



VILLAGE OF OAKWOOD  
PLANNING COMMISSION MINUTES  
DATE: NOVEMBER 3, 2025

**ATTENDANCE**

**PRESENT:** Rand Broadstreet Chair--Peter Duffy--Malinda Harp-- John Latsko--Ross Cirincione Law—Jim Urankar, CBO-- Joel Hladky

**ABSENT:**

**WORK SESSION: Cirincione:** I am talking about 26004 Pettibone Road the Smoothie Shop. They are going to have to give the Village Engineer some detailed plans, what he is saying is, he does not think that he needs a full traffic study. However, his other concerns are listed on the July 3, 2025 letter as well as his additional concerns which he listed in the November 3, 2025 letter. If you can please look at both of those. **Harp:** It looks like he is basing it on the traffic count that the applicant gave. They can say anything. **Cirincione:** It is subject to his approval. The board must be comfortable with that. **Harp:** Did Starbucks have a traffic study? **Cirincione:** Yes, they were required to do a lot. **Duffy:** They were very unhappy about it. **Duffy:** We have an application for gambling in Oakwood. **Cirincione:** I sent a memo out earlier today to the chairman of the Planning Commission, Mr. Broadstreet, & ABR Mr. McWilliams. (Reading on the record) Hello Gentlemen: As you know, an entity named "DJ and G Holdings" is on tonight's agendas requesting approval of a "Rake Free Poker" establishment located at 23292 Broadway Ave., Oakwood Village, Ohio. I will be recommending that this matter be tabled to allow the Law Department to further review the legal issues presented by this application. The applicant can be sworn in to outline their proposal in detail, but, a full legal review must be prepared for consideration by the Board prior to any action by the board. Thank you for your attention to this matter. Very Truly Yours: Ross Cirincione, Assistant Law Director/Prosecutor. **Duffy:** The application should never have been accepted. **Cirincione:** That may be. It does need to be reviewed by the law dept, we need to do a comprehensive review. **McWilliams:** It was a long time ago; the village voted no gambling. Do you remember anything about that. That was the time when the Indian bingo wanted to come to Oakwood. I thought it was a community vote at that time. **Cirincione:** That is partly what we are going to discuss tonight. There is a ?? that is in the code which provides that no gambling is permitted. We are going to have to look at this. There has been State Law that has been cited. Some communities may not allow it. Each zoning code is different, from City to City.

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**Broadstreet:** Is this going in by Hawthorne Valley. **Cirincione:** It is storefront in that complex. It is next to Sams club.

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Meeting opened by Broadstreet @7:00PM  
Roll call taken

**Broadstreet:** Call to order. Ms. Federico represents the applicant. Needs to be taken off the table.

## OLD BUSINESS

**PC#25-111**

**ASHWAANI ADYA (ASH)**  
**26004 PETTIBONE ROAD**  
**OAKWOOD VILLAGE, OHIO**  
**MICHELLE FEDEERICO (REALATOR)**

**MS. FEDEREICO IS COMING BEFORE THE BOARD TO REQUEST APPROVAL OF A SMOOTHIE**

**Duffy:** I move that we take PC25-111 off the table.

**UNTABLE CASE # 25-111 TOPIC SMOOTHIE FIRST DUFFY SECOND: LATSKO**

**VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y**

**RESULTS REMOVED FROM TABLE**

**Federico:** The last time we were here, we thought a traffic study would be needed. **Cirincione:** Swore in Ms. Michelle Federico. **Broadstreet:** Did you receive a copy of the letter from Chagrin Valley Engineering. (handed her a copy) **Federico:** The letter was read to me. I was calling traffic engineers, I found out they have a code. It is usually 100 cars per hour in order to require a traffic study. This is according to the Institute of Transportation Engineers the Generation manual. We will only get 300 cars per day. Taylor Kline, suggested we ask again if it would be needed. The traffic is going to be low. It is only a 675sf building. The way we got the traffic count was through the same Human Bean store in Bedford Hts. I have those numbers here. I did get them in late. The cars he has for the day is 245-251. That is over 15 hours. The traffic engineer is telling me that it is so slow and to ask again to make sure we want a traffic study. At the very peak hours, it will not be more than 40 cars. **Cirincione:** Where did those numbers come from. **Federico:** They came from the Bedford Hts., store. That store is on a very busy intersection. He got them from his payroll, so he said you cannot fudge it. It is the number of orders per day. **Duffy:** That does not have any relevance to this. **Cirincione:** The problem is this is a totally different location. There are different numbers of lanes, all kinds of

