

MINUTES
Wyoming Planning Commission
December 7, 2020

The Wyoming Planning Commission met in regular session on December 7, 2020 remotely via the Zoom online video conferencing platform. Mr. Jon B. Boss called the meeting to order at 7:00 p.m. Attendance was as follows:

MEMBERS:

Jon B. Boss, Chair
Phyllis Bossin
Al Delgado
Dan Johnson
Ethan Pagliaro

STAFF:

Megan Statt Blake, Community Development Director
Tana B. Pyles, Community Development Specialist

OTHERS:

Michael Scarpelli
Colleen McElroy

Approval of September 14, 2020 Meeting Minutes

Ms. Bossin moved to approve the minutes as written. Mr. Pagliaro seconded the motion. By voice vote, all voted yes, the motion carried.

Citizen Participation

No citizens participated.

Business:

Preliminary Review of Bed & Breakfast Establishment at 333 Oliver Road:

Ms. Statt Blake provided the background. As the Members are aware, City Council recently adopted an amendment to the Reduced Density Residential Overlay Plan that applies to 333 Oliver Road which is the Stearns Estate. The first element of the amendment was allowing the property to be subdivided leaving the carriage house on its own new parcel and the main estate house on the larger remaining parcel. Additionally, the amendment allows the main estate house to have the ability to be used as a bed and breakfast. Previously, the overlay plan that was adopted in 2001 when Margot Stearns still owned the property, prohibited increased density/subdivision and required that main house remain a single family home. The option for the estate to become a bed and breakfast was provided with the change to the overlay plan, however it would still require approval pursuant to Chapter 1197 of the Planning & Zoning Code. A new deed of acceptance was recorded by

the current property owner, the Landers. At this time, the Landers have the main estate property on the market, though it does not appear that the carriage house property has been separately listed at this time.

Ms. Statt Blake stated that Michael Scarpelli has expressed interest in the main estate property with the expressed intent of it being converted to a bed and breakfast as outlined in his draft business plan. From the Planning Commission's perspective, there are a few elements of the proposed bed and breakfast that may require a waiver from the requirements of the Zoning Code. Ms. Statt Blake stated that she will review the potential waiver(s) and then have Mr. Scarpelli provide additional details and answer any questions the Members may have. The Planning Commission can then step through the procedural aspects that would need to be covered if the proposal were to move forward.

Chapter 1197 of the Planning & Zoning Code regulates Bed and Breakfast Establishments. Per Section 1197.06, such establishments may have up to three non-resident guest rooms and host up to five non-resident guests at any one time. Per Section 1197.03(c)(3) of the Code, Planning Commission may recommend a waiver or modification of any of the regulations and criteria of Section 1197.06, the basis for which shall be detailed in the Planning Commission's report to City Council.

Bed and Breakfast Establishments are treated as a special use - a term used in the Zoning Code to encompass a number of different unique uses. When the City has, for example, child day care facilities, nursery schools, adult group homes, bed and breakfasts, they are approved by special permit after public hearing, review, and consideration by City Council.

Bed and Breakfast Establishments must be operated by the resident owner of the property and must meet certain requirements, as outlined in Section 1197.06, including but not limited to the following:

- Sufficient parking is to be provided that accommodates the resident owner, the resident family members, resident guests, and non-resident guests. Parking can be provided off site if so approved by City Council.
- No more than three non-resident guest rooms are permitted in a bed and breakfast. This is a challenge, as Mr. Scarpelli has laid out in his draft business plan, and in order to make this concept work at the property the limit of three guest rooms would likely need to be waived.
- The operation of the bed and breakfast would not unreasonably increase pedestrian or vehicular traffic or parking in excess of the pedestrian or vehicular traffic normally present in the immediate vicinity. Members will want to consider this point in particular if there are more than three non-resident guestrooms, and

with the potential of special events occurring, how that extra pedestrian and vehicular traffic might affect the neighborhood if it were not accommodated fully on the property.

- There cannot be more than five non-resident guests occupying the premises at any one time. Because of the uniqueness and the scale of the Stearns mansion, in order to be a viable bed and breakfast operation, limiting it to five guests would be prohibitive.

