

City of Parma
Planning Commission Meeting
May 28, 2025
6:00 p.m.
Open Meeting

.....

- 1.) Call to Order
- 2.) Roll Call
- 3.) Pledge of Allegiance
- 4.) Approval of Minutes from 03/26/25
- 5.) Oath of Testimony

Mayor: I would like to call the to order the City of Parma Planning Commission meeting for May 28, 2025. Madam Secretary, please call the roll:

Kathy McLaughlin:

- Katherine Holmok – Here
- Andy Schofield – Here
- Joseph Giamio - Here
- Tony Vannello – Present
- Mayor - Present

Mayor: If everyone could if they can stand for the Pledge of Allegiance.

Everybody: *"I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands one nation under God indivisible with liberty and justice for all."*

Mayor: Thank you, welcome. Commission members in your packet you should have a copy of the March 26, 2025, minutes. If no objections the minutes will be deemed approved. Hearing no objections the minutes are approved. If or are any audience members planning speaking before the Planning Commission members, I ask that you stand and be sworn in by our Asst. Law Director.

Milos: If you are going to give testimony please rise. Raise your right hand. Do you swear to tell the truth the whole truth and nothing but the truth? Thank you.

Everybody: I do.

Mayor: Madam Secretary the first item on the agenda.

Kathy McLaughlin: P.C. 25-18; William J. Mancuso, 3426 Grovewood Avenue, Parma, Ohio 44134. Lot Split/Consolidation. Zoned: Single-Family "B". Ward Four. Permanent Parcel Nos. 444-09-126 and 444-09-125. Requesting Final Approval.

Mayor: Erik Tollerup welcome to Planning (inaudible).

Erik Tollerup: Good evening, Mayor. Yes, the Parma Community Improvement Corporation is the non-profit economic development arm of the City of Parma. We are the previous owner of this parcel. We demolished a house at this location approximately fifteen (15) years ago and through insane legal wrangling we finally got a hold of it. We split the property in half and gave half the Lot to each homeowner. Mr. Mancuso, who I am here of on behalf of, has decided that he wants to either expand and put a shed on the property or build a new garage. He can't do that unless the Lot is consolidated. So, in this case Mr. Mancuso does not have a mortgage so we can consolidate updating the legal description of the Lot and help him improve his property.

Mayor: Okay, appreciate your assistance. Any questions from Planning Commission members? Anybody from the audience. Hearing none. I'll take a motion.

Service Director Tony Vannello: I'll make a motion to approve based on the Engineer's comments as well as Director Tollerup's.

Andy Schofield: Second.

Mayor: I got a motion and a second. Any further discussion on the motion and second. Hearing none. Madam Secretary call the roll.

Kathy McLaughlin:

- Katherine Holmok – Yes
- Andy Schofield – Yes
- Joseph Giamio – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Thank you. Have a good evening.

Erik Tollerup: Thank you.

Mayor: Next item.

Kathy McLaughlin: P.C. 25-17; C&A State, LLC, Corey Boyko, 7350 State Road and Adjacent Parcels, Parma, Ohio 44134. Lot Consolidation. Zoned: Single-Family Residential /Use Variance. Ward Five. Permanent Parcel Nos. 451-12-013- and 454-12-014. Requesting Final Approval.

Mayor: Welcome back to Planning Commission, Doctor.

Dr. Boyko: Thank you.

Mayor: Melissa were you able to make contact with (inaudible).

Melissa Morrow: Yes.

Mayor: We also...we're all squared.

Dr. Boyko: Yes, we're all squared. I talk to him yesterday and should have everything handled for pick up tomorrow, yes.

Mayor: Alright, good. Thank you. Melissa maybe you can explain why the doctor is back at Planning Commission.

Melissa Morrow: Certainly. So, Mayor, Board members this is a Lot Consolidation to create the parcel needed for Mr. no Dr. Corey Boyko to construct his dentist office. So, they have already been to the Board of Zoning Appeals and Planning Commision for the buildings now we just need to consolidate the Lot.

Mayor: Any questions from Planning Commission members? Everybody shaking their heads no. Anything from the public. Hearing none. I'll make a motion for the Lot Consolidation. Do I have a second.

Andy Schofield: Second.

Mayor: I got a motion and a second. Any further discussion on motion and the second. Hearing none. Madam Secretary call the roll.

Kathy McLaughlin:

- Katherine Holmok – Yes
- Andy Schofield – Yes
- Joseph Giamio – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations, Doctor.

Dr. Boyko: Thank you.

Mayor: When is the construction starting after you knock the house down?

Dr. Boyko: We are probably a couple months out, yet. We are still working out the proposals with construction. So, we have to get(inaudible) for trees and hopefully in the next couple weeks here should be coming down obviously pending permit approval. So, yeah.

Mayor: Excellent.

Dr. Boyko: Hopefully, the couple months, yah.

Mayor: Excellent. Look forward to construction.

Dr. Boyko: I appreciate it, thank you.

Mayor: Next item.

Kathy McLaughlin: Next item on the agenda is P.C. 25-14; Lone Palm Properties, LLC, Gary Masters, 8111 Day Drive, Parma, Ohio 44129. Exterior Facade Renovations and Interior White Box/Site Plan Review. Zoned: Shopping Center. Ward Eight. Permanent Parcel No. 449-26-004. Requesting Final Approval.

Mayor: Welcome to Planning. If you could sign in on the agenda.

Leon Sampat: Yep.

Mayor: I forgot to do that for Erik Tollerup and Dr. Boyko. Next to your item and as you do that, I will ask you if you have had an opportunity to see the Engineer's Comments.

Leon Sampat: Yes.

Mayor: Do you have any questions on those comments?

Leon Sampat: No.

Mayor: Okay, the floor is yours.

Leon Sampat: So, this is the former Denny's building over at 8111 Day Drive. They since vacated the property. Mr. Masters is looking at revitalizing this property. So, we are looking at two tenants nowadays the restaurant industry nobody wanting a building this big. Denny's kitchen is extraordinarily large. None of the current restaurant (inaudible) are looking for kitchens that large. So, we decided to go ahead and split the building into two. He is talking to some viable candidates. Especially for the smaller space.

Mayor: Anything we would like.

Leon Sampat: It would be a restaurant fast casual. That would be a pickup window. That's what we're proposing that and then he is talking to other tenants that would hopefully have a patio use and restaurant. So, that is what we are looking for. The exterior facade where we are getting rid of the mansour grooves, modernizing the building with hearty board and brake metal parapet walls. Pretty much we will be doing all four (4) sides of the building. Trying to make it a lot more modern looking for the tenants for that area.

