

Planning Commission Caucus of May 12, 2010

The North Royalton Planning Commission Caucus was held on Wednesday, May 12, 2010 at 6:45 PM

Present: Mayor Robert Stefanik, Chairman Tony Sandora, Don Willey, Victor Bull, Mike McCarthy, City Engineer Mark Schmitzer, Law Director Tom Kelly, Councilman, Larry Antoskiewicz, Jim Presot, Bob Ahrens, Lee Behnke Secretary Julie Broestl

Planning Commission Agenda Reviewed.

Public Hearing

Call to order.

Roll call.

Opening Ceremony – Pledge of Allegiance.

Public Hearing

North Royalton City Schools, 14713 Ridge Road, PPN: 487-05-012. Public Facilities Zoned. Site Plan approval for a small bell tower on the North Royalton High School property.

Presentation by Jim Presot and Alumni Associate representative.

Motion and a second to move to the regular order of business.

Need a Motion and a second to adjourn to the Open Meeting.

Regular Meeting

Call meeting to order

Roll call

Approval of minutes will be on May 27, 2010.

Old Business

Woodcroft Glen, Royalton Road, Woodcroft Glen Phase 2 Final Plat approval. Tabled. No action.

Frank and Theresa Popovich, 9973 Road, Site Plan approval for parking lot addition for Sprague Road Tavern. Tabled. No action.

New Business

North Royalton City Schools, 14713 Ridge Road, PPN: 487-05-012. Public Facilities Zoned. Site Plan approval for a small bell tower on the North Royalton High School property.

Motion and a second to approve.

North Royalton City Schools, 14713 Ridge Road, PPN: 487-05-011. Public Facilities Zoned. Site Plan approval for Phase One of Stadium Improvement Plan.

Motion and a second to approve.

Southwest Unitarian Universalist Church, 6320 Royalton Road, PPN: 488-06-031. Public Facilities. Site Plan approval for proposed New Parking & Easement Plan.

Motion and a second to approve.

Miscellaneous

Motion and a second to adjourn the Planning Commission meeting of May 12, 2010.

The **Planning Commission** of the **City of North Royalton** met in the **North Royalton Council Chambers, 13834 Ridge Road** on **Wednesday, May 12, 2010**, to hold a **Public Hearing**. The **Planning Commission Public Hearing** was called to order by **Chairman Tony Sandora** at **7:00 P.M.**

Chairman Sandora: Good evening ladies and gentlemen, welcome to the North Royalton Planning Commission meeting for Wednesday, May 12, 2010. This is the Public Hearing portion. Mrs. Broestl, please call the roll.

**Present: Mayor Robert Stefanik, Chairman Sandora, Councilman Don Willey
Victor Bull, Mike McCarthy, City Engineer Mark Schmitzer,
Law Director Thomas Kelly, Secretary Julie Broestl.**

Chairman Sandora: Please stand for the Opening Ceremony. The Pledge of Allegiance.

The Pledge of Allegiance was recited.

Public Hearing

North Royalton City Schools, 14713 Ridge Road, PPN: 487-05-012, Public Facilities Zoned. **Site Plan Approval for a Small Bell Tower on the North Royalton High School Property.**

Public Hearing notices were sent to the required property owners and posted. The Chairman will recognize anyone in the audience wishing to be heard. Please come up to the microphone.

Chairman Sandora: The applicant is here. Please step forward and make your presentation please.

Mr. Jim Presot approached the microphone.

Mr. Presot: Good evening. My name is Jim Presot, and I am the Assistant Superintendent of North Royalton City Schools. I'm here on behalf of the School District, as well as our Alumni Association to present a bell tower. The address of the School Board is 6579 Royalton Road, North Royalton, Ohio. We are here tonight to present the bell tower. Our Alumni Association has asked for our permission to put a bell tower in front of the High School, which will have a bell in it from the original High School which was built many years ago and eventually torn down where the present Board of Education office is located. The drawings in front of you represents the tower, which will be approximately seventeen foot in height. It will be built of materials similar nature of the old High School and have a simulated type roof system with the bell tower located in the top of it. I brought along with me tonight the architect who designed the drawings, Bob Ahrens, and Tom Dewroth, who is the President of the Alumni Association as well.

Don Willey: Did Mr. Ahrens design the original school on 82?

Laughter in the audience.