Ms. Statt Blake explained that these are the elements that she sees as being the most important for the Members to provide some preliminary feedback and guidance on. As part of the review of bed and breakfasts, the Planning Commission has the power to waive or modify any of the regulations, which would be an option that would keep the review and negotiations of these elements at the Planning Commission level as opposed to it going to the Board of Zoning Appeals, for example. If all of the other pieces come together and the waivers that are being requested make sense, the Planning Commission has the option to recommend such waiver to City Council. Ultimately, City Council approves special use permits and as the Members are likely aware, the process involves notification of the neighbors of the property.

Mr. Pagliaro asked for clarification on how a waiver is handled and why. Ms. Statt Blake explained that per Section 1197.03, the Planning Commission may recommend to City Council a waiver or modification of any of the regulations of Chapter 1197. Such waivers or modifications and the basis for which are to be detailed in the Planning Commission's report to City Council. Mr. Scarpelli would make his application to the City to operate a bed and breakfast at 333 Oliver Road which would include or address the items called for in Chapter 1197. This would come to Planning Commission for review. Because of the overlay plan and historic designation of this property, any changes proposed for the exterior would be reviewed by the Historic Preservation Commission and Architectural Review Board. Planning Commission is the body that reviews the proposal for adherence to the bed and breakfast regulations, and then makes written recommendation to City Council who is the entity that ultimately approves the special use permit.

Ms. Bossin asked how the bed and breakfast operation dovetails with the special events aspect of the proposal in terms of such things as providing sufficient parking for the guests staying in the bed and breakfast. There is not a separate zoning regulation covering event venues or specifically addressing the use of a bed and breakfast establishment for special events, therefore that potential use will need to be considered.

Ms. Statt Blake confirmed that a key component in Mr. Scarpelli's initial business plan is that the estate could also be rented out as a small event venue. The event venue could be rented by a non-resident guest staying in the bed and breakfast or potentially be rented by

a non-resident guest not staying overnight in the estate. If a non-resident guest that is staying overnight in the bed and breakfast utilizes the premises for a small event, it could potentially be covered under the provisions of Section 1197 of the Zoning Code. If however, there is an intent to allow a non-resident guest, who is not staying overnight in the bed and breakfast, to rent the estate home for a special event, then the Planning Commission would need to consider an amendment to the Zoning Code that establishes an event center component as a permitted use at such an establishment. Ms. Statt Blake added that this is an aspect of the proposal that will need to be worked through and part of why the conversation is being held this evening with Mr. Scarpelli in order for him to see what issues or questions may come up as part of the review process. Additionally, if the Members want the option of such properties being rentable event spaces independent of bed and breakfast establishments, that would take the issue out from under the umbrella of the bed and breakfast legislation and potentially create a new stand-alone special use.

Ms. Bossin stated that when she toured the property it was obvious that the estate would make a great event space, which is really the best way to make the financial calculations work. In her opinion, a bed and breakfast operation alone will not provide the revenue the applicants need to maintain the property and it makes sense that the use of the estate for small events should not be restricted to a guest staying in the bed and breakfast.

Ms. Bossin asked for clarification with a provision in the Code indicating that every guest room must have a dedicated bathroom under the bed and breakfast operation.

Mr. Scarpelli commented that there are eight bedrooms planned for the bed and breakfast and in his application he will be proposing that one or two of the large closets in the bedrooms be converted to bathrooms. He explained that creating new plumbing for bathrooms inside the home next to existing bathrooms is workable, however adding additional bathrooms throughout the estate may require exterior work to accommodate additional plumbing and vent pipes, etc.

Ms. Statt Blake clarified that the Code states that a minimum of one dedicated bathroom shall be provided for the non-resident guest rooms and this is under the assumption that there will be up to three resident guest rooms. Mr. Scarpelli commented that there are three bedrooms on the second floor. Ms. Statt Blake stated that there does not have to be one bathroom per one rentable room, or suite.

Mr. Scarpelli provided an overview of his business plan for the property. He stated that he not only looked at the property in terms of a bed and breakfast and event space operation but also he would like to maintain and preserve the estate home. He envisions the event center being used for small weddings, anniversary parties, and such. Small events would be a positive way to preserve the building because people would be drawn to it because it was built in 1917, and because of its architecture and ambience; thus it would be a way to preserve the estate home for the community. Additionally, he would like to get in touch

with the Wyoming Historical Society and allow for tours of the home. When he toured it, the owners indicated that there have been a number of people over the years that have asked to tour the estate home, interesting in its origins, history, and grandeur.

