

**BEREA MUNICIPAL PLANNING COMMISSION**  
**October 2, 2014 – 7:30p.m.**

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The Berea Municipal Planning Commission met on October 2, 2014 and was called to order by Chairman Matthew Madzy at 7:30p.m. Present: Conrad Borowski, Leon Dozier, Richard Koharik, Don Sawyer and Dan Smith. Absent: Andy Fay.

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. Koharik, that the minutes from the September 4, 2014 Planning Commission meeting be approved. Vote on the motion was ayes: Borowski, Koharik, Madzy, Sawyer and Smith. Nays: None. Mr. Dozier abstained from the vote. The motion carried and the minutes were approved.

The witnesses were sworn in by Mr. Madzy.

**REQUESTS FOR VARIANCES/APPEALS:**

**Application #14-10-01**  
**Application for Height Variance & Signage Approval**  
**276 E. Bagley Road, P.P. #364-16-023 & 026**

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 agent, Jim Jungeberg, was present this evening. He explained that the intent is to install a new LED illuminated ground sign, adding that the sign will be shorter than the current non-conforming sign, and will maintain the same setbacks.

Mr. Sawyer questioned the intensity of the script, and Mr. Jungeberg stated that the font is programmable, and the hue can be both increased and decreased as deemed necessary.

Mr. Smith stated his support of the variance, noting that while the Church does reside in a Single Family Zoning District, it is surrounded by institutional development, and thus the sign is appropriate for the area. Mr. Koharik agreed, adding that the new sign will definitely be an improvement.

Mr. Madzy reminded Mr. Jungeberg that the Code states LED signs can solely utilize amber font and must refrain from animations. He noted that third party advertising is

prohibited. Mr. Jungeberg expressed his understanding, explaining that the Church is used every night by different community groups, and these events will be advertised. He concluded his comments by stating that the new sign will allow the Church to easily publicize more activities than the manual sign allowed.

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

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

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

Mr. Madzy reminded Mr. Jungeberg that, due to the variance, the permit can not be issued for twenty days.

#### **NEW BUSINESS – GENERAL PLANNING MATTERS:**

##### **Application #14-10-02 Application for Signage 774 Front Street, P.P. #362-02-013**

Mr. Madzy read the Administrative Review.

The agent, Bob Smith, was present this evening. Mr. Smith acknowledged that the box area on the current sign will be replaced by the Berea Autoworks' design, and a line of changeable font will be included under the design.

General discussion commenced concerning whether or not the display area on the new sign will be increased, but it was concluded that while the oval design will remain, it will fit within the existing box. The display area will not increase.

Mr. Koharik questioned whether the applicant considered modernizing the sign, and Mr. Smith responded that he likes the color on the proposed design, and considers it an upgrade from the existing poll sign. He added that the sign will not be illuminated.

Moved by Mr. Sawyer, seconded by Mr. Smith, that the sign be approved with the condition that the display area not be increased. Vote on the motion was ayes: Borowski, Dozier, Koharik, Madzy, Sawyer and Smith. Nays: None. The motion carried and the sign was approved.

Mr. Madzy informed Mr. Smith that he can pick up the sign permit as early as tomorrow, and reminded Mr. Smith that when he is ready to move forward with a business identification wall sign, he will follow the same process, and again appear before the Planning Commission.

**Application #14-10-03**

**Application for Conditional Use: Automobile Repair Facility**

**207 Depot Street, P.P. #362-08-077**

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 applicant, Daniel McGivern, was present this evening. He confirmed that his business will install snow plows on passenger vehicles, and stated that high season will likely be from September through the New Year. He added that no large vehicles, such as a City plow, will be serviced on site. Mr. Madzy questioned whether or not all installations will be completed indoors, and Mr. McGivern responded in the affirmative.

Mr. Sawyer asked if any vehicles will be parked outside, and Mr. McGivern explained that while vehicles may remain outdoors during business hours, no vehicles will remain outside overnight. He considers that a disservice to his customers.

Mr. Koharik asked if any full time employees will be employed all year long, and Mr. McGivern responded in the affirmative, adding that there will be 3-5 full time employees employed all year long.

Mr. McGivern noted that he will both improve the look of the building, and manicure the lawn.

Mr. Smith thanked Mr. McGivern for bringing his business to the City, and asked if he will possess an inventory of snow plows. Mr. McGivern answered in the affirmative, explaining that inventory will be purchased before the start of the season, and everything will be stored inside. If need be, special orders can be made throughout the year. Mr. McGivern reiterated that nothing will be stored outdoors.

John Kopetz, a member of the audience and neighbor of 207 Depot Street, inquired as to the hours of business. Mr. McGivern stated that the shop will be open from 8:00a.m. to 5:00p.m.

Mr. Sawyer observed that, from the outside of the shop, one will not be able to tell whether the business is a simple machine shop or an automobile repair facility. He, therefore, expressed no objection to the Conditional Use.

Moved by Mr. Sawyer, seconded by Mr. Borowski, that the Conditional Use be approved. Vote on the motion was ayes: Borowski, Dozier, Koharik, Madzy, Sawyer and Smith. Nays: None. The motion carried and the application was thus approved.

Mr. Madzy reminded Mr. McGivern that he will need to return before the Commission before installing any business identification signage. He added that the City does have a signage reimbursement program for new businesses, and encouraged Mr. McGivern to contact the City for information.

**Application #14-10-04**  
**Application for Driveway Widening**  
**584 W. Bagley Road, P.P. #361-09-027**

Mr. Madzy read the Administrative Review.

The applicant, Darian Dalton, was present this evening. Mr. Sawyer questioned what the additional concrete behind the garage would be used for, and Mr. Madzy clarified that vehicles are currently being parked on the crumbling section of concrete to the northeast of the garage. Mr. Dalton would like to park those vehicles to the north of the garage, so that the now crumbling section can be repaired and utilized to maneuver cars out of the garage and permit them to pull out of the driveway on to Bagley Road, rather than be forced to back out on to Bagley Road.

Mr. Sawyer appreciated that much of the additional concrete will be hidden from view of the street.

Mr. Madzy inquired as to Mr. Dalton's plans for the proposed pad area. Mr. Dalton explained that the pad will be used as a patio, and not a parking area.

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

Mr. Madzy reminded Mr. Dalton that he can pick up his permit in the Building Department as early as tomorrow.

**OLD BUSINESS:**                      **None**

**OTHER BUSINESS:**                      **None**

Having no further business before the Commission, adjournment was moved by Mr. Sawyer and seconded by Mr. Borowski. With no opposition, the meeting adjourned at 7:58 p.m.

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Matthew Madzy, Chairman

Attest: \_\_\_\_\_  
Alycia Esson, Secretary

**CERTIFICATE OF COMPLIANCE**

The meeting of the Municipal Planning Commission held this 2<sup>nd</sup> day of October, 2014, 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 Esson, Secretary