Mr. Ahrens approached the bench with a photo.

Mr. Ahrens: I do have a photograph of the area and where the proposed bell tower is going to go.

Chairman Sandora: Just for the record, state your name and address.

Mr. Ahrens: Robert Ahrens, 11583 Maple Ridge Drive, North Royalton.

Mr. Presot: The area in question, if you are looking at the map and familiar with the High School, there is the entrance way, which we call Heritage Hallway, which has many pictures of the previous classes over the year. It is located right past the Industrial Arts area as well as our Media Center, it would be right off to the right hand side. There is a potted grass area where the bell tower will be placed, and ultimately have landscaping which will encompass some paver stones, as well as cement walkways, benches and lighting to illuminate the bell itself.

Chairman Sandora: Okay, thank you. Anybody else want to say anything? Anybody in the audience have anything on this? No one at the Board at this time? Make a motion to refer to the regular order of business.

Moved by Chairman Sandora, seconded by Mayor Stefanik, to move the North Royalton High School Bell Tower to the regular order of business.

Chairman Sandora: It has been moved and seconded to move this to the regular order of business. Mrs. Broestl, please call the roll.

Victor Bull:	Yes.
Mayor Stefanik:	Yes.
Don Willey:	Yes.
Mike McCarthy:	Yes.
Chairman Sandora:	Yes.

Yeas - all. Nays - none.

Motion carried. (5-0)

Chairman Sandora: It has be referred. I need a motion to adjourn the Public Hearing.

Moved by Don Willey, seconded by Victor Bull to **adjourn the Public Hearing of May 12, 2010.**

Chairman Sandora: It has been moved and seconded to **adjourn the Public Hearing. Mrs. Broestl, please call the roll.**

Mike McCarthy:	Yes.
Mayor Stefanik:	Yes.
Victor Bull:	Yes.
Don Willey:	Yes.
Chairman Sandora:	Yes.

Yeas - all. Nays - none.

Motion carried. (5-0)

Public Hearing adjourned at 7:07 pm.

The **Planning Commission** of the **City of North Royalton** met in the **North Royalton Council Chambers, 13834 Ridge Road** on **Wednesday, May 12, 2010**, to hold an **Open meeting**. The **Planning Commission** meeting was called to order by **Chairman Tony Sandora** at **7:1 P.M.**

Present: Mayor Robert Stefanik, Chairman Sandora, Councilman Don Willey Victor Bull, Mike McCarthy, City Engineer Mark Schmitzer, Law Director Thomas Kelly, Secretary Julie Broestl.

Chairman Sandora: There will be no approval for the minutes of the April 7th meeting tonight.

Old Business

Woodcroft Glen, Royalton Road, GB and RMD Zoning. Woodcroft Glen Phase 2 Final Plat. **Tabled – no action.**

Frank and Theresa Popovich, 9973 Sprague Road, PPN: 481-09-015, General Business Zoning. **Site Plan Approval for parking lot addition for Sprague Road Tavern. Tabled – no action.**

New Business

North Royalton City Schools, 14713 Ridge Road, PPN: 487-05-012, Public Facilities Zoned. **Site Plan Approval for a Small Bell Tower on the North Royalton High School Property.**

Chairman Sandora: The applicant is still here. One of the representatives can step forward again, if you wish. Anyone else have anything you want to say at this point in time?

Mr. Bob Ahrens approached the microphone.

Mr. Ahrens: Mr. Chairman and Members of the Commission you will notice, I'm sure, you'll notice, the landscape plan is not complete. I assume we will be going to the ARB and we will have the plan completed for that meeting.

Chairman Sandora: Anybody on the Board, Mr. Schmitzer?

Mark Schmitzer: Thank you Mr. Chairman. In reviewing the plan, I have no commentary. When you do have the final plans submitted for permit to the City, just make sure that, with grading wise, we do have some positive drainage in there so that water doesn't puddle near the school. I don't want a freezing hazard or ice hazard. Other than that, Mr. Chairman, I have no other comments.

Chairman Sandora: Thank you Mr. Schmitzer. Our Building Commissioner, Mr. Alvarez, is not here tonight. The only comment he has is that upon approval, submit four complete sets of plans to the Building Department. Anybody on the Board have anything else?

Don Willey: I have nothing.