Mayor: Melissa, do you have anything to add from your Engineer's comments for the Commission.

Melissa Morrow: Mr. Chairman. I did speak with the applicant earlier today and did advise him that the gate on the dumpster enclosure does also need to be replaced. He did acknowledge that was true and that they would.

Mayor: Thank you. Any questions from Planning Commission members?

Andy Schofield: Mr. Chairman.

Mayor: Mr. Schofield.

Andy Schofield: The renderings you have for this project they look really sharp. They look great. I am excited to find out what it is going to be, but it will be an asset because it's better than an empty building.

Leon Sampat: Correct.

Andy Schofield: The rendering look great.

Leon Sampat: Thank you.

Andy Schofield: We look forward to it. If you could too, please keep in mind we have a lot of Building Trades Union try to keep that in mind as well, if you would please.

Leon Sampat: Will do.

Andy Schofield: Thank you, sir.

Mayor: Any other questions from Planning Commission members? Katherine.

Katherine Holmok: Thank you, Mr. Chairman. On the landscape plan the Japanese blood grass will be a little bit hard to maintain and come in for you to have that full coverage so, I would suggest a miscanthus which will have a better coverage and will propagate better than the Indian grass and then in terms of the trees and the landscaping in the front. I would actually suggest that instead of having the one nyssa sylvatica and then followed by an acer rubrum and then alternating trees as you have the trees that are same clustered.

Leon Sampat: Clustered.

Katherine Holmok: Kind of clustered together.

Leon Sampat: Okay.

Katherine Holmok: And the same for the shrubs underneath and that clustering will allow for there to be some view sheds between the clusters of trees and to your beautiful building and I agree with Andy Schofield that it is a very nice complete alteration of Denny's and I look forward to seeing that in there.

Leon Sampat: Okay.

Mayor: Thank you. Any other questions from Planning Commission member? Anybody from the public? (Inaudible) excited to see the drawings (inaudible) my packet (inaudible) at this point they are going to be to the public any further questions from Planning Commission members. Hearing none. I will entertain a motion.

Service Director: I will make a motion to approve based on the Engineer's comments, the landscape comments from Katherine Holmok and then new gate on the dumpster enclosure. I think that is an order.

Leon Sampat: Yes.

Mayor: Excellent. I got a motion. I will make the second. I have a motion and a second. Any further discuss on the motion and second. Hearing none. Madam Secretary call the roll.

Kathy McLaughlin:

- Katherine Holmok – Yes
- Andy Schofield – Yes
- Joseph Giamio – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations. You've received Final Approval.

Leon Sampat: Thank you.

Mayor: Next item.

Kathy McLaughlin: Next item on the agenda is P.C. 25-15; Parma Hts. American; American Legion, 7667 York Road, Parma, Ohio 44130. New Addition to Existing Structure; Site Plan Review. Zoned: Single-Family "AA". Ward Seven. Permanent Parcel No. 456-19-010. Requesting Final Approval.

Mayor: Got a doubleheader tonight, Leon.

Leon Sampat: Yes, ha ha ha. Leon Sampat, again.

Mayor: What's that?

Leon Sampat: Leon Sampat, again.

Mayor: Yah.

Leon Sampat: American Legion, 7667 York Road so currently they do have an existing bar. The building is fully (inaudible). The north end is an Event Center, rentable Event Center. Currently that south section of building is a bar which is approximately 2400 square feet. It has an office in it they do have licenses for ten games which they do have in there. So, in the 2400 square feet they've got a bar,

they've got the games, they've skeet-ball so it is very packed inside this building. So, there is currently an existing screen porch which we are looking on raising that and adding on to the existing building. What we are looking at 1375 square feet that fall within the setback. That space will be used to bring those games over then put a bar pool table in and bring the office over there, liquor storage and make it a fully conditional space. Parking wise we still meet the requirement for parking. So, I don't think we are looking for any variances or anything other than that. The materials on the exterior we are pretty much matching the design of the existing building. Materials, colors everything.

Mayor: It looks really good, nice match. Also, to the member in the audience thank you for your service and thank you for being here.

Public: Thank you.

Mayor: Tell Patty Broderick that I said hello. She is over there quite a bit. She is good friend of mine, but she will never admit to that.

Everybody: ha ha ha.

Mayor: Likewise, as well. Any questions from Planning Commission members?

Andy Schofield: Mr. Chairman.

Mayor: Mr. Schofield.

Andy Schofield: I wanted to say sir thank you for your service as well and I enjoy the American Legion on State and Ridgewood. So, it will be nice to come back here. I have been there a few times, but the other one is close to my house. So, it will be nice and exciting to be refreshed a little bit.

Leon Sampat: Yah.

Andy Schofield: Thank you.

Mayor: Appreciate that. Any other questions, comments from Planning Commission members. You did see the Engineer's comments?

Leon Sampat: I did.

Mayor: Any questions on those?

Leon Sampat: No.

Mayor: Okay. Alright Chair is ready to entertain for a motion.

Service Director: I'll make a motion to approve Mayor based on the Engineer's comments.

Mayor: I got a motion. Do I have a second?

Joseph Giamio/Andy Schofield: Second.

Mayor: I'll take Joe. The Chairs discretion. Any comment from the...I got a motion and a second any comment from the audience. Seeing none. Any further questions, comments from Commission members seeing none. Madam Secretary call the roll.

Kathy McLaughlin:

- Katherine Holmok – Yes
- Andy Schofield – Yes
- Joseph Giamio – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations. You have received approval. Ahhhh, where we at next item.

Kathy McLaughlin: Next item on the agenda is P.C. 25-12; Pritesh Patel, Ridge RBA LLC, Geoff Korff, 5236 Ridge Road, Parma, Ohio 44129. Interior/Exterior Alterations; Site Plan Review. Zoned: Retail Business. Ward One. Permanent Parcel Nos. 442-17-035 and 442-17-091. Requesting Final Approval.

Mayor: Somebody here...do you need to sworn n? Go ahead.

Milos: Do you swear to tell the truth the whole truth and nothing but the truth?

Mayor: Welcome to Planning. Please sign in as you saw the previous applicant and I will ask if you have had an opportunity to see the Engineer's comments?

Ian Jones/Mpg Architects: Yes, Mr. Mayor and members of the Commission we have.