differences. It is not useful for this issue. **Harp:** This is not relevant to what we are discussing tonight. How did you come up with your count? **Federico:** Based on the numbers from the other store. That is actually the traffic engineer's code. She said that using the National Standard Manual, from the Institute of Transportation Engineers trip manual, to calculate trips for this type of use. There would only be 40 trips during the AM peak hours and 15 trips for PM peak hours which is way under the usual 100 trips threshold that warrants the need to complete a TIS. **Duffy:** You are talking about something totally different than what we are dealing with. We are talking about how many cars go by on that road per day. On both Broadway and Pettibone. **Harp:** Where did you come up with 40. **Federico:** That is what the traffic engineer came up with. **Harp:** Who is the traffic engineer. **Federico:** It is Taylor Kline, it is a reputable company. The company name is CPD Group. She is the associate project manager as a traffic engineer. **McWilliams:** The Chagrin Valley says that the project should be allowed to proceed without a study. **Cirincione:** Matt Jones did make an oral reference when I spoke with him last week. That is the numbers that he is referring to. I did not realize those numbers were provided by the applicant, I am not sure if they came to those numbers in a fashion that would be relevant. We are talking about two different locations. **Federico:** I was thinking that. It is a bigger location it is already established, it is a very busy location. Those are the numbers of orders. **Cirincione:** That is not evidentiary because it deals with another location that is totally different than this location. We have been looking at this since July, is an indication on the impact of traffic in that area or traffic accidents. I am told by the police department we do have a lot of accidents there. That is our concern. That is why this commission wants to be careful. It is not out of question that your client is going to and pay for a traffic study at this location. **Urankar:** I suggested that we get a PD report to see how many collisions are in that location. You have a signal there as well. We just had a meeting with people who wants to change that traffic light to a caution so that traffic can keep moving along. I think a traffic study would be a sure way to determine this. **Federico:** I did put that question to the engineer, she said it appears that Oakwood is more concerned about the proximity to the signalized intersection and the safety issue it purposes versus the generated trips. There really are not many options besides providing a traffic impact study to see what results the development generates in terms of capacity of level of service and queuing, and to determine what access configuration will work best to minimize the impact to the intersection. **Cirincione:** That is what our position is. **Urankar:** This is mostly a coffee shop. You say there is 40 cars at peak hours which is only a drive thru. Do they really only sell 40 coffee's in a couple of hours. **Federico:** Under 300 for the whole day and that is 15 hours. There is not any given month that is over 300. It ranged from 240 to 290 and that was the number of orders. Those could include two in one car or walk up order. So that number is probably lower than that. That is why the traffic engineer is asking why you are getting a traffic engineer impact study,

