

**BEREA MUNICIPAL PLANNING COMMISSION**  
**March 7, 2013 – 7:30p.m.**

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The Berea Municipal Planning Commission met on March 7, 2013 and was called to order by Mr. Madzy at 7:30p.m. Present: Borowski, Fay, Koharik, Madzy, Sawyer, and Smith. Mr. Dozier arrived at 7:40p.m. Tony Armagno, City Engineer, was also present.

This meeting was held in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and Chapter 109 of the Codified Ordinances of the City of Berea.

Moved by Mr. Smith, seconded by Mr. Borowski, to approve the minutes from the February 7, 2013 Planning Commission meeting. Vote on the motion was all ayes and no nays. Abstentions: Fay. The motion carried.

The witnesses were sworn in by Mr. Madzy.

**REQUESTS FOR VARIANCE/APPEALS:**

**Application #13-03-01**

**Application for Sign Height and Display Area Variances**  
**1350 W. Bagley Road, P.P. #361-32-012**

Mr. Madzy read the Administrative Review. Due notification was made on this application pursuant to Section 102.04 of the City of Berea Zoning Code.

Joe Berdine, from Sign A Rama, was present this evening. He explained that the proposed sign would be crafted from aluminum, and possess a concrete foundation and masonry base. Both the sign and the plaza will share the same brick color, and the sign's green framing will match the existent awnings.

In response to questions from the Commission, Mr. Berdine added that the various tenant signs will contain no logos, and appear as black printing on a white background, in order to achieve a uniform appearance.

Mr. Fay questioned the need for the height variance, as both he and Mr. Sawyer had measured various signs in the area, several of which complied with current code. Dave Richards, of Carnegie Cos., explained that the plaza sits a great distance off the road, and they hoped an appealing signage package would attract quality tenants for the City, as well as the plaza. Mr. Madzy noted that there is no way to judge how many tenants could be included within the

plaza at any one time, adding that adequate space for each tenant sign mandated the proposed height.

Mr. Madzy further clarified that Planning Commission is currently considering the variances, signage concept, and current tenant signs. As new tenants lease plaza space, they will be required to appear before Planning Commission to request approval for both their building sign, as well as their individual tenant insert, which will be included as part of the signage up for approval tonight.

Mr. Koharik questioned the durability of the sign, and asked if, perhaps, brick columns could be added to both sides. Dave Delrio, of Delrio Masonry, answered in the affirmative, noting that durability should not be an issue.

Mr. Armagno alleviated all stated concerns that sight-distance would be a problem, should the height variance be granted.

Mr. Smith understood the need for adequate space for all tenant signage, but wondered if, perhaps, a few bricks could be removed from the base of the display.

Moved by Mr. Fay, seconded by Mr. Smith, that a three foot sign height variance be approved. Vote on the motion was ayes: Borowski, Dozier, Fay, Koharik, Madzy, Sawyer and Smith. Nays: none. The motion carried.

Moved by Mr. Smith, seconded by Mr. Fay, to approve the display area variance, as submitted. Vote on the motion was ayes: Borowski, Dozier, Fay, Koharik, Madzy, Sawyer and Smith. Nays: none. The motion carried.

Moved by Mr. Fay, seconded by Mr. Smith, that the sign design and landscape plan be approved, with the condition that 2 brick columns be added on either side of the sign, and the height of the base be reduced, as discussed, to comply with the approved 3 foot height variance. Vote on the motion was ayes: Borowski, Dozier, Fay, Koharik, Madzy, Sawyer and Smith. Nays: none. The motion carried.

Mr. Madzy reminded Mr. Berdine that, due to the variances, a twenty day waiting period must expire before the sign permit can be issued. He encouraged Mr. Berdine to send in column mock-ups, for review, as soon as they become available. Mr. Berdine stated his understanding, noting that the smaller temporary signs, now present, will be removed.

**NEW BUSINESS – GENERAL PLANNING MATTERS:**

**NONE**

**OLD BUSINESS****Application #12-02-05****Application for Approval of a Conditional Use****202 E. Bagley Road, P.P. #364-07-001**

Mr. Madzy read the Administrative Review and the definition of a Juvenile Justice Treatment Facility, as found in the City's Zoning Code. Due notification was made on this application pursuant to Section 102.04 of the City of Berea Zoning Code.

Kenneth A. Adams, Director of Public Safety, informed the Commission that last year, his initial concerns with the Conditional Use revolved around the safety of the children, staff, and community, as well as the training of those working within Burris Cottage. Since that time, he has not only received monthly reports on the progress of the program, but has reviewed the safety plan and met with Police Chief Mark Schultz who noted that this program has, in no way, detrimentally affected the City or its residents. Mr. Adams declared that his concerns had been addressed, and the program was a success thus far.

