

BEREA MUNICIPAL PLANNING COMMISSION
February 20, 2014 – 7:30p.m.

The Berea Municipal Planning Commission met on February 20, 2014 and was called to order by Chairman Matthew Madzy at 7:30p.m. Present: Conrad Borowski, Andy Fay, Richard Koharik, Don Sawyer, and Dan Smith. Absent: None. Leon Dozier joined the meeting at 7:33p.m. 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. Koharik, that the minutes from the February 6, 2014 Planning Commission meeting be approved. Vote on the motion was all ayes and no nays. The motion carried and the minutes were approved.

Mr. Madzy announced that the Applicant for Application #14-02-08 asked to be tabled, as Baldwin-Wallace University is modifying their original request.

Moved by Mr. Fay, seconded by Mr. Borowski, that Application #14-02-08 be tabled, per the request of the Applicant. Vote on the motion was all ayes and no nays. The motion passed and the application was tabled.

The witnesses were sworn in by Mr. Madzy.

REQUESTS FOR VARIANCE/APPEALS:

Application #14-02-06

Application for Front Set-back Variance

Corner of Fair Street & Hamilton Street, P.P. #363-18-017

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, J. Elise Holtier, was present this evening. Mr. Madzy asked when she intends to commence construction of the new house, and Ms. Holtier stated that there are a number of variables that need to be decided, but the intent is to begin as soon as possible. Mr. Madzy advised Ms. Holtier that, should the variance be approved, a limited amount of time exists in which the

project can be completed. If this deadline is not met, she would have to reapply and appear before the Planning Commission once again. Ms. Holtier stated her understanding.

Mr. Sawyer reminded the Commission that a similar request had been approved one block north of the parcel in question. The situations are almost identical, and he stated that he sees no reason to deny this request.

General discussion commenced concerning lighting on the back of the proposed house, and future plans for the yard space which will sit behind the house.

A member of the audience, Steve Bush, informed the Commission that his wife owns the property next door to the property in question. They have no objection to the variance request.

Another member of the audience, Christa Myers, expressed concern about cut-through traffic and the safety of neighborhood children. She asked that the applicant take this in to consideration when considering landscaping plans for the front and side yards. Mr. Armagno reminded the Commission that before the house is approved, a site plan will need to be submitted by a surveyor, and this plan will be reviewed by both the Building and Engineering Departments.

Mr. Madzy explained that the Zoning Code prohibits the owner or owners of corner lots from placing anything within the visual site distance triangle. Ms. Holtier asked for clarification on this stipulation at the end of the meeting.

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

Mr. Madzy reminded Ms. Holtier that, due to the variance, no permit can be issued for at least 20 days.

NEW BUSINESS – GENERAL PLANNING MATTERS:

Application #14-02-07

Application for Driveway Widening

188 Franklin Drive, P.P. #363-01-030

Mr. Madzy read the Administrative Review.

The applicants, Kathy and Jeff Acor, were present this evening. Mr. Fay questioned how far the driveway would be extended and what materials would be utilized. Mr. Acor stated that they plan to add 3 feet of concrete on the interior side of the driveway, from the garage to the street. Mr. Madzy noted that the extension would, indeed, be made to the interior side of the driveway, rather than toward the neighbor's property.

Mr. Madzy asked if the apron would be extended, and Mr. Acor responded in the affirmative, adding that there is no curb and, therefore, no need for a curb cut.

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

Mr. Madzy reminded Mr. and Mrs. Acor to pick up their permit before commencing any work on the driveway widening.

OLD BUSINESS:

Application #12-06-03

Application for Approval of Site Development Plan Revision 7220 Pleasant Street, P.P. #364-16-022

Mr. Madzy read the Administrative Review.

The agent, Jeffrey Grosse, was present this evening. Mr. Grosse explained that Groza Field is the only turf field in the City, besides the field at Finnie Stadium. The field is getting a lot of use, and the addition of lights would allow the Berea School District, the City's Recreation Department, and Baldwin-Wallace University more time to utilize the field.

Mr. Armagno stated that he had reviewed the proposal, and the spillage of light on to surrounding properties would be negligible. Mr. Grosse added that this was taken in to consideration when determining a placement for the proposed lights.

Mr. Fay questioned whether the School District anticipates substantial night usage of the field. Mr. Grosse stated that the field will be used, but activities would be concluded by 9:00p.m. He noted that Baldwin-Wallace is aware of these time restraints.

Moved by Mr. Sawyer, seconded by Mr. Dozier, that the application be approved, as submitted. Vote on the motion was ayes: Borowski, Dozier, Fay,

Koharik, Madzy, Sawyer, and Smith. Nays: None. The motion carried and the site development plan revision was approved.

OTHER BUSINESS: None

Having no further business before the Commission, adjournment was moved by Mr. Fay and seconded by Mr. Sawyer. With no opposition, the meeting adjourned at 7:55p.m.

Matthew Madzy, Chairman

Attest: _____
Alycia Esson, Secretary

CERTIFICATE OF COMPLIANCE

The meeting of the Municipal Planning Commission held this 20th day of February, 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