when there is so little traffic. It is not going to make an impact. **Urankar:** We are not concerned about the average, it is the surge, from 6am to 8am. The 4pm-5pm. **Federico:** She said it looks like it would be at the maximum 40 per hour. The traffic impact study shows you should have 100 in order to warrant a traffic impact study. This was new information that I learned as I was talking with traffic engineers. I see your point and I asked her about that, is there something else because this is \$14,000. She did not see anything else that we could do. I will talk with other traffic engineers to see about safety. **Duffy:** asked who she needs to talk to. **Cirincione:** She needs to talk with a traffic engineer. Who will relate our concerns in regards to the volume. **Harp:** The traffic engineer said that you need a traffic study. **Federico:** She said in order to address your concerns that there is not any other type of option besides a traffic impact study. **Duffy:** I move that we table this until we see the issue is resolved. I don't see us going forward any further until we know exactly what is needed. **Cirincione:** We have asked for this information since July and I understand it is expensive. This board does not want to establish a precedent of going forward without knowing what the numbers are. We need to see some numbers. **Federico:** Our hands were tied. it was under construction. Now there is another project under construction. We cannot do the traffic impact study until December. We are now at a standstill. The other area under construction is Richmond and Broadway. **Cirincione:** The concern is what happened to that intersection when there was some work done on it. It was Chaotic. We had a lot of violations of people trying to bypass that, they were zipping around through the gas station. It was horrible. We don't want to establish something that is going to be a traffic nightmare. That is a high impact traffic area. I understand the boards concern. We need to table this. I will contact Matt Jones to see if he can sit with us and we can try to come up with a solution. **Latsko:** There are other stipulations in Matts letter. **Federico:** If we could have used the driveway on the plaza next door, I think we would have avoided all this. They said no. **Cirincione:** You are talking about the sandwich store. **Federico:** That makes our driveway closer to the intersection. That is where it is tight. Even the traffic engineer said, you cannot have a left hand turn there. It would be a right turn only. **Cirincione:** If it is approved it will be with right hand turn only.

**TABLE CASE #** PC25-111 **TOPIC** SMOOTHIE SHOP **FIRST** DUFFY; **SECOND:** HARP  
**VOTE:** BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y  
**RESULTS** TABLED TRAFFIC STUDY POSSIBLY NEEDED APPLICANT TO TALK TO TRAFFIC  
ENGINEER

## NEW BUSINESS

PC25-121

EUGENE BROWN

7412 OAKHILL ROAD

OAKWOOD VILLAGE, OHIO

DIANE BIJA OR BILL WOOD (NEW CREATION BUILDERS)

(CONTRACTOR)

### EUGENE BROWN IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR 16 X 20 NEW GARAGE (320SF)

**Cirincione:** Swore in Bill Wood. **Harp:** Tell us about your project. **Wood:** It is a 16X20 detached garage. It is going to have a man door on the right side. The pitch will be 4-12. The total height of the project is going to be 12'. An overhead door that is 12' wide with 2' on each side.

**Broadstreet:** Is the driveway concrete? **Wood:** Yes. **McWilliams:** You will have to put an extension on it. **Wood:** Yes. That is correct. **Latsko:** On this one plan by the new driveway, there is a nine. Is that nine feet from the property line? **Wood:** Yes. **Latsko:** I believe it is supposed to be more than nine feet. **Urankar:** It is supposed to be 10'. There is an extension there already. I have to show you from the arial view. It looks like you are going to match that and come back. It is already to far to the right. It is nine feet if that is an accurate dimension. He is going to match that and run it all the way back. Ten feet is required, it would be 9' and you would match that. There is an existing driveway that is already at 9'. **Harp:** Does that mean he has to get a variance? **Urankar:** Technically yes. **Cirincione:** He would have to go before the ZBA for a variance. We can vote on it with the contingency that you appear before the ZBA. That will give you time to apply to them. They will set a meeting, then ask for a one foot variance. They will consider that there is already a driveway. But, they can make it official for the record. **Wood:** Can we be grandfathered into that? **Cirincione:** No. You are adding into that. We can entertain to grant it subject to the ZBA approval. You can talk with Jim U., who is here tonight. They will tell you what to do. **Duffy:** Can you give us some brief information about rain-off and how it's controlled. **Wood:** It is going to splash into the backyard. **Duffy:** How is the grade in that area. Is there a hill or a valley. **Wood:** No. It is level, but towards the back it does go down. **Duffy:** Is there anymore questions. **Urankar:** I am checking to see how much room is there. This is a unique situation. I am using this GIS map. We can take dimensions of their side yard. That is 19'4" It looks like the whole drive is in the wrong place. But he would be in compliance. GIS can be off but it is not off that much. It is off a couple of inches. That would mean where your drive is at 8-9' you will be at 10' away from the side yard. **Harp:** Does that mean he does not need a variance. **Urankar:** Yes. He would not need a

variance. **Cirincione:** We can approve this. You can confirm it is 10', then he does not have to go to the ZBA. Once you look at it and it is not 10' than he does have to go to ZBA.

