



**Oberlin Planning Commission  
Wednesday, March 19, 2014, 4:45 p.m.  
City Hall Conference Room #2  
85 South Main Street, Oberlin, Ohio**

**Members**

**Present:** Tony Scott, Peter Crowley, Matt Adelman and Ellen Mavrich.

**Members**

**Absent:** Bryan Stubbs

**Others**

**Present:** Gary Boyle; Wendie Fleming, Secretary to the Oberlin Planning Commission; Scott Broadwell; Valerie Urbanik; John Mazze; John Simacek; Elizabeth Rumics; Christopher Noble; Dan Neff; Aliza Weidenbaum; Tita Reed; Tony Mealy; and Marty Buck.

The meeting was called to order at 4:53 p.m.

**1. Approval of the March 5, 2014 Meeting Minutes.**

Crowley noted a minor correction to the minutes on page 4. Scott made a motion to approve the March 5, 2014 meeting minutes with the previously indicated change. Mavrich seconded the motion. The motion carried unanimously.

**2. Application for Lot Combination Approval, College Properties of Northern Ohio, Inc., 7 North Main Street.**

Boyle advised that the applicant's proposal is to combine fourteen (14) separate parcels of land into one parcel of land. He indicated that the replatted or combined parcel would have a lot area of approximately 3.457 acres  $\pm$  of land and that it is intended to accommodate the proposed Gateway Hotel complex, a proposed off-street parking area and Willard Court.

Boyle noted that the applicant's request has been reviewed by affected City departments and officials, and no objections to the same have been received. He stated that this lot combination would not affect land use in the area.

Boyle indicated that over the years, this site, where the Oberlin Inn is currently located has been added to. It is staff's understanding that the applicant is requesting this lot combination in order to simplify financing and construction of the new Gateway Hotel complex.

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Daniel Neff of Neff and Associates, and Christopher Noble of Smart Hotels were present to represent this application. Neff advised that these separate parcels need to be combined in order for the owner, College Properties of Northern, Ohio, Inc., to facilitate construction of the new Gateway Hotel and for financing purposes. He indicated that assembly of these fourteen (14) separate parcels is considered to be rather simple "housekeeping" matter.

Crowley asked if this whole block, where the Green Arts District is to be located, is owned by the College? Neff advised that all but one property on this block is owned by the College or one of its sister entities.

Crowley asked why the properties are being combined? Noble noted that this lot combination is being done strictly to organize the multiple parcels where the proposed Gateway Hotel will located. Neff noted that there are a few old title issues that will also be straightened out with the lot combination, and the lots must be combined to make financing for the Gateway Hotel project easier.

Scott asked if there could potentially be an issue with respect to the use of Willard Court in the future if the Gateway Hotel property was sold, since Willard Court is owned separately? Neff stated that there will be cross easements in place for Willard Court so that it can still be used in the event that the Gateway Hotel was ever sold. Noble advised that the easement agreement will be reciprocal for all of the property owners on the block. He indicated that other than the Shansi House property, all of the other properties are owned by Oberlin College entities. Noble stated that the easement agreement would perpetually grant ingress/egress to Willard Court and would provide for matters such as snow plowing, improvements, etc.

Tony Mealy asked if all of the parcels involved in the lot combination are of similar zoning? Noble advised that the northern portion of this block is zoned residential and the southern portion of the block is zoned commercial. Boyle stated that the lot combination would not affect or change of the actual Gateway Hotel site.

Crowley asked what the Commission is being asked to do with respect to this application. Boyle stated that Planning Commission approval is needed so that the applicant can record the lot combination and easements with the Lorain County Recorder's office. Adelman advised that it appears to him that this request is somewhat of a simple "housekeeping" matter. Boyle agreed and indicated that the Commission has reviewed and approved many requests such as this in the past. He further noted that the lot combination request would not have any fundamental land use implications. Adelman asked if this lot combination would have any impact on property taxes for this property? Boyle advised that it would not.

Mavrich made a motion to approve the lot combination as submitted subject to the provision of access, etc. easements. Scott seconded. Motion carried unanimously.

