaved so it is a convenient time to complete this project.

Mr. Bentley said this project fits conceptually with the neighborhood.

Mr. Dougherty said the driveway apron will be poured to match this plan and expressed concern over coordinating the timing of the project. Mr. Lyndon said he will stay in contact with the contractor to insure the driveway apron matches the approved driveway, if the Commission approves this variance. He noted this applies to Item 6B as well.

Motion by Mr. Bentley, seconded by Mr. Newberry to approve the 25' front yard setback accessory pavement variance.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

6B. 33342 Warwickshire Lane – Robert Flauto

060-2019 7

- 25' front yard setback variance – accessory pavement

Mr. Robert Flauto was present and displayed plans for the proposed 21' wide driveway.

Mr. Lyndon said as part of the Warwickshire Lane reconstruction, the driveway apron will be replaced and it will match the variance.

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve the 25' front yard setback accessory pavement variance.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

COUNCIL REFERRAL:

7. Proposed rezoning of Permanent Parcel No. 952-26-018 from the C-3 Commercial Zoning District to the I-2 Industrial Manufacturing Zoning District (located near Sedlak Interior and nVent) – NO NEW MATERIAL

A public hearing was scheduled. Mr. Bentley opened the public hearing.

Mr. Bob Nosal, Newmark Knight Frank, was present representing the applicant. Mr. Nosal said the history of the property was presented at the last meeting. He said a prominent national developer is interested in this property and is indicating the need for I-2 zoning.

Mr. Nosal maintained the rendering before the Commission is purely conceptual.

There were no comments from the audience.

Councilman Pelunis said rezoning this property to I-2 is preferred by the residents and he believes this is the proper use for the property.

Mr. Bentley said the two absent Commission members have indicated their support of the proposed rezoning.

Mr. Bentley closed the public hearing.

Motion by Councilman Pelunis, seconded by Mr. Newberry to refer the proposed rezoning of Permanent Parcel No. 952-26-018 from the C-3 Commercial Zoning District to the I-2 Industrial Manufacturing Zoning District to the Council with the Planning Commission's recommendation to place this rezoning issue on the ballot.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

8. Proposed rezoning of Permanent Parcel Nos. 954-02-035, 954-02-088 and 954-02-089 from the C-4 Motorist Service Commercial District to a Mixed Use Planning District (former Liberty Ford site)

A public hearing was scheduled. Mr. Bentley opened the Public Hearing.

Mr. Bentley said the proposed parcels to be included in the rezoning were expanded during caucus to include the entire city block starting at the corner of Aurora and Solon Roads, Solon Road to Station Street, Station Street to Melbury Avenue, Melbury Avenue to Aurora Road and Aurora Road to Solon Road.

Councilman Pelunis said the rezoning will not require any changes from the property owners and, most likely, will make their properties more valuable.

Mr. Bentley explained the existing C-3 and C-4 zoning. Mr. Frankland said C-3 is general retail but does not allow for gas stations or car dealerships, C-4 would allow for gas stations, car dealerships and motels.

Mr. Bentley reiterated the rezoning will not change the existing businesses and will provide the advantage of a mixed use property.

There were no comments from the audience.

Mr. Stolarsky suggested the additional permanent parcel numbers be incorporated by referencing the 21.76 acres, 49* total properties, of the Clerk's Exhibit in the motion.

*(Clerk's Note – It was determined there are 51 parcels.)

Mr. Frankland suggested the Commission recommend the Planning Department amend the ordinance accordingly.

Mr. Frankland advised this rezoning is scheduled for a public hearing at the June 17, 2019 Council meeting.

Mr. Bentley closed the public hearing.

Motion by Mr. Newberry, seconded by Councilman Pelunis to refer back to the Council with the recommendation to include the additional parcels and to approve the MPD-A

Multi Purpose District to encompass the 51 parcels consisting of parcels bordering Aurora Road, Solon Road, Station Street and Melbury Avenue for a total of 21.76 acres.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

MINOR ALTERATIONS FROM PLANNING DEPARTMENT

1. 30250 Carter Street – Mercury Machine Company

Mr. Frankland displayed an aerial of the property and the plan. He indicated an addition to the south side of the building was initially proposed with metal panels but it will be upgraded to brick that will match the building.

The Commission agreed no further review of the item was necessary.

2. 6701 Cochran Road - Brennan Industries

Mr. Frankland displayed an aerial and plans of the property. He indicated split windows will be installed in place of the approved bank of windows on the south elevation.

The Commission agreed no further review of the item was necessary.

Mr. Frankland said these minor alterations are illustrative of the proposed amendment to modify the minor modifications. This would enable more minor alterations to be completed administratively and create less of a delay to business projects.

3. Beaver Meadow Parkway

Mr. Frankland displayed an aerial of the property and indicated the property was previously split to create more marketability for industrial use. He said the city has been moving dirt to this area as part of the sanitation project.

Mr. Frankland said the site will be graded and an unrequired parking lot will be removed. He said an access drive will be maintained that meets all city requirements.

The Commission agreed no further review of the item was necessary.

COMMENTS FROM THE AUDIENCE

Vice Mayor Meany congratulated Senior Planner Linda Crombie on accepting the position of Geauga County's Planning Director and wished her all the best.

There were no additional comments from the audience.

COMMENTS FROM THE COMMISSION

Mr. Newberry echoed Vice Mayor Meany's comments regarding Linda Crombie. He said it is an amazing opportunity and is certain she will be successful.

Mr. Newberry wished everyone a happy summer.

Mr. Frankland said Mrs. Crombie will be a great loss to the City. He recalled her 2002 interview comment about making herself indispensable and said she definitely succeeded. Mr. Frankland wished her good luck.

Mrs. McConoughey said Mrs. Crombie has been a great asset and wished her the best.

Mr. Bentley wished Mrs. Crombie the best of luck.

Motion by Mr. Newberry, seconded by Councilman Pelunis to adjourn the meeting at 8:52 P.M.

Roll Call: Aye: Bentley, Newberry, Pelunis
Nay: None

Motion Carried

Chairman

Secretary