

BEREA MUNICIPAL PLANNING COMMISSION
April 4, 2013 – 7:30p.m.

The Berea Municipal Planning Commission met on April 4, 2013 and was called to order by Mr. Madzy at 7:30p.m. Present: Borowski, Fay, Koharik, Madzy, Sawyer, and Smith. Absent: Dozier. 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. Borowski, seconded by Mr. Smith, that the minutes from the March 21, 2013 Planning Commission meeting be approved. Vote on the motion was all ayes and no nays. Mr. Fay chose to abstain, as he was not present at the March 21, 2013 meeting. The motion carried.

The witnesses were sworn in by Mr. Madzy.

REQUESTS FOR VARIANCE/APPEALS:

Application #13-04-01
Application for Fence Height Variance
238 E. Bridge Street, P.P. #364-14-046

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.

The owners, Robert and Holly Porter, were present this evening. Mr. Porter distributed pictures which showed that the property next door sits at a higher elevation.

General discussion commenced concerning the need for the height variance. Mr. and Mrs. Porter explained that while they have a solid relationship with the owner of the property next to them, the owner leases the house to another couple. This couple continually harasses them, several times a week, and while they have contacted the police department about the incidents, they have chosen not to press charges and just want to be left alone. They had considered constructing a fence for many years, and the vicious harassment has given them a reason to spend the money. They hope to gain a little peace by inserting the fence for privacy reasons, and feel this is the safest and best way to deal with the unfortunate situation.

While Mr. Sawyer was skeptical that the fence would do much good, both he and Mr. Fay suggested a 6-foot fence, complete with 2 feet of lattice work on top. The Porters were hesitant to agree to the lattice, as it would add a tremendous cost to the project.

Mrs. Porter informed the Commission that the fence will not be visible to the public, as it will sit far back along the driveway. Mr. Smith agreed, adding that he is supportive of the dog-eared fence because the only people who will be exposed to it are the taxpaying property owner of the house next to the Porters, and the Porters themselves. The owner of the property next door expressed no concern with the request for an 8-foot fence.

Mr. Madzy questioned the placement of the fence, as he was concerned about the growth and maintenance of vegetation. The Porters stated that the fence would run up to their shed, and then re-start again on the other side of the shed. The currently installed chain link fence will remain, for now, as it sits on the property line. Only gravel and river rock reside upon the area in question. Mr. Madzy reminded the Porters that the pea gravel area could not be used as a parking pad, and further asked if they were willing to maintain any vegetation that may grow, and/or handle any weeds that may appear. Mr. Porter agreed to accept the responsibility of maintaining the vegetation growth in that area.

Moved by Mr. Fay, seconded by Mr. Smith, that the fence height variance be approved with the condition that decorative rock or pea gravel be installed in the area between the end of the driveway and the beginning of the fence. Vote on the motion was ayes: Borowski, Fay, Koharik, Sawyer, and Smith. Nays: Madzy. The motion carried.

Mr. Madzy reminded the Porters that, because of the variance, they can not receive their building permit, or begin construction, for a period of 20 days.

NEW BUSINESS – GENERAL PLANNING MATTERS:

Application #13-04-02 Application for Driveway Widening 99 Jacqueline Drive, P.P. #363-24-018

Mr. Madzy read the Administrative Review.

Mr. Madzy expressed his understanding of the project, explaining that a small section of concrete would be added to both sides of the current driveway, and the walkway would be redone. He added that, currently, there have been some issues with people parking on the gravel, and this driveway widening would curb that problem, as the gravel would be replaced by concrete. The

owner, Michelle Szajko, affirmed Mr. Madzy's comments, and noted that she hopes to begin the project within the next 3 to 4 weeks.

General discussion commenced concerning the exact placement of the expansion. Ms. Szajko stated that the apron will not be altered, and she chose to flair out the concrete, in a style similar to that of her neighbor. She did not plan to add landscaping, but will fix the masonry on the front stoop.

Moved by Mr. Fay, seconded by Mr. Koharik, that the driveway widening be approved, as submitted. Vote on the motion was ayes: Borowski, Fay, Koharik, Madzy, Sawyer, and Smith. Nays: None. The motion carried.

Mr. Madzy informed Ms. Szajko that her contractor is able to register with the City and apply for the building permit immediately.

Application #13-04-03
Application for Razing and Rebuild
71 Adams Street, P.P. #364-15-002

Mr. Madzy read the Administrative Review. Due notification was made on this application pursuant to Section 309.16 of the City of Berea Zoning Code.

Having no agent present to discuss the razing or rebuild, moved by Mr. Fay, seconded by Mr. Koharik, that the application be tabled to a date certain of April 18, 2013. Vote on the motion was all ayes and no nays. The motion carried and the application was tabled.