**3. Site Plan/Design Review Approval and Conditional Use Permit, Proposed Bank and Drive Through, Lorain National Bank, Oberlin College, 52 East College Street.**

Boyle stated that this application seeks approval to construct a one-story standalone business building with an overall height of 18 feet and a gross floor area of 2,940 sq. ft. He indicated that the building is to be used by Lorain National Bank, and will replace that bank's current locations in the Oberlin Inn complex. Boyle advised that pedestrian access to the subject property will be provided by a sidewalk along the north side of East College Street, and along the east side of Willard Court. He noted that on-site sidewalk access will also be provided to the "rear" or north of the building and vehicular access to this property is proposed through a 24 ft. wide driveway connection to East College Street, as well as through the off-street parking area to the north and east.

Boyle indicated that the applicant's site plan also proposes the development of eleven (11) off-street parking spaces to the north of the proposed building and two (2) on-street parking spaces located within the East College Street right-of-way, and in "front" of the proposed building.

Boyle advised that the applicant's site plan also proposes the development and use of three (3) drive through lanes located to the east and adjacent to the proposed bank building. He stated that those drive through lanes would lead to a canopy structure at the north-east portion of the building. Each of those drive through lanes would provide stacking for up to five (5) vehicles outside of the East College Street right-of-way.

Boyle noted that landscaping is proposed along the east side of the site adjacent to Shansi House, and in front of and to the rear of the proposed building. Three (3) light poles with full cut-off fixtures are indicated on the plan along the east lot line. Recessed lighting is proposed on the building, and ground-mounted building lighting is proposed in front of and to the rear of the building.

Boyle stated that the various City departments have reviewed this application and have identified some concerns. Those concerns are with the two (2) proposed parking spaces in front of the building on East College Street. He indicated that the siting of the building is not at the right-of-way line as required by the Code for the "C-1"/Central Business District. Boyle advised that the proposed bank building would be aligned with the proposed Gateway Hotel building to the west. He noted that there are some staff concerns regarding pedestrian and traffic circulation around the building.

Boyle indicated that in addition to approval of the site plan, the Commission is also being asked to consider approval of a "Conditional Use Permit" for the drive through bank lanes. He noted that there had been an issue related to adequate vehicle stacking for the drive through lanes on the previous site plan. Boyle advised that the Commission will also need to decide if all three (3) drive through lanes should be approved since no "escape" lane is shown and should establish findings as to why there should be a variation from the standards for these drive through lanes.

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Boyle advised that the Design Review Subcommittee considered this application at its meeting on March 19, 2014 and unanimously moved to recommend approval of the design of the building, materials, etc. to the Planning Commission. He noted that the applicant was advised that any signage and a detailed landscaping plan would need to be submitted for review in the future. Boyle indicated that utilities are still under review by staff. He also advised that the Subcommittee recommended that the applicant incorporate some native building materials into the design of the building. Boyle stated that the applicant had suggested that sandstone could possibly be utilized in the interior lobby of the bank.

John Mazze of Clark and Post Architects, Christopher Noble of Smart Hotels and Daniel Neff of Neff and Associates were present to represent this application.

Mazze provided an overview of the project and noted that John Simacek of Lorain National Bank was also present. He stated that the three (3) drive through lanes would be located on the east side of the building and that there would be two (2) on-street parking spaces in front of the building on East College Street. Mazze indicated that parking for the bank building would be located to the north. He advised that the building would be aligned with the proposed Gateway Hotel Building and not up to the right-of-way as the Code requires. Mazze stated that they felt that maintaining the streetscape/façade line with the Gateway Hotel was very important and that is why they chose to set the building back a little from the right-of-way.

Mazze noted that with this building, there was a need for off-street parking as well as stacking for the drive through lanes. He indicated that the first drive through lane adjacent to the building would be for the ATM and night depository. The other two (2) lanes would have remote tellers. They are proposing eleven (11) off-street parking spaces to the rear of the building.

Mazze indicated that this site poses a number of challenges with the parking, drive through lane stacking requirement, pedestrian and vehicular traffic, etc. He stated that there will essentially be two (2) main entrances to the building – one along East College Street and one at the rear of the building for patrons entering from the parking lot. Mazze advised that, in his opinion, they have utilized this site well and that it is conformance with the intent of the Code's setback requirements, etc.

Mazze stated that the renderings depict a freestanding sign as well as wall-mounted signage and that applications for that signage will be submitted in the future for review and approval. He advised that with respect to landscaping they propose to install a landscape strip along the property's east property line abutting the Shansi House property and possibly an ornamental flowering tree on the East College Street side of the building. Mazze noted that details concerning the landscaping will also be submitted in the future for review and approval.