Mayor: Any questions on those?

Applicant/Geoff Korff: No, I don't believe so. We have had good dialogue with the Commission and Engineer's and so I think we are on the same page we are ready to proceed as advised by the city.

Mayor: Alright. Once you get done signing in the floor is yours. Melissa, do you have anything to add before their presentation.

Applicant/Geoff Korff: Just that I concur we have been speaking with them and had a nice conversation last week in regard to the deferred maintenance that they are aware of. We are working with the Landlord and the applicant to ensure that is part of the scope to revitalize the building.

Mayor: Gotcha, okay.

Applicant/Geoff Korff: Mr. Mayor and member of Council and Commission. My name is Geoff Korff. I am the CEO of Company called Galenas. We are a cannabis cultivated currently located in Akron. We previously have been approved to site a retail and adult use dispensary at 5236 Ridge Road here in Parma. Very appreciative of the previous consideration that the city has given us with regards to our

ability to locate here. We've gone through a couple of rounds of communication dialogue with the city and with Commission and Engineering as far as some of the preferences I would say the city has to, some of the changes we are going to be making to the site. For anyone who is not familiar of the location is almost on the corner of Ridge Road and Brookpark. It's a former fitness facility. The renovations we intend to undertake are extensive. Essentially complete gutting of the interior and exterior of the facility. New paving, new pretty much everything in the facility. I also have Ian Jones from Mpg Architects here to talk about some of the more specific technical details for the facility. Who you like to address it.

Mayor: Thank you. Welcome to Planning.

Ian Jones/Mpg Architects: Thank you. My name is Ian Jones with Mpg Architects out of Fairlawn. As far as the exterior we are proposing basically the east, north and west facades to be completely overhauled. The south facade is very close to an existing building so there's not much scope on that side, but it is generally completely new on the Ridge facing side as far as a new entry way modifying storefront. New parapet and then on the north side we kind of continue the treatment with the parapet at the recommendation of the city and we have the building painted on the exterior all the way around. So, inside as Geoff mentioned it is a total re-do. Currently there is a center demising wall. We are going to remove that demising wall and replace with columns to open the space up so it can be a single, you know space rather than split down the middle and the interiors design is pretty extensive too to make it operate correctly, so. If there are any questions, I would be happy to answer any. With the site we have been working with the city as well to meet the needs as far as deferred maintenance. The owner of the property does intend to repave the whole thing and concrete anyways, so it's a good opportunity to get it designed this time, so.

Mayor: Excellent. Thank you too Melissa for your work on getting this to the finish line. Any questions from Planning Commission members?

Andy Schofield: Mr. Chairman.

Mayor: Mr. Schofield.

Andy Schofield: I just had one question. I know in the past with at least one of the other dispensaries. There was police or security onsite for the first thirty or sixty days. I didn't know if that....

Mayor: Yeah, are planning. It's in the Engineer's comments, I think.

Andy Schofield: I didn't see that, okay. I apologize.

Mayor: No worries. Thank you for remembering.

Service Director: Mr. Chairman.

Mayor: Yes, Service Director.

Service Director: To the Applicant. A couple comments. Appreciate the renovation on that parapet wall and extending it along the sides. It is important to the Planning Commission to address those items

when they come before us. Always want to hide those mechanicals on top of the roof. So, appreciate that. Main entrance I assume is by the shire sign? Am I correct.

Applicant/Geoff Korff: Correct.

Service Director: How many seats are in the lobby? I was just curious of that?

Applicant/Geoff Korff: I don't know if I know off hand.

Ian Jones/Mpg Architect: Yeah, as far as seats go, I am trying to think. I want to say it's probably roughly a dozen not including space for staff.

Service Director: I just seen the parking on the other side and was just curious what the capacity was in the lobby, so. Thank you.

Melissa Morrow: Mr. Chairman. To the Service Director. The floor plan indicates that the space is 541sq. ft. in area and it pictures six (6) spots for seats. I assume that can be enlarged slightly or carry a few more.

Mayor: Service Director.

Service Director: Thank you for your clarification.

Ian Jones/Mpg Architect: To add the space is a total of approximately 541 sq. ft. about 500 of those square feet will be utilized for secured storage so, in terms of the accessible space on terms of the waiting room as well as the kind of in the point-of-sale areas that's roughly 1200-1300 sq. ft. and then we have back of house areas so, I want to say there are twenty-two (22) parking lots or parking spaces, is that correct?

Melissa Morrow: I would have to double check my count. Nineteen plus one.

Ian Jones/Mpg Architect: Okay.

Melissa Morrow: So, twenty, yah.

Ian Jones/Mpg Architect: Twenty parking spaces and thank you Melissa for checking the floor plan. I did not have that in front of me.

Mayor: Yah, Service Director and I do not have a floor plan in front of us but that's alright. We know Melissa went over it with a fine-tooth comb. Any questions?

Joe Giamio: Mr. Chairman.

Mayor: Joe.

Joe Giamio: To the Applicant on your site plan you have the dumpster to be enclosed with 6ft. high wood fence and gate. We require it has to be some kind of material like a block or to match the building. So, I don't know, and I don't see it in the Engineer's drawings that they pointed that out so, I

wanted to point that out that if you could change that to what we had our standards years as making some kind of split place block to or something to match the building.

Ian Jones/Mpg Architect: Okay, we can check the zoning language and make sure we comply with, you know if we have to change it, that makes sense, yep.

Mayor: We usually make that a conditions. Joe is our resident dumpster enclosure expert.

Katherine Holmok: To the Applicant.

Mayor: Katherine is our resident landscape architect so that will probably be incorporated I would assume.

Katherine Holmok: Yah.

Mayor: It's on the crystal ball here. If there's any final approval.

Ian Jones/Architect: Sounds good, thank you.

Mayor: You can check the record from here. Instead of the zoning code.

Joe Giamio: That's all had, thank you.

Mayor: Alright, anybody else.

Katherine Holmok: And just to piggy-back onto that. It is our purview as Planning Commission to have that requirement which is above zoning.

Ian Jones/Architect: Oh, okay.

Katherine Holmok: So, just to clarify we have as a Planning Commission we have that purview to and have been for the last few years requiring there to be an additional aesthetic put on those dumpsters' enclosures for the benefit of the of the businesses, who then do not have to prepare and maintain a wooden dog-eared fence that always collects trash and other things and within like a month it's a maintenance nightmare, so yah.

Ian Jones/Architect: Yep, thank you for your clarification.

