

BEREA MUNICIPAL PLANNING COMMISSION
June 5, 2014 – 7:30p.m.

The Berea Municipal Planning Commission met on June 5, 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 7:34p.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. Fay, seconded by Mr. Borowski, that the minutes from the May 15, 2014 Planning Commission meeting be approved. Vote on the motion was ayes: Borowski, Fay, Koharik, Madzy, Sawyer and Smith. Nays: None. The motion carried and the minutes were approved.

The witnesses were sworn in by Mr. Madzy.

REQUESTS FOR VARIANCES/APPEALS: NONE

NEW BUSINESS – GENERAL PLANNING MATTERS:

Application #14-06-01
Application for Razing
213 E. Bridge Street, P.P. #364-14-060

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. Mr. Sawyer, Chairman of the Heritage Architectural Review Board, explained to the Commission that the house in question has no historical significance, and the cost to properly rehabilitate the structure would be enormous. The Board, therefore, recommended that the house be razed.

The Applicant, Thomas Brazee, was present this evening and Mr. Madzy acknowledged the photos of the house that had been distributed to the Commission Members.

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

Mr. Madzy reminded Mr. Brazee to pick up his building permit before beginning the demolition.

Application #14-06-02
Application for Driveway Widening
244 Vivian Drive, P.P. #363-40-038

Mr. Madzy read the Administrative Review.

The applicant, Ronald Chips, was present this evening. Mr. Fay wondered if a curb cut would be necessary, should the application be approved. Mr. Chips said that snow plows have destroyed the curb along his street, so no curbs exist. Mr. Madzy explained that even though the curb may have been destroyed, the Director of Public Service will still need to approve a curb cut before the permit can be issued.

Mr. Fay questioned if the new concrete needs to extend all the way to the street. Mr. Chips stated that he would like space to park additional vehicles, but the full extension is not absolutely necessary. Mr. Sawyer interjected, noting that the driveways in that area are extremely tight, and he worried that if concrete was not extended to the street, cars would be rolling over the grass on the treelawn.

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

Mr. Madzy reminded Mr. Chips to secure his building permit before commencing work on the project, and stated that the Director of Public Service will be in touch.

Application #14-06-03
Application for Signage
424 W. Bagley Road, P.P. #361-10-014

Mr. Madzy read the Administrative Review.

The agent, Jeff Watkins, from Watkins Lighting, was present this evening. He informed the Commission that H & R Block is altering their standard sign by replacing the black face with a white face and updating to energy efficient, LED lighting. The client does, also, wish to utilize all allowable square footage.

Both Mr. Koharik and Mr. Fay complimented the sign design.

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

Mr. Madzy reminded Mr. Watkins to pick up the building permit before commencing work on the sign.

Application #14-06-04

**Application for Site Plan Approval, Landscape & Parking Modifications & Landscape Waivers
1073 W. Bagley Road, P.P. #361-34-009**

Mr. Madzy read the Administrative Review.

The agent, Christopher Tadych, was present this evening, along with the applicant, Mike Petrasek. Mr. Tadych began by explaining that the building will contain beige walls and a green roof. He displayed both color and material samples to the Commission.

Mr. Tadych proceeded to explain the site plan in detail, adding that the complete project will be built in three phases. The initial phase will include the long building, while the second phase would add the front dance studios and circular drive. The third phase would extend towards the rear of the property, and remain a grassy area until construction commences. He expressed his opinion that the proposed parking would be sufficient and appropriate for the intentions of the initial phase, and asked that they be permitted to maintain the existing trees as a buffer between the commercial facility and the residential zoning district.

Mr. Fay questioned the number of students that would utilize the first phase building at the same time. Mr. Petrasek was not certain, but confirmed that there will be less student capacity than what exists at the current location. He continued by explaining that the building the business owner now occupies is up for sale, and she hopes to keep her business within Berea. Her only option is to construct a new facility. The plan is to create as much space as initially possible, and then allow new buildings to be constructed as her business expands.

Mr. Fay expressed some concern that the proposed parking would be insufficient. The parking at the current location is inadequate and chaotic, and while not opposed to the landscape modifications, Mr. Fay recommended adding additional parking immediately.