Chairman Sandora: Anybody in the audience have any questions or concerns? No one. I need a motion to approve a site plan for a small bell tower on the North Royalton High School property.

Moved by Don Willey, seconded by Mayor Stefanik, **to approve site plans for a small bell tower on the North Royalton High School property.**

Chairman Sandora: It has been moved and seconded on the condition also that this will be going to the Architectural Review Board and that meeting will be on Monday, May 24, at 6:00, and as long as it meets all the conditions and requirements of the Architectural Review Board. Mrs. Broestl, please call the roll.

Don Willey: Yes.
Victor Bull: Yes.
Mayor Stefanik: Yes.
Mike McCarthy: Yes.
Chairman Sandora: Yes.

Yeas - all. Nays - none.

Motion Carried. (5-0)

Site Plan approved.

Chairman Sandora: You're approved. Don't forget the Architectural Review Board on Monday the 24th at 6:00.

Mr. Presot: Do we need to have the drawings ahead of time for the ARB or can we just bring them to meeting that night.

Mrs. Broestl: No. Bring them into the Building Department and give them to me okay?

Mr. Presot: Okay. Thank you. Thank you all.

North Royalton City Schools, 14713 Ridge Road, PPN: 487-05-011, Public Facilities Zoned. Site Plan approval for Phase One of Stadium Improvement Plan.

Chairman Sandora: The applicant is here. Please step forward and express to us what you would like to do.

Mr. Jim Presot approached the microphone.

Mr. Presot: My name is Jim Presot, I am the Assistant Superintendent for the North Royalton City Schools. The address is 6579 Royalton Road. We are here tonight to seek application approval for stadium renovation improvements to the eastern side bleachers as well as proposed pathways, walkways, to get us into compliance with OCR recommendations. The North Royalton City Schools did have a complaint against it this past year. That complaint resulted in the Ohio Civil Rights commission coming down to the schools and doing an investigation reviewing the sites and ultimately determine that the stadium facility needs some improvements to deal with the handicapped accessibility. As result, we put together a plan which was ultimately approved or the plan was approved by the OCR committee commission and resulted in us coming forward with some phases of a plan. I brought two gentlemen with me today, Lee Behnke, who is a landscape architect, and Todd Rebleski from MKC and Associates who represents our architectural firm. What you see in front of you is a drawing of the existing stadium conditions, the aerial of it, and capacities and so forth. This phase were are proposing to do tonight or what you are going to see tonight is looking at just doing the eastern portion of the bleachers. All we are going to be doing is taking out the eastern portion of the bleachers and duplicating or replicating them with the same amount of bleachers back into

that site and the differences are a ramping system and ADA compliance and handicapped accessible seating for those individuals. There is paved asphalt to the home side as well on the other side, which will also allow us the proper pathways for putting port-a-potties which we are required to do as well. That is what we are proposing to do. We are currently out to bid on the project and hopefully seeking to get approval so that we can move forward with the project. We met with some contractors this morning to show them the sites and the goal will be as earlier as June 1, and have the project done and in place by August 11th, in anticipation of coming athletic season.

Chairman Sandora: Mr. Presot, what is the second phase of this? Or is there a second phase to this?

Mr. Presot: There is a second phase and this is obviously is going to take a significant amount of dollars in the future. The second phase of the plan ultimately would have the stadium with additional renovation. It would take those existing 700 plus seats are going back down into the area are going to be move westward and as a result we would be able to put an additional 1200 behind there for almost a capacity of 2000 seats. The field itself, because of the width of the field has to be moved 20 to 25 feet. A new all weather track, synthetic turf, would have to be put in. And new bleachers would be constructed on the home side as well, with a total capacity of about 3000 on that side. New restroom facilities on both the north and south side. New concession stands and locker room facilities, as well. But that is a further phase down the line.

Chairman Sandora: Do you have any time frame or anything at this point when that may occur?

Mr. Presot: Well, approximately two years, if all will go well. Currently, we have a private, nonprofit group that is working us called the North Royalton Stadium Foundation. Their goal is to seek and to raise the funds for the track and the field improvements. The school system is looking to do the balance of the projects in house, ourselves.

Chairman Sandora: What part of the landscaping would you do at this time?

Mr. Presot: Landscaping?

Chairman Sandora: Yes. Is there any landscaping.