Katherine Holmok: Mhmm.

Mayor: Just like the previous applicant. We made them upgrade.

Katherin Holmok: And then I will lead on to the landscape plan. So, in terms of maintenance and in terms of longevity. It is our purview as Planning Commission to help you help yourself to make this easier for you to maintain in the future. So, flowering dogwood is going to be exceptionally hard for you maintain in this climate and with our deer population, okay. Redbud is cercis canadensis. It's a really

nice flowering native tree similar in stature. You've seen it all over the place, I'm sure. Easier for you to maintain, just substitute out that species, okay.

Ian Jones/Architect: Sounds good.

Katherine Holmok: Secondly, the boxwood and how you have them planted are going to be exceptionally hard for you to maintain because they are individual species which means you are going to get lots of weeds. It's going to be really hard for you to maintain those. You are going to want those in clumps so that they form a hedge. The species is okay but you're going to want to increase the number of sizes, so you don't have to all of a sudden like have all of this weeding that's going to cost you thousands of dollars every month to maintain. We don't want you to do that. We want people to come into the building and think it's nice.

Ian Jones/Architect: When you say that planting size is correct, but we just need more or even change the planting size.

Katherine Holmok: Well, you actually do not have the spacing requirements so, I am going off the planting plan.

Ian Jones/Architect: Yah.

Katherine Holmok: So, your typically on a landscape plan as you see on other applicant's submittals. There is a spacing plan so, I am going by eye of based on the dimensions that are on the plan and so, the dimensions seem awfully wide for the boxwoods that you have there about double space of what a traditional landscape architect would put them on a plan.

Ian Jones/Architect: Okay.

Katherine Holmok: So, what that means is there is just a dead space between these boxwoods because the boxwoods are very tight when they grow. So, they don't spread out to each other unless they are planted closer to each other. So, then you have all these weeds come up and you're constantly spraying and you're constantly doing work. Want you to be inside, want you to be inside servicing our great residents and then secondly, in the front I love the shire aspect of it but the holly that you have picked, I think, won't really go with what you are trying to theme in terms the hobbit and the shire. So, it's just a little bit too thorny and like too harsh I think for what you are going on a vibe. At least that is what I am thinking for your, you got these box woods that are green and then you're going to put these soft flowering trees in there. I think what would service you better is itea, itea virginiana which is a little henry garnet which has these great same similar size, same similar color pattern of like this light green but then it also has these cool little white flowers in the spring and they are light and they kind of go off of that hobbit theme, which I think you are going for. So, like right in the front and then I would like to see a little or a couple of more maybe a couple shade trees around your dumpster where you just have this lawn area. It's going to be super hard for you to just maintain this lawn area randomly in the back behind your dumpster. So, if you had a shade tree there like a nice maple, red garnet maple in the back there it would really you know, tamper down on some of the weeds and over time it's going to be a lot easier for you to maintain.

Geoff Korff/Applicant: Sounds good to us.

Mayor: Excellent, thank you. Anything else. Alright, anybody from the audience. Hearing none. I will entertain a motion.

Service Director: I'll make a motion to approve based on the Engineer's comments, the dumpster materials that Planning Commission members have discussed here. Obviously, you will need to work with the Building Dept. on the deferred maintenance as well as any interior permits for renovations inside. As well as the landscaping comment from Katherine Holmok. We want you selling weeds inside rather than picking them out.

Everybody: LOL.

Mayor: I was waiting for Katherine to say that. Pull that weed. Alright, I have a motion with everything that was incorporated within that motion. Do I have a second.

Joe Giamio: Second.

Mayor: I have a motion and a second. Any further discussion on motion and the second. Hearing none. Madam Secretary call the roll.

Kathy McLaughlin:

- Katherine Holmok – Yes
- Andy Schofield – Yes
- Joseph Giamio – Yes
- Tony Vannello -
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations. You have received approval.

Ian Jones/Architect: Thank you.

Mayor: Thank you.

Geoff Korff/Applicant: Thank you very much.

Mayor: Next item.

Kathy McLaughlin: P.C. 25-16; HAZA Realty LP, HAZA Foods of Northeast, 5740 Broadview Road, Parma, Ohio 44134. Wendy's Restaurant. Interior/Exterior Renovations/Site Plan Review. Zoned: Shopping Center/Retail Business. Ward Four. Permanent Parcel No. 445-27-016. Requesting Final Approval.

Mayor: Welcome to Planning.

Applicant/Roger Youmans: Good evening, everyone.

Mayor: If you could sign in.

Applicant/Roger Youmans: I will do that right now.

Mayor: And are you, Christopher?

Applicant/Roger Youmans: No. My name is Roger Youmans.

Mayor: Okay.

Applicant/Roger Youmans: I work for HAZA Foods.

Mayor: And as you sign-in I will ask you have you an opportunity to review the Engineer's comments?

Applicant/Roger Youmans: Yes, I have.

Mayor: Okay. So, were you here to be sworn-in earlier?

Applicant/Roger Youmans: Yes, I was.

Mayor: Excellent, alright. I thought you were, but the Service Director didn't.

Applicant/Roger Youmans: Better to show up early.

Mayor: There you go. Good job. Melissa, do you have anything to add in the Engineer's comments or discussions with the applicant prior to tonight.

Melissa Morrow: Unfortunately, I haven't had a chance to speak with the applicant on this specifically so we may need to discuss them in detail.

Mayor: Okay, sounds good. Alright, the floor is yours, sir.

Applicant/Roger Youmans: Pretty much, yes. Thank you for having me here tonight and appreciate everything everyone has done. I just wanted to go over the items and most of them self-explanatory, but I would like to have some detail and number two is the one I would like to start off with and that would be to incorporate a screening system around the rooftop. Which on that building would be very difficult to do if you understand the age of that building and that we are not affecting anything to do with the roof right now at this time in the full remodel which would change everything we are doing. I was a year and a half ago when we remodeled 6970 Ridge Road, I think our number is and we agreed to paint the units the same color as the bronze metal that is wrapped around the building, and you voted to do that back then and I am asking to do the same on that one item so, I don't know if you want me to continue or you want to discuss.

Mayor: Continue and we will go back there.

Applicant/Roger Youmans: Okay.

Mayor: After you go through that.

Applicant/Roger Youmans: As far as signage on the building we weren't planning on changing anything besides replacing the sign that was removed out front, but I noticed on the bottom there is a note saying we didn't apply for a variance that we are aware of for anything regarding the sign on the road. We weren't going to change that at all. Am I being told that we have to change that now? Because that was not in our plans.