Mr. Scarpelli stated that as the Members know, the estate is rather large and in order for him to comfortably live in the property he will be taking any revenue from the bed and breakfast operation and event rentals and reinvesting it back into the estate to maintain its historic integrity. He added that he has spoken to a few of the neighbors and some suggested he speak with the school board, the Recreation Center, or the Wyoming Golf Course to see if their parking lots could be used for parking and he would have the guests shuttled to the estate. This would eliminate the concerns about the potential for extra traffic in the neighborhood. He would like the opportunity to make this property something that people will want to come and visit but without causing a disturbance in the neighborhood.

Mr. Scarpelli added that he spoke with Anne Black, the owner of the former Twins' House Bed and Breakfast in Wyoming, and she shared that the nearest hotel is approximately five miles away from Wyoming and there are few places to stay nearby. Additionally, there are only six bed and breakfasts in the greater Cincinnati area; he believes there is a need for this service in Wyoming. Mr. Scarpelli stated that he intends to maintain the aesthetics of the building so that it is a destination for small weddings and such. If given the opportunity, he believes the business will bring something positive to the community and that the people of Wyoming would enjoy having the estate be open and available.

Ms. Bossin asked whether Mr. Scarpelli is seeking investors or partners, and Mr. Scarpelli stated that this is correct. Ms. Bossin stated that in reviewing the preliminary financials, she has questions. She understands what the property is listed for, and stated that she has renovated her 160 year old house several times, and the estate home is two to three times the size of her home. In her opinion, to get the estate home renovated into an extraordinary property could be well over a million dollars. This is not reflected in the numbers provided.

Mr. Scarpelli stated that the house is in great shape and there is not extensive upgrading or major renovation that would need to be done. Ms. Bossin commented that all of the bathrooms appeared to need some level of renovation. Mr. Scarpelli explained that the financial calculations in his draft plan only represent the addition of the two new bathrooms and do not include a general renovation of the existing bathrooms. The draft business plan that Mr. Scarpelli sent to the Members for this evening was prior to his personal visit of the interior of the estate home. He will be revising his business plan now that he has inspected the estate and knows what rooms will need to be renovated. Ms. Bossin expressed concern that \$8,000 is not enough to create two new bathrooms. Mr. Scarpelli stated that his figures are rough estimates at this time, he still needs to have a

contractor quote the work. Additionally, he believes the cost to rent the rooms per night will be increased from his preliminary estimates.

Ms. Bossin asked clarification on defining what a small event might be. Mr. Scarpelli stated that a small event would consist of 100 people or less. Ms. Bossin asked whether tented outdoor events would be able to accommodate more than 100 people at a time. Mr. Scarpelli responded that the property is more sloped than flat and he does not believe that a large tented event would be feasible, though this is an idea he will be evaluating further. He added that there is an area between the carriage house and the house itself which is level and could potentially accommodate an outdoor event.

Mr. Scarpelli stated that in speaking with Kay Landers she indicated that she has not yet put the carriage house on the market. In fact, she may ultimately, retain ownership of it for a while longer and offer it to Mr. Scarpelli for purchase. This is however, not in his current budget but could potentially be used to expand the small event venue and/or provide additional parking accommodations.

Mr. Boss confirmed that at this time Mr. Scarpelli is addressing some of the technical questions about what needs to be done to the property rather than the likely costs of the proposed improvements. Mr. Scarpelli stated this is correct, he wanted to get guidance on whether the property could be turned into a bed and breakfast and if so, what waivers or modifications may need to be sought, and what he would need to do from a zoning approval perspective. Additionally, since the property has a historic designation, he will be researching any tax incentives that could be a cost savings for him. He will need to do more research and cost estimating before approaching potential investors.

Mr. Pagliaro stated that he would like to hear more about what the event center may look like in terms of its impact on the neighbors. Will there be DJs and live bands outside for weddings, tents in the yard, and what might catering and food service look like, in particular if there would be food trucks on the property.

Mr. Scarpelli stated that he believes events would be catered now that he has toured the kitchen. The kitchen is grand, and though not commercial-grade, it would accommodate breakfasts for the guests.

Mr. Boss asked Mr. Scarpelli where he would locate his living quarters within the estate home. Mr. Scarpelli stated that he would occupy the third floor where the less opulent bedrooms are located as it has enough space for his needs. His son will be staying there routinely and the second floor would be reserved for guests.