**McWilliams:** Is there going to be a contingency. **Cirincione:** If it appears to be only 9' when you get on site, then he can apply for the variance. **Urankar:** That drive is not going to be any wider than the current extension. It would match the garage pavement that is currently existing. The one adjacent to the garage itself, which looks like it is about 8'. **Duffy:** Do you agree to that.

**Wood:** Yes. **Duffy:** I move that we approve PC25-121 with possibility of being required to meet with the variance by applying to the ZBA. If he is under 10'.

**CASE # PC25-121 TOPIC NEW GARAGE FIRST DUFFY SECOND: LATSKO**

**VOTE: BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y**

**RESULTS APPROVED CONTINGENT TO DETERMINE IF 10' VARIANCE IS NEEDED**

**PC25-122**

**THREE BLACK KNIGHTS**

**7270 FREE AVE.**

**OAKWOOD VILLAGE, OHIO**

**ALPHA OMEGA CONSTRUCTION**

**THREE BLACK KNIGHTS IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A NEW DECK (ALREADY BUILT) RAISING THE ROOF ON THE GARAGE, ADDED A DORMER TO THE HOUSE.**

**Cirincione:** Swore in Claude Carson & Akin Affrica. (Alpha Omega Construction). **Duffy:** I understand that you have already started building. **Affrica:** That is correct. In some areas.

**Duffy:** What have you completed. **Affrica:** Nothing is completed. We have started building a deck on the side, front stairs, roof on the garage, some work on the inside of the house, some demo work, a new roof that has been completed. **Duffy:** Has any of this work been inspected.

**Affrica:** Yes. They were over there. I don't know which inspector, they came over and told us to stop the work until we pulled permits. **Duffy:** I understand you put a dormer on the roof.

**Affrica:** Yes. **Urankar:** We did run across this. They did get a roofing permit. The lifting of the garage, they reframed it. It was a flat back, they turned into a gable. Reverse on the garage they lifted it about 16". They lifted the roof, they put a short wall on it. Then put their rafters onto that. I do have a problem with the foundation wall, you saw that wall, which is bending. Concrete does not bend very well. It looks like it froze. The cinder block wall, I advise that you fill those pores with some concrete and rod. I know it is difficult to do right now. We cannot have that collapse or break. You are doing this to sell it. You have some major breaks in that wall, some of which you can see through it. There are some structural issues. The foundation

that is drawn on the plan does not represent what is there. That shows a monolithic slab, which would have a full foundation. It is a CMU wall. You need to investigate that with someone. You guys probably have a structural engineer that you work with. Can you get me something from the structural engineer that says that it is okay. **Carson:** Yes. **Urankar:** They can give me some remedial drawings. The wall which is CMU that would include that foundation to access that. The foundation may be okay. It could be because water was getting into the cores for the last several years and just broke when it froze. You can get a structural engineer on that. Speaking about the dormer. The dormer, you put up a wall with the studs sideways. You are not going to have enough insulation to protect the water lines from freezing. **Carson:** We are going to correct that. On the right hand side of the tub there is a shower stall. There is about a foot of space where we can shift the pan to the right and turn that wall from a 4" to 6". **Urankar:** That will work. **Affrica:** It was actually one 2x4 that the plumber turned. We were not even aware. We can easily go up to 2x6. **Carson:** The entire wet wall is not exterior only about 2' of the wall is inside of the house. The gable comes down and crosses it. **Urankar:** Then we have the mold remediation in the basement. Then we have the electrical. We need to access that. We need a licensed electrician to come in so we can deal with that. I don't know if they pulled a permit for the service panel that is existing in the basement. It is relatively new. It is probably ten years old. **Affrica:** You are talking about the previous owner. **Urankar:** We are talking the whole electrical system. The house was probably built in the 1950's and probably has knob and tube. If that knob and tube is in bad shape. **Affrica:** We are redoing everything. **Urankar:** We also need deck drawings. We are talking a new deck, I believe you replaced an old patio/deck. We need the deck drawings including the footers and how deep they are going to be. The handrails are wrong. It does not have graspability. We can meet over there and walk through all the details. The mold is a big deal. **Carson:** I am certified in mold and water remediation. We will make sure we take care of it. **Duffy:** Any other questions. I do not know how to proceed with this. **Cirincione:** Jim will be able to furnish Joel everything you just said in writing. **Urankar:** Yes, it will just take me some time. **Cirincione:** Otherwise, we are going to have to reset it. **Duffy:** There is not enough to approve at this point. **Urankar:** We can say that all work has to be done. They will have to get a structural guy for the foundation walls. I will write something up. **Cirincione:** If we put it on the record tonight, tell Joel, this is what I need to see for them to proceed. **Urankar:** We will say: structural assessment on garage. All work completed in the residential code for Ohio. All permits through Oakwood Building Department. Have dormer approved. Do you have an elevation drawing. **Duffy:** Not in the paperwork that I have. **Urankar:** You are missing guard rail drawings. On page SP1 you would look at scope of work. It just says existing house renovation. They added a dormer to make room for a bathroom with a shower. They needed the headroom. (discussing plans) **Harp:** There are a lot of contingencies that we don't have