Melissa Morrow: Mr. Chairman.

Mayor: Melissa.

Melissa Morrow: If we could back to the number two for a second.

Mayor: Okay, we take them in order then.

Melissa Morrow: Okay.

Mayor: It makes it easier.

Melissa Morrow: So, the difference in the case here with this building is the elevation there, where the building on Broadview sits, it is far more obvious to be able to see the rooftop units on that building. The reason we were able to help them on the Ridge Rd. side and not require an increase in the parapet height was because on Ridge Rd. the elevation is lower and the rooftop units on that building are already somewhat screened. On this building they are completely obvious. As for the other comment in regard to the sign. The sign that we are referring to is the outdated pylon sign that is out front and since this applicant has been here the City Council voted to completely overhaul the sign ordinance. Which does not allow pylon signs and in fact monument signs are only allowed to be 5ft. in height now.

Mayor: Service Director.

Service Director: Mr. Chairman. To the applicant. You know I know the area quite well. Planning Commission here tries to, we appreciate you trying to make an investment to the renovations over there. There is quite a bit of investments going in that area. I don't see any other mechanicals to the point where Wendy's has it. To Melissa's point when you come in that driveway off of the side. That's all you see. I am looking at a picture off of Google Maps right now and I mean they are not very sightly. I'll say that. The parking lot is not and nor is the fence. It needs renovations on some of these items that are addressed in the Engineer's comments, but the parapet wall is something that will dress up that building and just provide aesthetics to the area. I don't see them on any other buildings in the area as well, so that's my comments on that.

Mayor: Okay.

Applicant/Roger Youmans: The building Ollie's right across the street, if you stand in our parking lot you can see every one of their units. The same height and they are farther back, and you can see them. The school behind us you can see them. There are several buildings you can see them, and we only have two of them on our roof.

Service Director: I don't see them on Ollie's, and I am looking at the picture of Marc's right behind you and I don't see anything on Marc's.

Applicant/Roger Youmans: I would recommend that you stand in our lot. I did today and I just kind of walked around at that height. I mean, to incorporate an 8ft. wall parapet wall around that building, three sides you are asking for and its only brick at one side and then you got the soffit on the front end. You are asking for us to tear the whole roof off and start over. How are you going to attach something to that, 8ft. high almost, you're asking for. It just seems a little overkill based on we are trying with two units. Now if I think if they are painted, they are going to match the building. Keep in mind, please understand we just took over that building in December and it was about to close. They were going to go out of business. We save the building and that is why we are trying to invest in it right away to clean up the area and we also know we are opening a brand new in Parma and just remodeled the other one in Parma. So, we are trying to stay on top of these things but that is a real expensive item.

Service Director: Understood. I don't think it would require an 8ft. wall, number one. Number two, there is quite a bit of investments from the business owners in that area that they have put into their properties, and we would like to see the same thing with the Wendy's property.

Applicant/Roger Youmans: What?

Service Director: Wendy's by the way Wendy's is my favorite fast- food restaurant, so.

Applicant/Roger Youmans: Thank you for that, I'm glad. What about the screen walls that attached to unit sign? I mean that is the only other option. I've worked with in other units. At least, I can attach it the unit and it'll screen it in. It'll be, you know you probably have seen it before on other units. Nothing new to you guys.

Mayor: Alright.

Applicant/Roger Youmans: Consider that as an option.

Mayor: We will consider that, Joe.

Joe Giamio: Mr. Chairman. I was going to suggest that because I've seen building that have those screening just covering the mechanicals. If they are done right, I think they look fine. That is just my opinion and that might be a compromise between what we are asking and what you're asking, just my opinion and we can vote on it, Mr. Chairman and then.

Mayor: Appreciate it, we have a discussion.

Melissa Morrow: Mr. Chairman, if I could offer an additional compromise. If we are going to do that and allow them just to screen the units. I suggest that they put one large one around the two of them. So, then it could like it's more apart of the building. I think if they just do the two individuals' units that's going to look off because they are not centered on the building. They are in two different locations. I think if they put one giant rectangle around the two of them. That would look more cohesive.

Mayor: Katherine.

Katherine Holmok: I would agree with that comment Melissa and much like Joe I've seen where there are many buildings now that are doing that similar aspect of attachment of these structural mounts, to the mechanical units rather than to the roof. In order for those wind loads to be passed through to the mechanical units rather than to roof structure itself. So, I am not sure if you or your architect has a structural engineer, I'm sure they do. If not, there are many manufacturers who make these systems. Who have structural engineers that will provide you those drawings for you and so, that it is not at a cost to you.

Applicant/Roger Youmans: No, I would.

Katherine Holmok: For design, and there are a number of manufacturers that will and I'm sure Joe used some and I have as well in profession, and we can work through Melissa and through your architect if you have a problem finding some of those manufacturers. They would be happy to do a lunch and learn for you.

Applicant/Roger Youmans: I've actually looked at some of them online as an option. The problem is they are off center, and they are 25ft. apart. So, now you might as well wrap the whole building and do the same concept but you're not connecting to the units now anymore because you have a 25ft. gap between them. So, now you got this 25ft. of space that is not connected to anything. I mean, you got a big box you're building on the roof, you're going to attach it to the roof then. So, you've got the same problem. I'm trying to just wrap the units that the units are so far apart. How are you going to include them both.

Katherine Holmok: There are many manufacturers that make trenches that will attach between the units. I still think there is an engineering solution that will provide you a cost-effective solution. Just because there are some many manufacturers that do that. I hear what you're saying if they are far apart and there's more materials. I think we can work with you and Melissa to find a solution that is acceptable to monetarily but still gives you that nicer than McDonald's look. Which is what we would like you to have for Wendy's.

Applicant/Roger Youmans: Fair enough.

Katherine Holmok: Because it is a better, a little upper-class establishment.

Applicant/Roger Youmans: I will definitely work on with the architect to try to redesign that and see what we can do but I have a feeling it's going to be very difficult to come up with a plan, but we'll get it done.

Mayor: Alright, thanks. Next.

Applicant/Roger Youmans: We got to do what we got to do.

Mayor: Next item.

Applicant/Roger Youmans: Fair enough. I just want to go back to the sign. So, do I... the sign company.

Mayor: Really quick to the sign. Let me interrupt you.

Applicant/Roger Youmans: Yes.