Mr. Delgado stated that he does not have any questions for Mr. Scarpelli, however he asked what the next steps are for the Planning Commission, and confirmed that the intent is to begin discussions this evening and have the Members begin considering more

strategic questions. Ms. Bossin commented that she believes more information is needed. Specifically, she would like to see a more refined proposal showing adequate capital to improve the property. She may feel more comfortable knowing if an architect were involved or there were estimates and bids for the work. At this time, she feels that the proposal underestimates renovation costs and is not comfortable moving forward on that basis.

Mr. Scarpelli commented that preliminarily he is looking to see if the town is willing to say that he can go through with the proper application and review process to operate a bed and breakfast and small event center out of the estate home. If he can get that commitment then he will put forth a strong effort to obtain bids on projects and to start seeking out his investors, but he is cautious about generating detailed financial calculations not knowing if he will be able to move forward with the plan.

Ms. Bossin commented that she believes that the Members that toured the property are all in agreement that there is a strong desire to preserve the property, and understand that the property is not likely to be sustained as a single family home with a couple of children living in the house. Additionally, she does not feel that the property can be sustained operating only as a bed and breakfast, and that it will need the revenue from the small events to keep it maintained. She believes that there are opportunities for hosting small events on the property without disrupting the neighborhood. She is in favor of the overall concept.

Mr. Scarpelli thanked Ms. Bossin for her comments and added that this will push him into the mode of obtaining financing commitments, quotes, and identifying building professionals and contractors and gather the answers that everyone is asking for.

Mr. Boss commented that when the Stearns family occupied the property, on many occasions they entertained the community by playing the large pipe organ and so in a sense, the house was used for entertainment purposes in its heyday.

Mr. Boss commented that some of the details that the Members and other City officials will be interested in could include details on the fire suppression/sprinkler system, whether there is a sufficient hard-wired smoke and fire detection system throughout the house, the parking plan for the bed and breakfast guests, as well as a parking plan for an event involving 50 to 100 people. Additionally, if any events will be held in the summertime and people will be outdoors, will there be any type of amplified audio outside. These are some of the questions that may come up in the review process moving forward.

Mr. Delgado commented that he would like to have an understanding of Chapter 1197 of the Code and how it looks at this particular property and if it would have any impact on the community. He stated that he is not interested in whether \$5,000 or \$100,000 is spent to renovate a bathroom. He is interested in the idea that if there are to be eight guest rooms

what the impact might be on the community and what kind of accommodations will need to be made to operate an establishment of that scale with staff members as well. If the applicant wishes to have a bed and breakfast with special events, what is the capacity for such events, what are the styles of events that he will be seeking to host, and again, how will this impact the community around the estate. By determining a tolerance level, this will allow the applicant to move on to the next level of planning such as if eight guest rooms are enough or can he get by on seven bedrooms, for instance, should the event center be limited to not more than 100 people, and so forth. This process allows the applicant the ability to go to the next level and come back to the Planning Commission with more information.

Mr. Johnson commented that he is not concerned with the idea of running a bed and breakfast operation or a small event center from the estate home. He did, however, express concern with the external effects these uses could have on the neighborhood. Primarily his concerns lie with potential parking issues. If all eight rooms are occupied with each guest having brought one car to the estate, plus the vehicles of the homeowners and any staff members on site, that may be crowded. Additionally, if there are any contractors on site doing work, this represents a fairly large number of vehicles, none of which include the vehicles of people who may be attending a small event. He speculated that even if parking off site and bussing people in to the estate property were facilitated, most people may prefer to park on an adjacent street if on-street parking is available.

Mr. Johnson commented that the owners of a single family home hosting a private get-together versus a commercial enterprise in a residential neighborhood may be treated differently. He would hate for the applicants to receive complaints from the neighbors that would jeopardize the operation. Planning appropriately as to where the parking will occur and the potential screening needs is very important. There could be a large difference between a raucous party of 60 people and a quiet party of 180 people, and both may be okay, however, he believes more details are needed to know exactly what it is that the applicant hopes to accomplish with small events because that could mean different things to different people. Mr. Johnson stated that the property will also be the home of the applicants and he cannot imagine that they will let things get out of hand, however in order for him to feel comfortable, more details in regards to parking and effects on the neighborhood would need to be reviewed.

Mr. Boss thanked Mr. Scarpelli for his added explanations and stated that his concern is always about safety which is why he asked about the smoke and fire detectors. He asked if thought has been given on how people would be evacuated in case of a fire, and whether or not an additional hydrant may be necessary in the area.