here. Perhaps you can get a list from building, you can always ask for a special meeting. That would be my suggestion. We should table it, until they get with the building department and then they can come back for a special meeting. **Cirincione:** Jim, if you can delineate everything, When it comes back in two weeks, we will have something for the commission. This will give us a level of certainty. **Urankar:** I suggest the applicant get some elevation photo's. Take photo's of the foundation wall. I will meet you there. Can you get a structural guy out there to access that immediately? How fast can you have someone there. **Affrica:** We can call them tomorrow. **Urankar:** It probably will not happen within two weeks. **Affrica:** I think we can do this within two weeks. **Duffy:** I move that we table PC25-122.

**TABLE CASE #** PC25-122 **TOPIC** NEW GARAGE **FIRST** DUFFY **SECOND:** LATSKO  
**VOTE:** BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y;  
**RESULTS** TABLED APPLICANT NEEDS TO GET TOGETHER WITH BUILDING TO SEE ADDITIONAL PLANS AND WHAT NEEDS TO BE DONE. POSSIBLE SPECIAL MEETING NEEDS SCHEDULED

**PC25-123** **DJ AND G HOLDINGS**  
**23292 BROADWAY AVE.**  
**OAKWOOD VILLAGE, OHIO**

**DJ AND G ARE COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A RAKE FREE POKER.**

**Cirincione:** Swore in Dawson Goss. & Attorney Jamie Zaffizo. **Goss:** I put together a one page summary. (handing out summary) A quick overview of our company. We are a private membership social club, we take no rake from the games, all the money is made through membership fees. It is similar to how a country club would be for poker. **Zaffizo:** The plan would be the employees would have security. The dealers would be volunteers. There is not a whole lot of law on the subject at this point. On the ORC 2915.01 basically says that Oakwood Village, 517.01 and 2915.02 which is the same as 517.02, 2915.01 basically says poker is a game of chance, and "for profit" is illegal. You cannot conduct it for profit. The words for profit are the key words in those sentences. I did pull the statutes if you want them. The case law out there is very little. I scoured the internet. I only searched Ohio cases, what I found mostly was gambling, liquor violations for gambling. While you can kind of make a case, it is not really the same thing. We are not going to have a liquor license. This is when a liquor agent would go into the establishment and find the violations on liquor. The one case I did find while it is a liquor case, it is from 1996, it was basically a Summit County Court of Appeals walked through the Administrative Code and how that interacts with the revised code, they dissected