Neff gave an overview of the site. He explained that the storm water run-off from this site would be directed to a storm sewer to the rear of the site or possibly to a proposed underground detention basin that would be part of the Gateway Hotel project. Neff stated that the entrance drive to the bank from East College Street would be 24 ft. in width and noted that the sidewalk

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by the parking area would be expanded. He advised that details concerning the landscape strip along the east property line would be submitted for future review and noted that they are working with the owners of Shansi House regarding this landscaping. Neff stated that they propose to use the same type of plant materials that will be used on the Gateway Hotel project.

Mazze explained to the Commission that they propose to use some of the same building materials for the bank building that will be used on the Gateway Hotel project. He indicated that they have incorporated the use of the same metal panels, okoskin, glass and reclaimed wood siding in the design of the bank building. Mazze stated that the reclaimed wood would be used at the main entrances and the metal panels would be used in the canopies over the entrances. This material will provide an accent color to the building and it will help to define the entrances. He indicated that they are using the same vocabulary as the Gateway Hotel and he explained how the elements of the proposed bank building would be sympathetic to the design of the Gateway Hotel. Mazze advised that by using the same materials and similar designs, the two buildings will meld together. Mazze stated that the main body of the building would be sided in the okoskin or cement board material.

Crowley indicated that there are two (2) separate issues that the Commission is considering for this application – the site plan and the Conditional Use Permit. He then asked about traffic circulation for exiting the bank parking lot onto Willard Court as the proposed Gateway Hotel has a loading dock and there is a curb line depicted on the drawing that would be almost directly across from the exit and expressed concern regarding movements of trucks making deliveries to the hotel. Neff indicated that they are currently working on the final site plans for the Gateway Hotel project and he understands the concern expressed about this issue. He noted that if the Commission would look at the site plan drawing for the bank, this was already addressed. There will not be any changes to Willard Court and truck access will not be affected. Crowley stated that the site plan would be affected. Neff advised that they will make any necessary adjustments to the site plan to make sure that there are not any issues with the trucks making deliveries and vehicles exiting the site onto Willard Court. Mazze indicated that if the Planning Commission is referring to Clark and Post's rendering, it is not an engineered drawing, however, the engineered drawing submitted by Neff and Associates for this project reflects the need for the proper truck turning radius. He noted that his firm did the design of the bank, not the actual site plan.

Crowley asked if the sidewalk along the parking lot at the rear of the building would be eliminated. Neff stated that it ends at the property line, but it would be possible to continue it further. He advised that this sidewalk is only 3 feet wide. Neff indicated that they could make the necessary changes. Boyle stated that staff would want the sidewalk to continue to the end of the property. Noble and Neff indicated that they would adjust the site plan to reflect this.

Mealy advised that the overall site plan seems to be acceptable and the traffic flow appears to be fairly good, but he does not think that having three (3) drive through lanes that will exit into the rear parking lot is a good idea. The two (2) on-street parking spaces in front of the bank building are also not a good idea, especially with the "bump out" that is located to the east of those spaces. Mealy indicated that there will be vehicles in those parking spaces trying to back out

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when other vehicles are trying to pull into the drive through lanes which will likely cause congestion on East College Street or possibly accidents. He noted that he understands that there will be times of the day/week that are busier for the bank than others, but he feels that the bump out by the parking spaces should be eliminated. Mealy also advised that he does not like the transition of the sidewalk at Shansi House. Boyle indicated that City staff recommends that the on-street parking be eliminated for many of the same reasons that Mealy just outlined. Scott asked if the bump out was created to accommodate the length of the parking spaces. Boyle stated that it is and also noted that the two (2) on-street parking spaces would project out into the travel lane of East College Street which, of course, would not be acceptable. He indicated that having on-street parking in this location with the entrance to the drive through lanes to the east and Willard Court to the west poses some serious traffic circulation concerns. Mazze advised that the layout for this site has been a challenge. He indicated that the bank needs the support from the street (i.e. on-street parking) even though there is customer parking at the rear of the building. Pedestrian traffic is also important for the bank and the downtown in general. Mazze stated that this is a challenge that all cities have. He noted that parallel parking may be a better option for this area as it is easier to see around a vehicle when it is parked and for the motorist when they are parking the vehicle. Mazze advised that the on-street parking is very important, but he does understand the challenges involved.