Mr. Deworth: No. There will be some restoration of some of the lawn areas.

Chairman Sandora: During the second phase it looks like there will be considerable more to do in the second phase.

Mr. Presot: The track and so forth, again, will have to moved and so forth. If you can see this area down here, is where the bus garages are, will have to be vacated so that we can accommodate the stands. There will be a lot of work.

Chairman Sandora: Thank you. Mr. Schmitzer, do you have anything?

Mark Schmitzer: Thank you Mr. Chairman. In reviewing the very detailed plans we received for Planning Commission submittal, the only comments that I have are that at the time of submittal we will need a little more detail regarding some of the drainage in that area to make sure that there is enough storm sewers,

catch basins, in possible areas that may need to be picked up, or put in to pick up some drainage. I'm sure that it is accounted for but we will need a little more detailing with some of the grading that is shown on the plans.

Mr. Ahrens: We really are not doing much grading. We are planning to utilize the existing catch basins. The only thing that we are really changing is adding this walk along the top of the existing retaining wall, about the 30-inch retaining wall around the track. The grade slopes from that retaining wall up towards the east property line and we are just notching that grade. The walk will slope towards the wall. Water will still go down that grade and go across that walk and drop onto the track as it does now.

Mark Schmitzer: I understand that. Since you are going to be compliant with ADA, and you need State 2% cross slope. I need to see that there is a distance that there is a height differential to verify that there is 2%. As much as you can state on the plan, I need to ensure that those are accounted for and there is going to be transitional grading, you are going to have to make sure those work. I just need to see that detailed information on there. That is all I have Mr. Chairman.

Chairman Sandora: Thank you Mr. Schmitzer.

Mr. Presot: Mr. Chairman. In caucus before, there were questions or concerns, about the potential need to go to ARB and so forth. In terms of the existing bleachers, they are coming out and new ones are going in, and we are putting in aluminum bleachers. Currently, they are wood. They will be straight aluminum. The only color option would be on the walkways up.

Mr. Ahrens: The vertical stair risers.

Mr. Presot: The vertical stair risers. The colors will be purple. The High School colors are purple and gold. So, they will probably be small little purple things as you go on up so that the entire bleachers are going to be aluminum in color.

Chairman Sandora: That is why I asked you the questions about the landscaping. Mr. Alvarez, again, is not here tonight. His only comment was that upon approval submit four copies of the plans to the Building Department. Anybody on the Board have anything? Anyone in the audience have anything on this? Okay. I need a motion to approve the site plan for phase one of the stadium improvement plan with the condition that you submit the appropriate information into the Engineer Department and that it does comply. Motion?

Moved by Don Willey, seconded by Victor Bull, to approve the **Site Plan for Phase One of Stadium Improvement Plan for the North Royalton School District.**

Chairman Sandora: It was moved and seconded to approve. Mrs. Broestl, please call the roll.

Mayor Stefanik:	Yes.
Don Willey:	Yes.
Victor Bull:	Yes.
Mike McCarthy:	Yes.
Chairman Sandora:	Yes.

**Yeas - all. Nays - none.
Motion carried. (5-0)**

Southwest Unitarian Universalist Church, 6320 Royalton Road, PPN: 488-06-031, Public Facilities Zoned. Site Plan Approval for a Proposed New Parking and Easement Plan.

Chairman Sandora: The applicant is here. Please state your name and address for the record please.

Ted Mascosko approached the microphone.

Mr. Mascosko: Ted Mascosko, 124 Glen Oaks Lane, Berea, Ohio. As you may recall, we were here last September for the approval for an addition to, what may be know as the Masonic Temple, on Route 82, and Site approval for parking. The addition involved a new entry and that was 20 x 20, the front of the Building, the front southwest corner of the building. And for asphaltting the existing west parking lot. We went through Planning and were approved, as well as ARB, and that has been approved. Since that time, the Church as been involved in a capital campaign and I think that you will be please to know that we have reached our goal and the project will be moving forward. I'm here tonight to discuss a revision to this western parking lot. This is this plan right here, which is the one you have behave before you. Many of you may or may not know that the way that this parking lot is being used right now involves a set of encroachments. Right now, the way the parking lot is being used is that it is a gravel parking lot. People pull in and they park to the west and they encroach City property roughly about ten feet of gravel. That has been in existence for as long as anyone can remember. The other encroachment involves the cemetery, which is City property, to the rear of the property. Though there are other entrances to the Cemetery, there is one that involves this parking lot. There is an entrance to the cemetery right here and people drive across this property to get to the cemetery via that access. People also use this parking lot during the day to park there and visit the grave sites that are near this site. We have been engaged with the City for the past two months, and today we are asking for approval to develop this portion of City property that is currently being used without permission.