basically the revised code end of it with or without a liquor violation. Basically, what they came up with. It is not for profit, it is not per say illegal. It boils down to what the local municipal ordinances would be. If they Oakwood Village mirror the Ohio Revised Code it is not illegal if it is not for profit. The structure is the volunteer dealer at the table, the participants at the table, one of them wins, nothing goes to the house. **McWilliams:** What did you say earlier about the dealers? **Zaffizo:** They are volunteers, there is a written contract with the dealer. There will be security guards that are employed in a similar fashion. While they are dealing they are volunteers for that time. They are not paid by the club. They are not paid by the participants. They are volunteers. **Duffy:** Is there an advantage of being a volunteer dealer? **Zaffizo:** I don't think there is an advantage of being a volunteer dealer, that is how the code is spelled out. **Cirincione:** Are the volunteer dealers a member? **Zaffizo:** It could be. It has to be structured so no portion of ownership take a piece of the pot. If the dealer is paid. It is not spelled out but they say it. If the dealer is paid the dealer is an agent of the company and therefore, getting a piece of the pot. The dealers contract is volunteer. **Duffy:** What else would they do there, that would enable them to earn money? **Zaffizo:** Security. People at the door. There has to be employees there. There will be at least two people at the door. It is a private club. There is going to be an application process, you can't just walk in off the street. **Cirincione:** Will members be able to bring liquor in? **Goss:** No. It is no liquor at all. There are other clubs like this all over Ohio. There is one in Wickliff. There is one in Columbus, also in Gerard Ohio. There is one in Akron, many in Cincinnati. **Cirincione:** Keep in mind that each of these suburbs are different. Oakwood Village is different than Cincinnati. I was looking through this if you would share your research. If you have cases or case law that you would like us to consider. We need to take a close look at this. It is a multifaceted problem. It seems like we are on fairly new ground. **Harp:** You are saying that the way that your establishment is different is because of private members only. **Goss:** Yes. When you go to the casino, they take money out of the pot. We don't do that at all. We provide membership. That is how we make our money. **Harp:** You provide membership on a daily basis, that sounds like profit. **Goss:** No. It is not. There is an application process, then you get a card. We make money off the membership. **Broadstreet:** How much are the membership. **Goss:** We have a daily which is \$10.00 per month. A monthly is \$30.00, and yearly which is \$200.00. **Harp:** So, I can be a member one day and not a member the next day. **Goss:** If that is what you would choose. You do not have to come back. **Cirincione:** Your membership is determined on a daily basis. **Zaffizo:** You cannot just walk up and say I want to play today. It is done in advance. **Cirincione:** The membership is very flexible? Is there anyone else involved? **Goss:** Yes. David Goss. **Moore:** On average, how many members do you have. **Goss:** The one in Toledo has thousands, same with the one in Columbus, the one in Youngstown, they opened in April, they have about 600, there is another one in Dayton that has a couple of thousand. Wickliff opened in January, I cannot say exactly

how many members they have, but they are doing very well. **Duffy:** What made you choose Oakwood? **Goss:** Location, it is right off the highway and Hawthorne Valley Plaza brings in 750,000 people a month. **Cirincione:** Does the casino have anything to do with it. **Goss:** No. Not at all. I did not know there was a casino here. **Cirincione:** MGM Casino is about 5 miles from here in Northfield. **McWilliams:** You also charge \$10.00 per hour for a person to play cards? **Goss:** Correct. **McWilliams:** Is that if you are a daily or monthly or yearly member. **Goss:** Yes. **Cirincione:** I am speaking for the law department; we have not had an opportunity to do the research. I thank you for sharing the case law. **Zaffizo:** There are other liquor license cases, they do not go into the Revised Code. **Cirincione:** There is also the local code, your position is that it is consistent with the State Code. I sent a communication to the Planning Commission and the ABR, saying we need a chance to look at this, and do the research. We will have to see if this is permitted use. Both permissive use per-say and permitted use under our zoning. Those are the first two crucial questions. I am not sure that our local criminal ordinances don't prohibit what you want to do. I raise that up for consideration. We will look at it. I am asking the board to table this. To give us time to do the research. **Moore:** Where are you going to be located? **Goss:** Hawthorne Valley, near Sams Club. On the right of Sams. **Moore:** You have thousands of people coming? **Goss:** Not every day. **Moore:** There will not be enough parking. **Cirincione:** Has Hawthorne Valley signed off on this? **Goss:** Yes. They have given us permission to make application for this. **Cirincione:** Do you have that in writing? **Goss:** No. We do not have it in writing. I have spoken with the relator, she said we are good to go. **Cirincione:** We will need something in writing from them. I don't know what your goal is for membership. There are other stores in that area, parking may become an issue. **Goss:** There is ample parking in that area. Do you have any idea how many vehicles are going to be parking? **Goss:** Daily, anywhere from 20-30 people. **McWilliams:** I think you are also depending on the traffic from Sam's Club to help your business. **Goss:** That is definitely a factor, but people do travel for this type of thing. The busy hours are 5:00-11:00PM. **Broadstreet:** What are your hours? **Goss:** Twelve PM to 2:00 AM. **Harp:** You will have your own security. **Goss:** Yes. **Latsko:** Not sure how this works, how do you win or what do they win. **Goss:** It is just like poker. We do not profit off the game. If there are five people at the table and you win, you take the pot. The pot comes from the players. The game is played between members only. We do not profit from the game. **Cirincione:** How many players do you have at a table? **Goss:** Up to nine players. Strictly poker, no slots, no table games, just poker. **Zaffizo:** No electronic, no bingo. **David Goss:** (Identified himself for the record) There is a pool table in the back, You can watch TV, there is no liquor. This is going to be a very nice environment. Similar to a Ralph Lorenz store if you want to call it that. It is nice wood paneling with wallpaper and chair rail around. It is going to be very nice. **Latsko:** What about smoking? **Goss:** No smoking. **Urankar:** I am looking at occupancy, how many people are you going to be putting into this building.