Scott asked if there will still be parking for Shansi House if the bank is approved? Noble indicated that they are working on a reciprocal agreement which would address access to Shansi House, the location of its dumpster, parking and snow plowing. He advised that the dumpster would be located to the southeast corner of their property. Scott asked where the dumpster for Lorain National Bank will be located? Mazze stated that the bank would not have a dumpster. Adelman asked how trash for the building would be addressed? Mazze indicated that the City has several dumpsters downtown that are used by multiple businesses and Lorain National Bank would use one of those. John Simacek of Lorain National Bank stated that the majority of their garbage must be shredded, so there is not a large enough amount of regular trash for them to need their own dumpster. Their cleaning service simply removes the trash daily.

Aliza Weidenbaum stated that the Commission should be concerned with the overall feel of downtown, specifically bicycles, parking and pedestrians. She indicated that the Oberlin Business Partnership and the owners of Shansi House should be consulted about this project and they should have representatives at the Commission's meeting. Weidenbaum suggested that the bank should consider a different site for its branch, such as the former Clark gas station site on South Main Street or in another existing building. Boyle advised that the role of the Planning Commission is to review the application that was submitted and not to suggest or recommend other locations for a project. Weidenbaum noted that the Commission could deny approval of the application. Boyle stated that the Commission would need to provide solid reasons why the application was being denied since what is being proposed is a permitted use in the "C-1" District.

Scott asked about the requirement in the Code that indicates each drive through lane must provide stacking for five (5) vehicles and why staff does not feel that the applicant's submission

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is in compliance with that requirement. Boyle indicated that due to its location, the fifth car in the last drive through lane would actually appear to be partially in the right-of-way, which would not be permitted. The Code requires that the stacking space not be on a street or sidewalk. Scott asked if the five (5) car requirement was for both lanes in total or each lane. Boyle advised that it is for each lane, however, the Commission could grant an exception to this requirement if it provides findings of fact as to why an exception should be granted. He also noted that the Code requires that a "drive around" or "escape" lane must be provided and that the applicant has not provided for this on the site plan. Noble indicated that all three (3) of the drive through lanes will meet the requirement for stacking of five (5) cars. Neff explained that the right-of-way in the area where the third drive through lane is located is narrower but increases in width further to the west, thus there would be sufficient room for stacking of the required five (5) cars.

Crowley asked Mr. Simacek from Lorain National Bank, what the bank's actual needs are with respect to the number of drive through lanes? Simacek indicated that the bank would not be adverse to having more drive through lanes at this location, but the three (3) lanes that are proposed will work for them. Mavrigh asked if two (2) teller drive through lanes would provide the same services? Simacek advised that they would and the lane closest to the building would be for the ATM and night depository. Mazze stated that most banks have at least two (2) teller lanes and one (1) ATM lane, but there is some variation. He noted that it is rare for a bank to have only a single drive through lane and the drive through teller lanes are very popular with bank customers. Mazze further advised that what they are proposing will be more than adequate most days, but there are times of the day/week when the bank is much busier. He indicated that the two (2) drive through teller lanes are good for servicing bank customers, would actually help with stacking by providing additional room.

Scott asked for clarification that two (2) of the drive through lanes would be teller lanes? Mazze advised that they would be and reiterated that the third lane, closest to the building, would be for the ATM/night depository. He indicated that normally, the teller window for a drive through would be located close to the corner of the building so that they could see patrons from the front, however, in this situation, they had to locate the ATM in that area to allow for stacking, so the teller window will actually be located "behind" the patrons so there will be a camera system so that the tellers can see the patrons faces.

Mavrigh asked about the architect's rendering view from East College Street to the north and also asked what is located beyond the bank's parking lot in that direction? Scott stated that there is more parking and there are several apartment buildings that are owned by the College. Adelman advised that there is a small green space in front of those buildings with some trees. Mazze indicated that the view from East College Street looking to the north will be softened with some green space/landscaping, so it will not just be a view of parked cars in parking lots.

Mavrigh asked what the width of the drive through lanes would be without the bump-out? Neff stated that they would be 24 feet wide at the apron and would widen to 32 feet overall.