Mayor: So, do they need the pylon signs there, Melissa? What, I am trying to picture where it is?

Melissa Morrow: It's very classic, very.

Applicant/Roger Youmans: Oh, it's very classic.

Melissa Morrow: Very, classic. It's huge and it's got the curve top that doesn't fit today's aesthetics.

Mayor: I used to live in that neighborhood for 18 years and I...

Melissa Morrow: I guess my concern with it is that it has a changeable copy sign underneath the Wendy's sign. So, it's just, it's very vintage.

Applicant/Roger Youmans: Changeable copies underneath what are you referring to.

Katherine Holmok: The place where you put the letters in.

Applicant/Roger Youmans: Yeah, we still do that.

Katherine Holmok: I understand. It's just very vintage.

Mayor: Alright.

Applicant/Roger Youmans: But I mean they still do that. They still make them that way.

Katherine Holmok: Uhuh.

Applicant/Roger Youmans: They haven't eliminated them.

Melissa Morrow: Let me put it this way. I haven't given a permit for a changeable copy sign in the last eight years.

Applicant/Roger Youmans: No problem. So, we got to apply to bring that to a monument sign.

Katherine Holmok: They discussed that.

Applicant/Roger Youmans: Oh, sorry. I didn't realize.

Mayor: Commission members you are all familiar. I will hear from you, anybody, Service Director.

Service Director: Melissa what do you want on this? You want the...

Melissa Morrow: In the last year since the new, the last year and half since the sign ordinance has gone into effect. I have had six entities remove their pylon sign and come into conformance.

Mayor: Then we have precedent here so, everybody hear that? Alright.

Applicant/Roger Youmans: Rules are rules.

Mayor: Next item.

Applicant/Roger Youmans: Site lighting that's easy there is nothing really there. Landscaping. That's your department. There's not even hose on the front of that building to water anything. So, anything we do, do is going to be the bare minimum.

Katherine Holmok: No. I will argue that I never have landscapes that are watered. You should never, in Ohio we flush twice and we have so much water. You should never have to have irrigation.

Everybody: Laughing.

Applicant/Roger Youmans: All I know is that I have the pictures that this building has had for 25 years. I did drive that road several times today and look around at different things. With the stone the rock the roses around the site. If it's cleaned up and weeded properly it looks nice, and you got the hedges on the between point. How much more should we add.

Mayor: Katherine.

Katherine Holmok: So, I will work with you and Melissa to give you a landscaping suggestion, that will help you to lessen your weeding. So, you don't have to spend chemicals on spraying and provide you a nice quality of landscape. We've done that for I don't know how many years I've been on Planning Commission. Our goal here is to make sure you have a solid plan but you're not spending and not pulling weeds outside. You're pulling weeds inside and after you go to the other shire you go to Wendy's, ha ha ha.

Applicant/Roger Youmans: Hahaha. Will you provide us with a

Katherine Holmok: Plan, a list.

Applicant/Roger Youmans: Plan.

Katherine Holmok: A number of plants.

Applicant/Roger Youmans: Email us a plan.

Katherine Holmok: I work through Melissa.

Applicant/Roger Youmans: With Melissa then I will have it drawn up the way you asked. As long as it cost reasons because right now everything is getting really expensive in this meeting.

Katherine Holmok: Yep.

Applicant/Roger Youmans: It's a very expensive meeting.

Katherine Holmok: Again, this is the items we are talking about are to help you get the best revenue for your location.

Applicant/Roger Youmans: I understand that, but I don't know if anyone follows it but that what restaurants are doing the worst that they have ever done, everywhere. It's really bad right now. It's really tough market.

Katherine Holmok: Except for high end.

Applicant/Roger Youmans: That's why we weren't going to buy this one, but Wendy's really asked to step up and take this one over and that's why they did.

Mayor: You must be doing something right.

Applicant/Roger Youmans: I'm doing something right. The one we are building right now. It's a little over \$2 million dollar building, right now. That's an expensive store.

Mayor: It looks good, looks good.

Katherine Holmok: When is that going to be done?

Mayor: That's your neighborhood.

Joe Giamio: Yep.

Applicant/Roger Youmans: I don't even want to talk about the contractor right now. That's another story but were working at it. I would expect to be open Friday next week.

Mayor: When, no kidding, alright.

Applicant/Roger Youmans: (Inaudible). I expect most of my afternoon today trying to pushing, pushing, and asking for things to be happen boy, but it's been a difficult one there and we just opened one in Boston Heights and that went really well, so. I don't know if anyone has been by that one. That one is a real nice one too. Okay, that takes care of landscaping. Sidewalks I didn't see any sidewalk that was beyond the normal. I am not sure if anybody took pictures of what they were referring to. I am prepared to seal, stripe, and do everything we got to do to the lot. We are not prepared to a tear out. If that is being asked of us. There is just no way we can afford to do that right now, but we will do the crackfill, reseal make it nice and black, nice and clean, repaint all our lines, make everything nice and...

Katherine Holmok: Inaudible.

Mayor and Service Director: Inaudible.

Mayor: Probably last longer. Joe, would you like to say something.

Joe Giamio: Yes, Mr. Chairman. To the applicant. Just a comment on your and I understand it's expensive to do all this but if we don't do our job by telling if you do this now it will save you cost in the long run.

Applicant/Roger Youmans: Mhmm.

Joe Giamio: And your aesthetics will be much better, and you might increase your business and that aspect being right where you are....

Applicant/Roger Youmans: Mhmm.

Joe Giamio: And that is why we push for these things because not only for the City of Parma but also for business.

Applicant/Roger Youmans: That's fine, yep.

Joe Giamio: Okay.

Mayor: Alright, next.

Applicant/Roger Youmans: So.

Mayor: Katherine.

Applicant/Roger Youmans: I am not clear on this.

Katherine Holmok: Yeah, we would like to have at least a so there is a lot of potholing in that pavement. I am not sure it will probably, it will have problems for you during the first wintertime, and I know you're saying crack seal so, I think that, and Melissa forgive me if I don't know exact like where everything, if I'm not correct on that. I thought there was potholing in and more cracking in that area.

Melissa Morrow: Mr. Chairman to Katherine. There is we can work with our Property Maintenance Department to ensure it continues to get, my concern is if we do too little, we are just going to be out there next spring hitting them with Property Maintenance violations again, yah.

Service Director: Mr. Chairman.

Mayor: Tony.