Whether, you are serving food or snacks. **Goss:** No food. There maybe a vending machine. **Urankar:** We need to identify the use. We need to know how many human beings you are going to have. I would like a comprehensive business plan. You provided a business plan by email, I think you need to go a little further. **Cirincione:** There are a lot of fascists to this. The number of persons, I thought I read contracting an outside restaurant or service to provide food. **Goss:** Perhaps partnering with them. Like door dash or some kind of delivery service. You have local restaurants around like B&M, the Chinese restaurant that offer service to the club as well. **Cirincione:** Please provide a detailed description of all the different things that will be going on there. It seems that income is based on membership other than the outcome of the poker game. You still have a lot of things going on. **Urankar:** What are the limits? **Goss:** Mostly a one three which is the most common game with a \$300.00 bind. **Urankar:** You are talking a lot of money in the building at any given time. **Goss:** We will have surveillance and security. **Cirincione:** If you can outline security. This is something we must know. **Zaffizo:** We are going to go cashless as much as possible. We cannot always. The doors will be locked. **Cirincione:** We are going to have the Police look at this as well. **Duffy:** I move that we table PC25-123.

**TALBE CASE # PC25-123 TOPIC RAKE FREE POKER FIRST DUFFY SECOND: HARP**  
**VOTE:** BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y  
**RESULTS** TABLED FOR LAW DEPT TO REVIEW & DETAILED BUSINESS PLAN NEEDED.

**Duffy:** I move that we approve the minutes of September 8, 2025.

**MINUTES OF SEPTEMBER 8, 2025 FIRST MOTION DUFFY; SECOND: LATSKO**  
**VOTE:** BROADSTREET: Y; DUFFY: Y; MS.HARP: Y; LATSKO Y  
**RESULTS** APPROVED

**Duffy:** I move that we approve the minutes of October 6, 2025.

**MINUTES OF OCTOBER 6, 2025 FIRST MOTION DUFFY SECOND: HARP**  
**VOTE:** BROADSTREET: ABSTAIN; DUFFY: Y; MS.HARP: Y; LATSKO Y  
**RESULTS** APPROVED

**Latsko:** I move that we adjourn.

**MEETING - MOTION TO ADJOURN:** MADE BY LATSKO; SECOND: DUFFY  
**VOTE:** BROADSTREET: Y; DUFFY: Y; MS. HARP: Y; LATSKO: Y  
**RESULTS** ADJOURNED @ 8:17 PM

Signed \_\_\_\_\_

Signed \_\_\_\_\_

Rand Broadstreet, Chair

Joel Hladky, Board Recording Clerk

Date approved: \_\_\_\_\_