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Scott indicated that the sidewalk between Shansi House and the current bank building curves as it goes towards Willard Court. He noted that the proposed site plan shows the sidewalk as being straight in that same area. Scott asked if the sidewalk could be constructed so it lines up with the one in front of Shansi House? Mazze stated that the area in question will be all concrete and there would need to be some sort of transition between the two sidewalks. Neff indicated that if the two (2) on-street parking spaces are eliminated, they can possibly make some adjustments to the site. Adelman asked if the two (2) proposed on-street parking spaces are the same size as the existing angled parking spaces in that area? Boyle stated that they would not be as deep as the existing parking spaces and the proposed size does not meet Code. Adelman advised that he would prefer the two (2) on-street parking spaces to remain, but he understands that they would actually be partially in the travel lane of East College Street. Neff stated that those proposed parking spaces would be for compact cars only. Boyle indicated that even if they were designated for compact cars, motorists with large vehicles would still try to use the parking spaces and it would be hard to enforce parking for only compact cars there. Adelman reiterated that he would prefer those two (2) on-street parking spaces to remain where they are proposed but noted that if they cannot be constructed so that they are large enough to park a regular sized car, maybe that area could be made into bicycle parking. Mealy indicated that there has been a problem with bicycle parking in front of the East College Street project which are often blocking the sidewalk. He suggested that the bicycles should be parked at the street to avoid this. Adelman asked if the bank would allow bicycle parking where the two (2) on-street parking spaces are currently shown? Boyle indicated that staff would be willing to work with the developer regarding bicycle parking in that location. Simacek stated that he was not aware that the two (2) on-street parking spaces were not deep enough to accommodate a regular sized car and advised that the bank would prefer that on-street parking for cars remain in front of the bank. Rumics noted that if there was bike parking in that location, there would be much more pedestrian traffic crossing East College Street.

Broadwell asked if parallel parking spaces could be put in front of the bank instead of angled parking spaces? Boyle stated that there may be room for one (1) parallel parking space but likely not enough room for two (2) spaces. He further advised that there could be some sight-line issues associated with parking in front of the building. Scott asked if there would be enough room to accommodate the parking spaces if the ground sign in front of the bank was eliminated. Neff stated that the parking spaces would still encroach travel lanes.

Weidenbaum advised that the Planning Commission should look at the big picture and indicated that two (2) parking spaces will not have that big of an impact. She asked if this was a Manhattan paradigm and whether there would be overhead walkways that would connect the hotel and the Apollo Theater in the future since traffic will increase? Weidenbaum then again asked why the bank could not be constructed in another location?

Scott asked if having just two (2) drive through lanes would work? Simacek stated that this building is a large financial commitment and so they want to maximize their service level to grow their business and have three (3) drive through lanes would help. Adelman noted that during times when the bank is not busy, one of the drive through lanes could be closed and that



closed lane could be used as another way to access the parking lot at the rear of the building instead of using Willard Court. Mazze indicated that there would only be certain times/days that the bank would really be busy and there is a good enough view of the drive through lanes from East College Street that a patron could see how busy the bank is and decide if it was too busy to come back at a later time. He noted that this would effectively handle the need for an escape lane and asked for a variance on that requirement.

Scott asked if there would be only one teller would be servicing drive through bank customers and noted that if there were more than one teller, patrons would get serviced much quicker. Mazze indicated that likely there would only be one teller handling the drive through lanes.

Weidenbaum once again stated that the former Clark gas station site would be a much better location for this bank. Scott indicated that it was not the Commission's role to tell an applicant to choose another site for their project. Adelman indicated that it is the Commission's role to review the application as it is submitted, not to consider other locations. Broadwell advised that it is not helpful to have audience members interjecting themselves into the Commission's discussion, and that the Chair should control the discussion on matters in order to avoid the Commission's deliberations being interrupted.

Mavrigh made a motion to accept the recommendation of the Design Review Subcommittee and to approve the site plan subject to a number of conditions including eliminating the spaces in front of the building, extending the sidewalk on Willard Court to the north property line, the need to approve landscaping and site lighting as well as utility connections, etc. by City departments. Scott seconded. Motion carried unanimously.

Scott then made a motion to approve the required Conditional Use Permit for three (3) bank drive through lanes subject to a number of conditions outlined by staff including the elimination of the two (2) on-street parking spaces. Mavrigh seconded. Motion carried unanimously.

**4. Application for Conditional Use Permit, Proposed Bed and Breakfast Inn, Lloyd D. Moore, 96 South Cedar Street.**

Boyle advised that an application for a "Conditional Use Permit" to accommodate the proposed operation of a "bed and breakfast inn" with two (2) guest rooms at the above-noted location has been submitted by Lloyd D. Moore for property located along the west side of South Cedar Street, a short distance to the south of Oak Street.