Mr. Tadych stated that most of the parking issues occur during competitions. There will be no competitions at this new facility. Mr. Smith countered, stating that he has found there to be traffic congestion during routine daily practices as well. He asked how many parking spaces the current facility accommodates. Mr. Madzy answered that there are approximately 39 parking spaces surrounding the current building. This number does not account for the gravel portion behind the facility. The proposed building will contain 1000 additional square feet and 22 extra parking spaces.

General discussion commenced concerning the proposed amount of parking spaces and whether or not they would be sufficient for the gymnasts, dancers, and their families. Several ideas were proposed to remedy the concerns, but both Mr. Tadych and Mr. Petrasek were adamant that they attempt to control the costs of the initial phase, and add

additional parking as the business expands. The Commission decided that the proposed parking was permissible, with the condition that should parking prove to be a problem, the applicant, applicant's tenant, or the City could make the request for additional parking to be added. Mr. Madzy noted that the addition of 5 or more spaces requires further Planning Commission review. Mr. Petrasek was agreeable to this, adding that he feels parking is sufficient as is, but will self-police the project once the facility is operational.

Mr. Fay asked that some sort of turn around be included in the parking design, and Mr. Armagno suggested a bump out at the end of the parking area so that vehicles would be able to make a three-point turn. Mr. Fay requested that this area be marked, and Mr. Petrasek agreed to add informational signs dedicating the specified area as a turn-around zone.

Mr. Fay questioned the lighting proposal, and Mr. Tadych stated that lighting has been proposed on the building, as well as from light posts throughout the landscaped areas.

Mr. Madzy referenced the parking spaces adjacent to the building's doors. He clarified that these doors were emergency doors only, and would not be utilized on a regular basis. He did, however, ask that bollards be placed in order to add an additional level of protection. Mr. Tadych agreed to add the bollards.

Mr. Madzy pointed out that, as proposed, the front façade of the building has no masonry, primarily due to the intended second phase of the project. If, however, the second phase does not commence within a 2 year period, he requested that the façade be dressed up at that time. Mr. Madzy concluded that the front façade will, therefore, remain bare for a period no longer than two years. Mr. Petrasek agreed to this condition.

Moved by Mr. Sawyer, seconded by Mr. Fay, that the 5' setback parking modification be approved with the condition that bollards be added for extra protection. Vote on the motion was ayes: Borowski, Dozier, Fay, Koharik, Madzy, Sawyer and Smith. Nays: None. The motion carried and the parking modification was approved.

Moved by Mr. Sawyer, seconded by Mr. Dozier, that the 30 space parking modification be approved with the condition that should parking problems arise, either at the observation of the applicant, the applicant's tenant, or the City of Berea, the applicant agrees to reapply for an appropriate amount of additional parking spaces. Vote on the motion was ayes: Borowski, Dozier, Fay, Koharik, Madzy, Sawyer and Smith. Nays: None. The motion carried and the parking modification was approved.

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

Moved by Mr. Sawyer, seconded by Mr. Fay, that the wall, fence, earth mound, or staggered tree landscape waiver be approved. Vote on the motion was ayes: Borowski,

Dozier, Fay, Koharik, Madzy, Sawyer and Smith. Nays: None. The motion carried and the landscape waiver was approved.

Moved by Mr. Fay, seconded by Mr. Dozier, that the building foundation planting area landscape modification be approved. Vote on the motion was ayes: Borowski, Dozier, Fay, Koharik, Madzy, Sawyer and Smith. Nays: None. The motion carried and the landscape modification was approved.

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

Moved by Mr. Fay, seconded by Mr. Dozier, that the site plan be approved with the condition that a turn around be installed and approved by Mr. Armagno, and that the building façade be improved within two years, whether by the addition of the second phase of the project, or the addition of decorative work on the façade. Vote on the motion was ayes: Borowski, Dozier, Fay, Koharik, Madzy, Sawyer and Smith. Nays: None. The motion carried and the site plan was approved.

Mr. Madzy reminded Mr. Tadych to pick up the building permit before commencing work on the project.

OLD BUSINESS: NONE

OTHER BUSINESS: NONE

Having no further business before the Commission, adjournment was moved by Mr. Fay and seconded by Mr. Smith. With no opposition, the meeting adjourned at 8:48p.m.

Matthew Madzy, Chairman

Attest: _____
Alycia Esson, Secretary

CERTIFICATE OF COMPLIANCE

The meeting of the Municipal Planning Commission held this 5th day of June, 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