Chairman Sandora: That is on the west side for the record.

Mr. Mascosko: That's correct. We have been engaged in meetings with the City with Mr. Schmitzer and representatives of the Legal Department. I think her name is Donna Vozar. Many proposals were floated but it came back to us that the City had a proposal that we handle this with easements. So, tonight we are here to ask for approval to develop this parking lot as it is represented in conjunction with two easements. The City will grant the Church a 15-foot by 62-foot wide easement along here with asphalt along this lot. The other easement will be for a 24-foot x 62-foot easement for passage and access to the cemetery. I assume, Mr. Kelly that this has the City's blessing at this point. But, we are really here to seek approval to extend the asphalt into the area that is already currently being used.

Chairman Sandora: Okay. You are aware that there are a couple of variances the are going to be needed for this, if you read the report.

Mr. Mascosko: That may be true. I will tell you that I did ask if there were any variances needed and I got a very ambiguous answer. I would have preferred to have applied for those tonight also. We can go through whatever we have to go through. We would like to start on the construction of the addition as soon as possible. If there are variances I need to be made aware. I had thought that

there were variances needed given that it is being used in the currently in the fashion we are proposing it be used continuously, I guess I was under the impression that we would not additional variances.

Chairman Sandora: I will let Mr. Schmitzer read his report and then we will discuss this again.

Mark Schmitzer: Thank you Mr. Chairman. What the applicant has before us a slightly different plan than what we saw a few months ago. What he is looking at is only the west side of the site to improve that parking lot. The original proposal had the east parking lot as a future, but we are not here to discuss that. I just wanted that stated as well. With that said, the plans that we have looked at we did see the need for two variances. First variance, the 25-foot parking setback from Royalton Road right of way. That would require a variance from the Board of Zoning Appeals. The other variance was a 10-foot side yard setback for the driveway. You could show a little bit of revised line work on the site plan to get that out of there and wouldn't need a variance for that one. So, it is up to you at that point. You are going to be going for one variance right now, if you want to add another one or you want to clean it up before, that is up to the applicant to decide. I just wanted those mentioned. We did meet with the applicant regarding the encroachment of the proposed parking lot and the effect that that has on the existing trees on City property. We did receive a report from Certified Arborist and I am okay with the report and his findings. As long as those recommendations are followed during construction I don't see any ill harm to the trees, although the arborist did say that the blue spruces do have some disease to them already and has already started to deteriorate. We don't want to make them worse. So, if we can follow those guidelines. Okay? Parking lot lighting has been discussed in our meeting to make sure that we had right light levels, that our Code states with one foot candle at the edges of the parking lot to make sure that they are safe lighting for that so, if you could just provide.

Mr. Mascosko: We will comply with all the required engineering for sure.

Mark Schmitzer: Is there any proposed landscaping a part of this phase?

Mr. Mascosko: There will be no landscaping upon this part, it is pretty much asphalt.

Mark Schmitzer: As we stated originally with the previous approval, if there is any sidewalk along the frontage there that is broken or damaged, if you could replace that at this time, because you are going to be introducing a lot of new residents or people coming to that and the sidewalk doesn't need any trip hazards.

Mr. Mascosko: I understand.

Mark Schmitzer: That is all I have Mr. Chairman.

Chairman Sandora: Thank you Mr. Schmitzer. I have one question, the area for the variance is the six parking places on the west side, do you need all six of them or can you cut that back?

Mr. Mascosko: We need all twenty of them. This site exists perhaps a nonconforming situation, we have an agreement with the bank to the west to allow us to park over there also. This is our main entrance and we are using it for

accessibility. We have many elderly people here. If you require it I am sure we will comply. We are not really doing more than what is already existing.

Chairman Sandora: I understand that and it is a shame because it has been used for so long and at capacity and now there is no way of really dealing with these variances unless you go to the Board of Zoning Appeals to get the variance request. My only question was do you need those six. You could cut it down if you don't. You could get away with four, or pretty close to it. But if you really need it.