Richard R. Frank, President and CEO of Guidestone, was also confident that they fully complied with all stipulations attached to the Conditional Use, as well as the new Zoning laws. He was also pleased to announce that the treatment program has been a great success. The children who enter this program do so after a rigorous evaluation and assessment. They must willingly sign on, with parental support, and are not in the program to be punished, but rather to get better. On site treatment lasts for 120 days, and at its conclusion, children are released to the care of their Parents, while receiving 60 additional days of continued family service and counseling.

Mr. Frank explained that the staff undergoes specialized training catered for this program, and spends 3 additional hours each month learning new techniques. The building they work within is locked and fenced, and then fenced again by the campus's fence. No child is permitted to leave the cottage area or the campus.

Mr. Frank next addressed the community's safety concerns, which were exposed during last year's meeting. Mr. Frank assured the community that Guidestone had been receptive to the ideas presented by the public, even going so far as to implement some throughout their entire campus. The campus is now attractively and practically fenced, new lighting has been installed, additional training is in effect, and all doors which lead off the campus are now locked. The number of runaway children has been reduced in the past year from 44 to 2. Mr. Frank believed this statistic to be a testament to Guidestone's desire to meet the needs of both clients and the community.

Mr. Frank continued by informing the Commission that the Juvenile Justice Treatment program has been a huge success. 49 out of the 54 children who began the program, have successfully completed the 120 days at Burriss Cottage and were returned to the care of their families. The five who chose to leave, did so not by running away, but rather with an escort. Mr. Frank next highlighted a few children who have made monumental progress since their completion of the program.

Mr. Borowski stated his appreciation for the many changes that Guidestone has implemented throughout the year, adding that they seem to be there for the children, and that is most important. His opinion on the program at Burriss Cottage changed completely, and he is now in support of the Conditional Use.

Mr. Frank thanked him for such positive feedback, assuring him that they will redouble their efforts every year to ensure success, and do well by the City they call home.

Mr. Sawyer added that Guidestone is seemingly comprised of a staff full of missionaries, and Mr. Frank said they are a faith based organization.

Cheryl Banaszak, Councilwoman in Ward 4, explained that Guidestone has come quite a way in one year, noting that she has not received a single negative comment about the organization or the Burriss Cottage program since last year's meeting. Guidestone resides within her ward, and she feels they have done everything the Commission asked them to do and more. She concluded by stating that they are a good neighbor for her Ward 4 residents and the city as a whole.

General discussion commenced as to the timeframe that should be established for this Conditional Use. Various ideas were presented so that the City would have the authority to review the Conditional Use, if necessary, while not requiring Guidestone to return before Planning Commission every single year.

Mr. Frank asked that the Commission not confuse the program in question with the rest of the work provided by Guidestone. He was comfortable with the Commission's ability to review the Conditional Use, for cause, but did want to be protected from arbitrary decisions. Mr. Madzy assured him that the only program under consideration for this Conditional Use is the one that occurs at Burriss Cottage.

Moved by Mr. Fay, seconded by Mr. Sawyer, that the Conditional Use be approved with the following stipulations:

- 1) That Municipal Planning Commission members receive a yearly report, every March, that includes a written summary of the program, highlights, safety issues or concerns, changes to the safety plan, and a culmination of the monthly reports.
- 2) That the Public Safety Director continues to receive monthly reports on the program, as well as the yearly comprehensive security plan, which is required by the City’s Zoning Code.
- 3) That the Public Safety Director can, for cause, bring the Conditional Use back before the Municipal Planning Commission for review. The Commission would then have the right to approve, modify, or revoke this Conditional Use.

Vote on the motion was ayes: Borowski, Dozier, Fay, Koharik, Madzy, Sawyer and Smith. Nays: none. The motion carried and the Conditional Use was approved.

**OTHER BUSINESS:      NONE**

Having no further business before the Commission, Mr. Madzy asked if there was a motion to adjourn. Adjournment was moved by Mr. Fay and seconded by Mr. Koharik. With no opposition, the meeting adjourned at 8:24p.m.

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Matthew Madzy, Chairman

Attest: \_\_\_\_\_  
Alycia Vale, Secretary

**CERTIFICATE OF COMPLIANCE**

The meeting of the Municipal Planning Commission held this 7th day of March, 2013 has been conducted in compliance with all legal requirements, including C.O. Chapter 109 and Section 121.22 of the Ohio Revised Code.

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Alycia Vale, Secretary