Service Director: To the applicant. It sounds like you would be okay at least patching. Proper patching any potholes in the lot. You are going to sealcoat the entire lot and then you are going to restripe it.

Applicant/Roger Youmans: We are going to make it look nice.

Service Director: Alright.

Applicant/Roger Youmans: I promise you that.

Service Director: I think that is sufficient.

Applicant/Roger Youmans: Thank you.

Mayor: That's the first (inaudible). Next, seven.

Applicant/Roger Youmans: Like I said I didn't find anything major on the sidewalks. I just was more concerned about the pavement because that is the way I read it. The dumpster that is outside is a greased dumpster and I just want you to know that. That was put there by the previous owner. It is being removed. We keep the grease inside now.

Mayor: Good.

Applicant/Roger Youmans: We just pumped out that thing.

Mayor: That just saved you a lot of money.

Everybody: Haha ha.

Applicant/Roger Youmans: I just wanted to note that for the record. That is not our dumpster. It's still there. It's got to be picked up.

Mayor: Alright.

Applicant/Roger Youmans: But, yah the grease will be stored inside the building like all restaurants are doing now.

Mayor: And we are to number eight.

Applicant/Roger Youmans: And then number eight. There again, no. Number eight is what it is. Says we got to work on getting our things done, I guess. I was just looking for clarification because pretty much set me straight on everything I needed to know. I will work on the or wait for the landscaping information from your office.

Mayor: Excellent. Anything else from you. You told me to entertain a motion.

Applicant/Roger Youmans: No, thank you very much. My biggest thing is the pavement so, at least I know I can start with that. I'll get it started right away and get it ordered in.

Mayor: So, you know too, the city we are trying to brand that as Quarry Square District because of the house across the street that there is no money for historical homes, but it is still sitting there. That whole area was a quarry district quarry back in the day. The Henninger family whose house that was...

Applicant/Roger Youmans: Mhmm.

Mayor: They quarried rocks that actually help make the Lake Erie break wall from over there. So, that is why Midtown Plaza's is called Quarry Square now and if you see that where the new flamingo is from Dennis Vasko along that little fence so, there is more branding, more banners that are coming in. We've got like 25,000.00 coming from a tiff that we did with the Midtown Plaza/Quarry Square to kind of spruce that up like you see little bit in Ukrainian Village and Polish Village so there is a lot more improvements coming marketing. There is all the stuff all business in that whole area at Rockside/Snow and Broadview, just for your information.

Andy Schofield: Mr. Chairman.

Applicant/Roger Youmans: I have been traveling the Parma area more and more and I don't live here. I live in Yonkers, New York actually.

Mayor: Okay.

Service Director: Hmhm.

Applicant/Roger Youmans: So, I visit. My visits all different HAZA stores and all the Wendy's and I have seen a lot of changes over the here.

Mayor: Good.

Applicant/Roger Youmans: So, you are making a beautiful place.

Katherine Holmok: Number two in Ohio.

Applicant/Roger Youmans: Huh.

Katherine Holmok: We just voted number two in the State of Ohio as best places to live.

Applicant/Roger Youmans: Well, there you go there is a reason for it. You guys work hard to keep everybody in check, let's say, ha ha. I just and thank everybody for your time and we will get our end done and we have already started the remodel inside. We've got approval to start inside so, they have already started that. The store will close this Sunday for three more weeks so they can actually take the back room and clean it and then they are putting new stainless up and (inaudible) make it a little bit more inviting for the boys to have a nice bathroom. We are not positioned to change all the equipment this year but maybe in a couple years we are going to back and upgrade all the equipment but we first kind of give it a cleaner image in the restaurant overall inside as well as outside.

Mayor: Excellent.

Applicant/Roger Youmans: So, now that I have your approval, I will get the metal started and get ready to start on that.

Mayor: We still have to take a vote.

Andy Schofield: Wait, yeah, ha ha.

Applicant/Roger Youmans: Inaudible. It's our hat.

Mayor: With that I will, the chair will entertain a motion.

Service Director: I will make a motion to approve based on the screening the mechanical items on the roof, working with Building Department to get that accomplished. General Building Department approval on the deferred maintenance and any interior renovations, the monument sign required as we commented on, landscaping comments from Katherine Holmok and her recommendations. We will get those over to you. As well as the parking lot changes and recommendations we discussed here in Planning Commission tonight.

Mayor: Alright. I got a motion. Do I have a second.

Andy Schofield: Second.

Mayor: I got a motion and a second. Any further discussion on the motion and second, for anybody? Hearing none. Call the roll.

Kathy McLaughlin:

- Katherine Holmok – Yes
- Andy Schofield – Yes
- Joesph Giamio – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations. You have received approval.

Katherine Holmok: Friday?

Applicant/Roger Youmans: Friday.

Katherine Holmok: Friday it's opening up.

Applicant/Roger Youmans/Melissa Morrow: Next Friday

Mayor: Next Friday.

Applicant/Roger Youmans: Yah, Yah. No, not this Friday. Long ways away today as of today.

Mayor: You got to wait for those new Frosty's that they have.

Katherine Holmok: Yum.

Mayor: They are like four flavors.

Applicant/Roger Youmans: I don't know if we. I don't know if anybody has contacted us from the office if we wanted to do a big opening so, I know when we opened the other one two weeks ago, they brought a band over from the school and oh my good everybody was there. There were shovels and the whole nine yards.

Mayor: That's awesome.

Katherine Holmok: We want to do it too.

Applicant/Roger Youmans: That was requested by the cities to do it, but they actually wanted to do it, so.

Mayor: We're a little bit bigger than Boston Heights. We would come out.

Applicant/Roger Youmans: So, that's it. If you want us to, let us know we will work with it.

Mayor: We would come out. Have whoever's franchise or

Applicant/Roger Youmans: If you want to cut the red ribbon. I will make sure.

Mayor: Yah, contact us at the Mayor's office.

Applicant/Roger Youmans: Will do.

Mayor: We will get the Councilperson out there.

Applicant/Roger Youmans: I will have someone in the office do that then.

Mayor: Reach out, we would love to do that for you.

Applicant/Roger Youmans: Awesome, okay.

Mayor: Alright, thank you.

Applicant/Roger Youmans: Have a beautiful evening everyone. Thank you for your time.

Kathy McLaughlin: You, too.

Mayor: Next item.

Kathy McLaughlin: Next item on the agenda is P.C. 25-19 Ordinance 96-25; An Ordinance Enacting New PCO Section 1121.455 Repealing Existing PCO Section 1121.485 and Amending PCO Section 1170.03 Relative to Smoke Shops. Requesting Favorable Recommendation to Council.