Mr. Mascosko: I'm embarrassed to say that I don't have all that together. I was absolutely under the impression that we would not need a variance. Otherwise I would have tried to present that here tonight.

Chairman Sandora: We will just send you there tonight. You just present your plan to them. When is the next meeting?

Julie Broestl: If you get your plans tomorrow I think you could make it on this month. You may make the 14-day limit. I'm not sure.

Chairman Sandora: You might make it on.

Mr. Mascosko: I will give you a call tomorrow.

Julie Broestl: Absolutely.

Mr. Mascosko: I can submit what is necessary.

Chairman Sandora: Do you know off hand if there is any historical plates inside or around that building place?

Mr. Mascosko: Plates?

Chairman Sandora: Yes, a historical site?

Mr. Mascosko: Well, it certainly is historical, but I don't know if there is any.

Chairman Sandora: Any plaque on the building?

Lady in the audience says that it is not designated as a historical site.

Chairman Sandora: Okay. I just was asking.

Don Willey: Would you like it to be?

Chairman Sandora: Anybody on the Board have anything?

Don Willey: Yes. Congratulations, by the way, that things are going so well. It's too bad it wasn't five years earlier we would have sold you a bunch of cemetery plots back there, but now it is getting pretty full. For my own clarification, the reason for the variance is because the properties abutting to City property, of which case we are giving them an easement it is still abutting, is that the reason for the variance?

Mark Schmitzer: Mr. Willey. The variance that is required from the Royalton Road right of way going north. We have a setback that is 25-feet for parking.

Don Willey: Even though it has been existing, or because it is a new parking area? They have been parking like this since Jesus was a teenager. There isn't a precedent already set that covers that, is that correct?

Mark Schmitzer That is correct. Our Code does state that the setback be 25-feet.

Don Willey: Okay. Thanks.

Chairman Sandora: Any other questions?

Victor Bull: Mr. Chairman. To the applicant. You are going to allow residents how are visiting the cemetery to park in that lot?

Mr. Mascosko: Absolutely. It works very well for us. We don't use it at the time they will want to use it which is mostly during the day on week days. We can post a sign that states no parking 8—12 on Sundays or something like that. In my short time here and working with this property on more than one occasion I have seen four or five cars parked there and visiting the cemetery. This is our Minister here and she can speak on this too. We welcome good use of the space.

Victor Bull: Thank you.

Don Willey: So the rumor that you are going to put parking meters over there is just a rumor right?

Mr. Mascosko: Good idea.

Moved by Chairman Sandora, seconded by Victor Bull, to table the site plan approval for parking and easement until BZA approves.

Chairman Sandora: It has been moved and seconded, Mrs. Broestl, please call the roll.

Mike McCarthy:	Yes.
Don Willey:	Yes.
Mayor Stefanik:	Yes.
Victor Bull:	Yes.
Chairman Sandora:	Yes.

Yeas - all. Nays - none.

Motion carried. (5-0)

Tabled

Mr. Mascosko: We will see you again.

Julie Broestl: Call down or come down tomorrow because I am there and I can set you up the secretary for BZA.

Chairman Sandora: Miscellaneous?

Don Willey: Mr. Chairman.

Chairman Sandora: Mr. Willey.

Don Willey: We have some members from the North Royalton High School here, welcome. Very interesting that you came and we also have a visitor from our Ward 5 Councilman. You are the Government class. I have copies of the United States Constitution and I only have seven and eight people showed up, but if you come back in a couple of weeks I will have more so. After the meeting come up here and get one. If you do come back pay particular attention to article seven, and we will have a spot quiz, just joking. That's all thank you Mr. Chairman.

Moved by Chairman Sandora, seconded by Don Willey, to adjourn the Regular Meeting of the North Royalton Planning Commission.

Chairman Sandora: It has been moved and seconded to adjourn. Mrs. Broestl, please call the roll.

Victor Bull: Yes.
Mike McCarthy: Yes.
Victor Bull: Yes.
Don Willey: Yes.
Chairman Sandora: Yes.

Yeas - all. Nays - none.
Motion carried. (5-0)

Meeting adjourned at 7:39 pm.

Approved: _____
Chairman Tony Sandora

Date: _____

Attest: _____
Secretary Julie Broestl