Mr. Pagliaro commented that these types of questions will also come up when the Building Department and Fire Department conduct their review and he encouraged Mr. Scarpelli to do some homework in preparation of this portion of the review. He added that he knows

that the fire protection in the estate home is old and if it changes from a single family house to a bed and breakfast, there may be fire protection methods that will need to be implemented that will likely add to the cost of the renovations.

Mr. Scarpelli stated that he is aware that the fire detection system is wired on the second floor and he is aware that more will need to be done to meet fire code regulations.

Mr. Boss commented that the danger he envisions is that although the family living on site may know the exits and how to get out, when there are upwards of eight different people or groups spending the night, and maybe some have had a few drinks, they need to know how to get out in the event of an emergency. Mr. Scarpelli agreed.

Mr. Boss commented that Mr. Scarpelli may be hearing the concerns from the board on feasibility and expenses, there are also concerns of parking, the facilitation of the events, safety issues/plans, and these are some of the details that will need to be worked on before the Commission can provide additional input. This is a rather significant change for the community in taking an asset that the community has enjoyed from a distance for decades and making it in to something that the entire community could possibly enjoy. However, not everyone may enjoy hearing or seeing parties and gatherings at the estate especially during the summer when noise carries well. It would be a different scenario if it were a single family home having a once in a while party versus a commercial event in a residential area; people will be more apt to complain.

Ms. Bossin commented that parking is a big issue that will need to be addressed. She is concerned with the total cost of the project and expressed concern with it running out of money in the middle of the renovations and not being completed. This is why she believes the financials that will be submitted need to be realistic. She added that Mrs. Landers had mentioned how many years the property had been on the market as a single family residence and she believes that we have to be realistic about the desire to preserve the property; it may not be what it used to be. There may not be many options for creative uses that make the numbers work financially and adhere to the spirit of the zoning regulations and overlay plan, so the Planning Commission needs to thoughtfully consider options that protect the property from being neglected or abandoned.

Mr. Scarpelli stated that he has a friend that does fundraising professionally and she suggested that he start a non-profit organization such as Friends of Stearns Mansion, to help preserve the structure or features such as the organ and the grounds, for example. He will be seeking legal counsel to determine if this is a viable option. He would love to see it as a bed and breakfast and a small event venue because it would preserving the estate in much the same form. He has enjoyed researching and envisioning this future for the property and he will continue to refine his business plan.

Mr. Boss commented that Mr. Scarpelli could also work with some of the local merchants such as the bakery and restaurants, and fostering broader community support. Mr. Scarpelli stated this is a good idea and added that he knows there is already community enthusiasm as he has been approached by residents asking if a wedding would be able to be held there and other similar events. Mr. Boss added that he has been responsible for organizing many of his high school reunions and the first question he usually gets is if there is a bed and breakfast nearby. People would rather stay here rather than drive five or ten miles away to a hotel.

Mr. Pagliaro commented that he needs to understand further the impact that this will have on the community and the viability of the project. Though the Members are not in the business of interpreting business plans, it is because everyone wants the project to succeed that the Members wish for thorough due diligence and a complete review of the proposal.

Mr. Scarpelli stated that he will continue working out the financials and the overall plans and he asked for clarification on the community impact and how he can begin to formulate that list. Ms. Statt Blake commented that in addition to the financials and overall business plan the number of vehicles on site and how they would be accommodated is an important item to address early on, as well as the cycling of the events; explain when it is anticipated that most of the events will occur to gauge the traffic flow; and knowing when special events would most likely take place. She suggested talking with additional bed and breakfast operators may be the best source for this information. The Twins' House Bed & Breakfast had only three non-resident guestrooms and it was a different operating scenario and she suggested that Mr. Scarpelli reach out to Anne Black again as a good resource. Additionally, consulting with Mrs. Landers and her neighbor network to see if she could put Mr. Scarpelli in touch with them. This may go a long way in terms of the most impacted neighbors being able to hear about the project directly from the person proposing it so that they have a level of understanding and comfort before they get an official invitation from the City to participate in a public meeting. The goal of presenting the draft plan this evening was to gauge the Planning Commission's initial thoughts and to see if anything should be added to the draft plan before an application is officially submitted to the City.