Mayor: So, what does this do. Milos/Melissa whoever. I looked at and saw exhibit stickers on it and I put it away.

Everybody: Laughing.

Mayor: It looked like my lawyer and I was coming out for a second and I put it back on the shelf.

Milos: Mr. Chairman. So, what this ordinance proposes to do is adopt a definition of what a smoke shop is and then roll vape shops which are currently permitted as separate entities but roll vape shops into the definition of smoke shops because it really doesn't make sense to differentiate between these different types of business although they are the same so nicotine tobacco based types of businesses under one banner of smoke shop. I think it makes more sense to regulate these types of businesses under a single definition instead of having multiple definitions of what a vape shop is, what a tobacco shop is, etc., etc., right and then in addition to that what the ordinance proposes to accomplish is to change the zoning of smoke shops. It will remove under, I am going to try to get these designations right. Under 1170.03(a) not (b) seven. It will remove tobacco from that line item simply because tobacco again is going to get rolled into the definition the new definition of smoke shop and then it will if you go further.

Mayor: Wait, can I have you pause Milos.

Milos: Yes, sir.

Mayor: You said (b) retail sales includes.

Milos: Right.

Mayor: Enclosed buildings and number seven, was drugs periodicals, books stations and tobacco so, taking out what is that do.

Milos: So, essentially what we are doing we are rolling tobacco shops and vape shops into smoke shops. Right under the definition of smoke shop and it doesn't make any sense to have separate line items zoning items for these different types of businesses if they are considered, if they fall all fall under one definition. So, we are going to remove tobacco shop under line item (b) seven and then if you go further into the schedule under (h) fourteen.

Mayor: Yep.

Milos: We will get rid of vape shop and replace it with smoke shop and

Mayor: I follow.

Milos: Under that designation that will encompass both tobacco shops and vapes shops and any other kind of smoke shop types of businesses. As they are defined under new definition section 1121.455. So, in essence what this ordinance proposes to do is to simplify our zoning code relative to these types of businesses instead, again instead differentiating between vape shop, tobacco shop, etc., etc. It will fall all these types of business will fall under one definition, one banner of smoke shop.

Mayor: And are they all, where is the permitted uses on this table, then, what

Milos: They will be, right. They will, so tobacco shops currently are if you look at (b) seven again.

Mayor: Seven, yep.

Milos: Are allowed under, let me make sure I got my zoning destinations correct, here. They are allowed under Retail Business Shopping Center Commercial Manufacturing "A" and Commercial Manufacturing "B". Now by removing tobacco and rolling it into smoke shop. If you flip over to (h) fourteen.

Mayor: Fourteen.

Milos: Those types of businesses including tobacco from hereon out will only be permitted in Commercial Manufacturing "A" and Commercial Manufacturing "B". So, there is going to be.

Mayor: Brookpark Road and where else Melissa. Sorry to interrupt, I am following this really good, and I need to keep the train rolling.

Melissa Morrow: Broadview and Sprague.

Mayor: Broadview where?

Melissa Morrow: North of Tri-City Plaza where the storage facility is, correct.

Mayor: Storage facility, that's storage.

Melissa Morrow: Correct, where Holy Smokes currently is. They will be a conforming location.

Mayor: And you said Sprague.

Melissa Morrow: Just near that corner.

Mayor: That corner and Brookpark Road those are the two.

Melissa Morrow: Correct.

Mayor: Okay, keep going.

Milos: So, again in essence tobacco shops are currently permitted in zones that under the new definition of smoke shop they will not be permitted specifically retail and let me just make sure I have this right, shopping center districts. So, tobacco shops and smoke shops no longer will be permitted in those two types of districts. They will only permit henceforth in Commercial Manufacturing "A" and Commercial Manufacturing "B".

Mayor: And everything else that is existing is...

Milos: It is grandfathered until they close.

Mayor: Grandfather until they close. Right, alright. The current ones should be happy because there is no more coming in, possibly.

Melissa Morrow: Possibly.

Mayor: Unless you go to Brookpark Road or Sprague.

Milos: No, no mind you the definition of smoke shop accepts, accepts certain, accepts medical use and adult use dispensary.

Mayor: Okay.

Milos: Right and I believe there is, let me just peruse this definition here. I believe there is an exception for large retail box stores, correct.

Melissa Morrow: Yes, so the way that works into this is your only considered a smoke shop if more than 20% of your floor area, sales area is devoted to these types of products which as we know smoke shops are far more than the 20% so, the Giant Eagles of the world and the gas stations of the world that sell cigarettes are still going to be able to do that because they are going to be under that 20% threshold of their square footage of their building.

Mayor: Gotcha. Any questions from Planning Commission members?

Katherine Holmok: How many of these smoke, vape shops do we have that will be non-conforming in shopping centers and I think, I know of two or three.

Melissa Morrow: Six, seven.

Katherine Holmok: Okay.

Melissa Morrow: My count that I had today. Part of the issue is some of these vape shops are currently open as smoke shops and tell us that they are not selling 25% vape. So, the line is a little blurred currently. This ordinance certainly helps us understand what we are regulating.

Katherine Holmok: And why did we have definition of vape shops that was separate, that.

Mayor: We were trying to limit those at one point.

Katherine Holmok: Okay.

Mayor: And that was newer than before smoke shop definition, is that right.

Katherine Holmok: I think.

Milos: I honestly can't speak as to the reasoning.

Mayor: Which definition is newer?

Katherine Holmok: Hmmmm.

Milos: Between vape shop and smoke shop, smoke shop.

Mayor: I figured vape probably in the last ten days.

Melissa Morrow: So, when vape became a popular fad as an item. I think we look at what we need to figure out what this new thing is, and we just started regulating this new thing.

Mayor: Do you know when that was?

Melissa Morrow: 2017 and I think we didn't actually adopt the ordinance until 19 or 21, or.

Joe Giamio: Where is the store like Planet of the Vapes.

Melissa Morrow: The one on Pleasant Valley claims it is a smoke shop.

Mayor: Inaudible.

Milos: So, currently we do not regulate smoke shops. We regulate tobacco shops and vape shops. Now if somebody is doing something to evade classification under those two definitions. There could be a problem in enforcing our regulations. This will expand the definition and incorporate more types of similar types of businesses under the umbrella of smoke shops. Allowing us to better identify these businesses and b

