

BEREA MUNICIPAL PLANNING COMMISSION
January 16, 2014 – 7:30p.m.

The Berea Municipal Planning Commission met on January 16, 2014 and was called to order by Chairman Matthew Madzy at 7:30p.m. Present: Conrad Borowski, Andy Fay, Richard Koharik, and Dan Smith. Absent: Don Sawyer. Leon Dozier joined the meeting a few minutes late. Also present was Tony Armagno, City Engineer.

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. Fay, seconded by Mr. Borowski, that the minutes from the January 2, 2014 Planning Commission meeting be approved. Vote on the motion was all ayes and no nays. Mr. Dozier was not yet present, and did not cast a vote on this motion. The motion carried and the minutes were approved.

The witnesses were sworn in by Mr. Madzy.

REQUESTS FOR VARIANCE/APPEALS:

Application #14-01-02

**Application for Signage and Display Area Variance
368 W. Bagley Road, P.P. #361-10-014**

Mr. Madzy read the Administrative Review, explaining that no request was, in fact, made for a new face on a multi-tenant sign. Due notification was made on this application pursuant to Section 102.04 of the City of Berea Zoning Code.

The agent from Ruff Neon Signs, Jessica Ruff, was present this evening. Mr. Madzy verified that the new sign includes a relocation of part of the existing sign, the addition of a logo, and new wording that will match the existing “Maya” lettering. Ms. Ruff responded by explaining that the signs will include brand new faces, so all colors will match precisely.

Mr. Smith stated that he sees nothing objectionable on the existing sign, and has no problem with the size of the new sign. He questioned the stipulation in the Code that required the sign in question to need such a large variance. Mr. Madzy reminded Mr. Smith that this sign sits far back off the road, while other proposed signs may be situated much closer to the street.

Mr. Fay wondered if the sign's logo would be illuminated, and Ms. Ruff responded in the negative.

Mr. Madzy noted that the proposed sign fills the façade more effectively than the existing sign.

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

Mr. Madzy reminded Ms. Ruff that due to the variance request, the permit would not be available for a period of 20 days.

NEW BUSINESS – GENERAL PLANNING MATTERS:

Application #14-01-05 Application for Parking Modification 10 Seminary Street, P.P. #364-11-030

The applicant, Luis Roman, was not present this evening. There was a motion and a second to table the application, and with no objection, the application was tabled.

With no further business before the Commission, it was moved by Mr. Dozier, and seconded by Mr. Fay that the meeting be adjourned. With no opposition, the meeting was thus adjourned at 7:37p.m.

Seconds later, Mr. Roman appeared, and Mr. Madzy called the meeting of the Municipal Planning Commission back to order at 7:38p.m. He reminded everyone that the meeting was being 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. Fay, seconded by Mr. Dozier, that Application #14-01-05 be removed from the table. Vote on the motion was all ayes and no nays. The motion carried.

Mr. Madzy read the Administrative Review. He informed the Commission that he and the applicant had an opportunity to speak a few weeks back regarding possible ways in which to achieve the necessary parking requirements.

Mr. Roman suggested to the Commission that both he and his employees park across the street, in the City lot, or at the Coe Lake lot which is adjacent to the restaurant. Mr. Armagno reminded the Commission that these lots were

included in the 2012 City Parking Study, and both lots were determined to have availability throughout the day. Mr. Borowski informed the Commission that the Huntington Bank lot does have time restrictions for parked cars, and Mr. Armagno determined that there were inconsistencies with the time limits. Mr. Madzy suggested that the Coe Lake Parking Lot may be the best place for Mr. Roman and his employees to park.

General discussion commenced concerning the fact that while Mr. Roman’s restaurant will contain approximately 7 two-top tables, and invite guests to dine-in, most of the cliental will likely choose the take-out option, and leave the premises upon receipt of their food. Mr. Roman added that, to start, the restaurant will be open for lunch and dinner.

Mr. Fay asked if Mr. Roman would obtain a liquor license, and Mr. Roman answered in the negative.

General discussion commenced, once again, this time concerning the fact that Allstate is able to consider the parking spaces in the attached lot as their own, but Mr. Roman’s business is not. Mr. Roman clarified that it is a part of the landlord agreement, and Mr. Madzy added “first in time, first in right”.

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

Mr. Madzy reminded Mr. Roman that he will have to come before the Heritage Architectural Review Board and the Municipal Planning Commission with his sign proposal.

OLD BUSINESS: None

OTHER BUSINESS: None

Having no further business before the Commission, adjournment was moved by Mr. Fay and seconded by Mr. Koharik. With no opposition, the meeting adjourned at 7:52p.m.

Matthew Madzy, Chairman

Attest: _____
Alycia Esson, Secretary

CERTIFICATE OF COMPLIANCE

The meeting of the Municipal Planning Commission held this 16th day of January, 2014 has been conducted in compliance with all legal requirements, including C.O. Chapter 109 and Section 121.22 of the Ohio Revised Code.

Alycia Esson, Secretary