Mr. Scarpelli thanked the Members for their feedback and stated that he has a list of items that he will get started on right away. Some of the items are:

- Legal advice for starting a non-profit organization as the building is considered historic it changes the way it is worked because it would be a business.
- Parking. He will work on this immediately to formulate a plan and will also talk to local business owners.
- Carriage House. There is the possibility of buying the carriage house and/or its furnishings. Mr. Scarpelli will reach out to Mrs. Landers to determine what her plans

are for the structure.

- Fundraising. He will be considering his options and discussing with his accountant.

Mr. Scarpelli added that Hamilton County provides advice for developing business plans which he may pursue. His background is technology, computer science, and theater. He will be leaning heavily on advice from his sister whose career has been in the hotel and restaurant management industry.

Mr. Pagliaro asked Mr. Scarpelli to describe the people in his proposal that will be assisting, how they are involved and whether they will be local or on site. Mr. Scarpelli stated that his sister lives in New York and Florida. His son lives in Cincinnati and works in the restaurant industry.

Mr. Boss asked Mr. Scarpelli to what extent he wishes the public to know other than he came to the Planning Commission to ask questions. Mr. Scarpelli stated that his plans are still in the draft stages and that if anyone would like to help him get the idea off the ground and offer any advice or guidance he is certainly willing to listen. If the Members know of anyone who would be a good asset to help him put his plans into final detail that would be helpful as well. Mr. Boss recommended that staff add this to the next agenda of the Economic Development Commission as an FYI to the Members to see if their members have anything to contribute. Their next meeting is in February 2021.

The Members thanked Mr. Scarpelli for his presentation this evening and welcomed him to return to the Commission in February with an update.

Miscellaneous:

Hamilton County Regional Planning Commission - Request for Nominations to Serve as Representative:

Ms. Statt Blake reported that the Hamilton County Regional Planning Commission is asking if anyone is interested in serving as a municipal representative to the Regional Planning Commission, as nominations are currently being accepted. The person who presently serves is a Planning Commission member from the City of Springdale and is interested in continuing to serve, so there is not a critical vacancy that needs to be filled. If a member of the Wyoming Planning Commission is interested in pursuing an additional Board service, this would be an opportunity to do so.

Mr. Pagliaro asked clarification on what the Regional Planning Commission does. Ms. Statt Blake explained that the entity is established by state law. The Regional Planning Commission typically oversees any kind of county-level plans that are being created or adopted and it also oversees the planning, zoning, and subdivision rules for unincorporated areas that do not have their own local zoning. She added that approximately 15-20 years ago, a county-wide planning initiative called Compass was created and the Regional Planning Commission was key in facilitating that process. Since

then, they have stepped back from broader planning efforts and tend to focus more on regulatory issues and review of development proposals. They also partner with the County community planning staff to provide training to local Planning Commissions on various topic such as site plan review or Ohio law relating to planning, etc.

Items of Interest for the Promote Wyoming Commission:

Mr. Boss speculated that the Stearns Estate revitalization could be a topic for the future but at this time he does not believe there is anything the Planning Commission wishes to forward to the Promote Wyoming Commission to be highlighted. Ms. Statt Blake commented that the new homes proposed for Crescent Avenue were recently featured in a What's Up Wyoming article.

Others Items:

Ms. Statt Blake recapped that the food truck and transient business legislation passed at the November City Council meeting. The revisions to the Planning and Zoning Code and the Building Code will be before City Council at its December meeting. It is anticipated that the legislation will be adopted.

Mr. Boss thanked Acting City Manager Rusty Herzog for attending the meeting and asked if he had anything to add to the conversation regarding the bed and breakfast and event venue discussion. Mr. Herzog commented that he believes the property has such a long history with the City and he would like to see it be successful. If the City is able to help Mr. Scarpelli with any guidance or advice that would be a good use of everyone's time. He believes it would be beneficial for Mr. Scarpelli to reach out to the neighbors and involve them in his planning process. If the Police Department receives complaints, it will likely be from the neighbors regarding noise or traffic. Mr. Herzog added that he feels that the Planning Commission gave Mr. Scarpelli great advice to help him move forward. Mr. Johnson commented that he lives near the Civic Center and Wyoming Community Coffee is across the street from his block and there is always some level of commotion and it does not bother him, though bringing such commotion to an area where it does not currently exist in that manner will be more of a challenge.

Adjourn

Ms. Bossin moved to adjourn the meeting. Mr. Pagliaro seconded the motion. By voice vote, all voted yes, the motion carried. The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Debby Martin, Executive Assistant

Jon B. Boss, Chairman