Boyle indicated that the subject property is zoned "R-1"/Single-Family Dwelling District by the Oberlin Zoning Map and Zoning Code. That zoning district classification permits single-family residential use (Section 1335.02(a)(1)), and provides that a "bed and breakfast inn" is a conditionally permitted use if approved by the Planning Commission (Section 1335.06(c)). The proposed "bed and breakfast inn" use could, therefore, only be established if such a permit is granted by the Planning Commission.

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Boyle noted that Section 1355.06(a) of the Zoning Code requires that “the Planning Commission shall hold a “public hearing” on each application for a conditional use permit.” Section 1355.06(b) further provides that “written notice of the hearing shall be mailed. . . to all property owners located within 200 feet of the property on which the conditional use is proposed,” and that the notice must be mailed not less than fifteen (15) calendar days prior to the date of the hearing. The Code also provides that “notice shall also be published in a newspaper of general circulation in the City of Oberlin not less than ten (10) days prior to that hearing.”

Boyle indicated that staff has proceeded to schedule a “public hearing” by the Commission to consider this application at its meeting on April 2, 2014.

**5. Application for Conditional Use Permit, Proposed Seasonal Farmers’ Market, Oberlin Farmers’ Market, 69 – 85 South Main Street.**

Boyle noted that an application for a “Conditional Use Permit” to provide for the operation of a seasonal “farmers market” has been submitted by the Oberlin Farmers Market (OFM). He advised that the Planning Commission may recall that the OFM operated a seasonal “farmers market” in the same general location in 2013. Boyle stated that this application seeks the approval of up to thirty (30) vendor stalls and that the Commission consider approving the market for a 3 to 5 year period rather than for a one year period.

Boyle advised that the subject property is zoned “C-1”/Central Business District by the Oberlin Zoning Code and Map. That zoning district provides that a “farmers market” is a conditionally permitted use if approved by the Planning Commission (Section 1341.03(g)). The proposed “farmers market” would, therefore, only be able to proceed if such a permit is granted.

Boyle also reminded the Commission that Section 1355.06(a) of the Zoning Code requires that “the Planning Commission shall hold a public hearing on each application for a conditional use permit.” Section 1355.06(b) further provides that “written notice of the hearing shall be mailed . . . to all property owners located within 200 feet of the property on which the conditional use is proposed,” and that the notice must be mailed not less than fifteen (15) calendar days prior to the date of the hearing. The Code also provides that “notices shall also be published in a newspaper of general circulation in the City of Oberlin not less than ten (10) days prior to that hearing.” He indicated that given the Code’s notice requirements the required hearing has been scheduled for the Commission’s meeting on Wednesday, April 16, 2014.

Mavrigh asked why the OFM was requesting a multi-year Conditional Use Permit? Boyle indicated that the process of obtaining a Conditional Use Permit takes time and the OFM feels it would be more efficient if they did not have to go through this process every year to renew the permit. He further noted that the conditions of approval are intended to ensure the proper functioning of the market so there is adequate control over the use. Mavrigh stated that a multi-year Conditional Use Permit would save both staff and the Commission time as the application would not need to be processed and reviewed every year.

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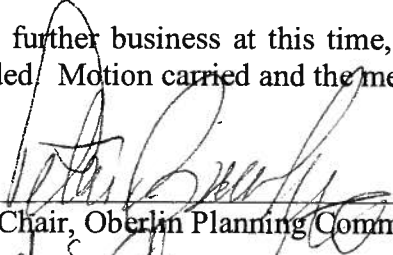
**6. Other Business.**

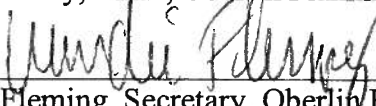
Boyle reminded the Commission that its next meeting will be on April 2<sup>nd</sup>.

Boyle noted that the two (2) requests to amend the Zoning Map – one for Startup and the one for the Spencers will be considered at that time as well as two (2) requests for “Conditional Use Permits” which includes the Moore “bed and breakfast inn” at 96 South Cedar Street and the Spencer property on West Lorain Street.

**7. Adjournment.**

There being no further business at this time, Adelman made a motion to adjourn the meeting, Mavrich seconded. Motion carried and the meeting was adjourned at 6:40 p.m.

  
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Peter Crowley, Chair, Oberlin Planning Commission

  
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Wendie Fleming, Secretary, Oberlin Planning Commission