Application #13-04-04
Application for Signage
201 Front Street, P.P. #364-04-015

Mr. Madzy read the Administrative Review.

Baldwin-Wallace University Director of Buildings and Grounds, Bill Kerbusch, was present this evening. He informed the Commission of sign placement, and Mr. Sawyer noted that the Heritage Architectural Review Board (H.A.R.B) did recommend the approval of the signs.

Moved by Mr. Fay, seconded by Mr. Sawyer, that the application be approved, as submitted. Vote on the motion was ayes: Borowski, Fay, Koharik, Madzy, Sawyer, and Smith. Nays: None. The motion carried.

Mr. Madzy reminded Mr. Kerbusch that he could pick up the sign permit at his earliest convenience.

Application #13-04-05
Application for Razing
7220 Pleasant Street, P.P. #364-16-022

Mr. Madzy read the Administrative Review. Due notification was made on this application pursuant to Section 309.16 of the City of Berea Zoning Code.

The agent, Rodwell King, was present this evening, along with Assistant Superintendent Jeff Grosse. Mr. King displayed renderings of the project, so as to give Commission members an idea of the overall intent of the razing. He explained that any middle siding, which currently exists around the gym, that will become exterior walls, will be covered in dryvit. The color of the dryvit will match the color of brick currently used at Roehm, and a few accents will be added to spice the building up a bit.

In response to questions from Mr. Madzy, Mr. King said that landscaping will be inserted along the eastern side of the building, and a concrete sidewalk will be established to connect the building to the current parking lot.

General discussion commenced concerning the use of the preserved gymnasium and surrounding rooms. Mr. Grosse said that the intent is to install a weight room, and use the facility for wrestling. A few of the old preserved areas will be used for concessions and a locker room. Mr. King added that some rooms will remain and be transformed in to mechanical, electrical, and storage facilities.

Mr. Grosse next reminded the Commission, as well as members of the audience, of the long term goals for the area. While they have no immediate plans, they hope to form a partnership with Baldwin-Wallace University and Southwest General Hospital and construct a field house, tennis courts, a baseball field, and another football field, complete with an outdoor track. The preserved area in question this evening will, it is hoped, eventually be demolished.

Mr. Grosse continued by explaining that the school district has already been working with B-W, and was able to utilize Finnie Stadium, free of charge this past football season, while B-W's lacrosse team used Lou Groza Field. The insertion of another track would also allow B-W to host NCAA events, as they would then have one practice track and one event track.

General discussion commenced concerning the preserved portion of Roehm Middle School. Mr. King explained the use of an exterior insulated finish system, adding that the insulation is styrofoam, with mesh

reinforcement. Mr. Sawyer was skeptical of this finish, but Mr. Grosse assured the Commission that should any damage occur, it will be promptly repaired.

Mr. Smith questioned what analysis has been done to ensure that the preserved portion of the school is structurally sound. Mr. King said that they have the existing drawings of the school, and can tell that the gym has double walls and steel cavities, which will remain.

The final point of discussion concerned the parking situation in and around Roehm Middle School. Dorothy Scarvelli, a member of the audience, questioned whether or not the School District has a written agreement with the Cuyahoga County Fairgrounds, that allows for parking on Fairground property. Mr. Grosse said that as part of this initial demo, all current parking will remain. As part of the District's long term plan, an agreement has been made with the Fairgrounds, and the parking at the High School will also be available.

Mr. Grosse said that the demolition will, obviously, occur once school adjourns for the summer months, adding that asbestos abatement must also be accomplished prior to razing. Mr. Armagno suggested that storm water plans be submitted as soon as possible, so that the City has adequate time to review and approve them.

Mr. Fay asked that the School District provide Joanne Dumond, from the News Sun, with a schedule of demolition so as to show consideration for the surrounding community.

Moved by Mr. Sawyer, seconded by Mr. Fay, that the demolition be approved. Vote on the motion was ayes: Borowski, Fay, Koharik, Madzy, Sawyer, and Smith. Nays: None. The motion carried.

Moved by Mr. Sawyer, seconded by Mr. Fay, that the development plan be approved. Vote on the motion was ayes: Borowski, Fay, Koharik, Madzy, Sawyer, and Smith. Nays: None. The motion carried.

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. Borowski. With no opposition, the meeting adjourned at 8:15 p.m.

Matthew Madzy, Chairman

Attest: _____
Alycia Vale, Secretary

CERTIFICATE OF COMPLIANCE

The meeting of the Municipal Planning Commission held this 4th day of April, 2013 has been conducted in compliance with all legal requirements, including C.O. Chapter 109 and Section 121.22 of the Ohio Revised Code.

Alycia Vale, Secretary