

**BEREA MUNICIPAL PLANNING COMMISSION**  
**September 4, 2014 – 7:30p.m.**

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The Berea Municipal Planning Commission met on September 4, 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: Leon 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. Fay, seconded by Mr. Borowski, that the minutes from the August 7, 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 #14-09-01**  
**Application for Driveway Widening**  
**275 Kraft Street, P.P. #363-10-025**

Mr. Madzy read the Administrative Review.

The applicant, Corey Anderle, was present this evening. He explained that, currently, his driveway can only accommodate two cars, and these vehicles sit so close to the street that snow plow debris has caused visible damage to them. He is requesting approval of two new sections of concrete on which he can park additional vehicles.

Mr. Fay inquired as to whether any vehicles are being stored in the garage. Mr. Anderle acknowledged that one car is parked in the garage, adding that his work vehicle does not fit in the garage and must, therefore, sit on the driveway.

Mr. Sawyer suggested that Mr. Anderle abandon his request for additional concrete on the right hand side of the driveway, and merely increase his request for additional concrete on the left hand side of the driveway. This would allow the Applicant the space he desires, but only add concrete to one side of the driveway. Mr. Madzy appreciated this

suggestion, adding that, if approved, four cars could feasibly be accommodated, and both additional spots would sit further back off the street. Mr. Fay noted that this change would necessitate less concrete and, consequently, less cost.

Mr. Anderle was hesitant to agree to this suggestion, noting that he hoped to complete the additional concrete work in two pours, so as to disperse the cost. Mr. Armagno stated that the left portion of concrete could be poured in two parts, so long as the area closest to the current drive was completed first. He further noted that Mr. Sawyer's suggestion would, indeed, save on concrete costs.

Mr. Smith acknowledged that the applicant has a deep back yard, and the proposed application looks a bit disproportionate. He would prefer concrete being added to the left side of the driveway only, as Mr. Sawyer suggested. Mr. Madzy, Mr. Borowski, and Mr. Koharik agreed.

Mr. Anderle considered the suggestion and concluded that he was comfortable with the change.

Mr. Fay asked if Mr. Anderle was planning any landscape work, and Mr. Anderle answered that he is going to install a fence, and will add landscaping once that project is completed.

Moved by Mr. Koharik, seconded by Mr. Fay, that the application be approved with the discussed changes, which include adding two additional feet to the width of the concrete on the left hand side of the driveway, and completely eliminating the proposed portion of concrete on the right hand side of the driveway. Vote on the motion was ayes: Borowski, Fay, Koharik, Madzy, Sawyer and Smith. Nays: None. The motion carried and the application was approved.

Mr. Madzy informed Mr. Anderle that he or his contractor can pull the permit as early as tomorrow.

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

**OTHER BUSINESS:**

Mr. Madzy informed the Commission that Kidforce has installed their new awning sign, and will be reimbursed for a portion of the cost thanks to the City's grant program.

Mr. Madzy next reminded the Commission that, during his presentation before PC, the owner of Parkway Auto, David Justice, had inquired about the light poles that are situated near his property. Mr. Madzy informed the Commission that the lights do sit on Mr. Justice's private property, but noted that Mr. Justice may be eligible to receive some grant

money from the Cuyahoga County Storefront Renovation Program so that he can replace the old light poles with new, aesthetically pleasing, light fixtures.

Having no further business before the Commission, adjournment was moved by Mr. Fay and seconded by Mr. Borowski. With no opposition, the meeting adjourned at 7:45p.m.

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Matthew Madzy, Chairman

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

**CERTIFICATE OF COMPLIANCE**

The meeting of the Municipal Planning Commission held this 4<sup>th</sup> day of September, 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