

BEREA MUNICIPAL PLANNING COMMISSION
April 17, 2014 – 7:30p.m.

The Berea Municipal Planning Commission met on April 17, 2014 and was called to order by Chairman Matthew Madzy at 7:30p.m. Present: Conrad Borowski, Leon Dozier, Andy Fay, Richard Koharik, Don Sawyer and Dan Smith. 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. Borowski, seconded by Mr. Dozier, that the minutes from the March 20, 2014 Planning Commission meeting be approved. Vote on the motion was all ayes and no nays. Both Mr. Fay and Mr. Smith abstained from the vote. The motion carried and the minutes were approved.

The witnesses were sworn in by Mr. Madzy.

NEW BUSINESS – GENERAL PLANNING MATTERS:

Application #14-04-01
Application for Signage
1 Berea Commons, Suite 2, P.P. #364-10-004

Mr. Madzy read the Administrative Review. This application was reviewed by the Heritage Architectural Review Board at their March 27, 2014 meeting, and Mr. Sawyer informed the Commission that the Board did, in fact, recommend approval of the sign.

The agent, Dan Beeman, was present this evening. Mr. Beeman explained that the owner had agreed to keep the green awning, and a backing board was added to the sign, as was suggested by the Heritage Architectural Review Board.

Mr. Fay expressed some concern that the old Domino's Pizza utilized too much window signage. Mr. Beeman emphatically stated that window signage would be kept at or below the amount permitted by the Zoning Code.

Moved by Mr. Sawyer, seconded by Mr. Borowski, that the application be approved with the condition that the owner utilizes no more than 20% of the window space for signage. 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. Beeman that he could pick up his sign permit from the Building Department as soon as he would like.

Application #14-04-02

Application for Lot Consolidation

Beech Street, Bagley Road, Tressel Street, Jacob Street & Center Street

P.P. #364-06-001, 020, 021, 029, 031, 032, 033, 046, 047; 364-12-001 thru 015

Mr. Madzy read the Administrative Review.

Bill Kerbusch, Director of Buildings and Grounds for Baldwin-Wallace University, was present this evening, along with the agent, George Hofmann. Mr. Hofmann explained that the intent of this application is to consolidate several parcels of land, all owned by the college and utilized for educational purposes, into one parcel.

In response to a question from Mr. Fay, Mr. Kerbusch declared that once the two houses were moved from Jacob Street to Beech Street, every parcel considered within this application became tax exempt.

Mr. Koharik wondered what was intended to be placed on this land in the future, and Mr. Kerbusch answered that, for the foreseeable future, greenspace will remain where it now exists. He, however, informed the Commission that a new Master Plan is currently being formulated, and, therefore, he can not guarantee that the intent of this land will remain consistent. Mr. Kerbusch reminded the Commission that the Math and Computer Science building is scheduled to be razed in the near future.

Mr. Fay inquired as to whether or not a City Representative could sit upon the University's Master Plan Committee, and Mr. Kerbusch said that while he could not make such a decision on his own, he would speak to the University's President about including a representative from the City.

Moved by Mr. Fay, seconded by Mr. Koharik, that the application 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. Hoffman stated that once he receives the plat from the County, he will get it over to the City for signatures.

Application #14-04-03

Application for Approval of Landscape and Lighting Plans

63 Beech Street, P.P. #364-11-043 - Parcel A

Mr. Madzy read the Administrative Review.

The agent, Dan Neff, was present this evening along with Mr. Kerbusch. Mr. Neff distributed color copies of the landscape plan to the Commission. Mr. Neff reminded the Commission that Baldwin-Wallace University's freshman complex is undergoing a transformation, and the proposed landscape and lighting plan complement the area.

Mr. Neff emphasized the desire to include flora that would blossom all year round, and also explained how this area of campus could serve as a gathering spot for college events and community activities. Mr. Fay questioned whether the area would be equipped with electrical accessibility, and both Mr. Neff and Mr. Kerbusch answered in the affirmative, adding that there will be a compatible power source.

General discussion commenced concerning the intricate planning of this area, and Mr. Fay complemented Mr. Neff on the outstanding landscape plan.

Moved by Mr. Fay, seconded by Mr. Dozier, that the application 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 inquired about a potential timetable for the project, and Mr. Neff stated that they hope to begin once the school term is complete.

OLD BUSINESS:

Application #14-02-04 Application for Signage 103 Front Street, P.P. #364-09-008

Mr. Madzy read the Administrative Review.

The agent, Joseph Kiskis, was present this evening. Mr. Kiskis informed the Commission that he had presented them with two different sign options, but he preferred the side by side sign option more than the stacked sign option. General discussion commenced concerning which sign the Commission was more inclined to select.

Mr. Madzy reminded Mr. Kiskis that, when he last appeared, the Commission had felt strongly that the current awning above the shop should remain, as it is consistent with the stores around it, as well as the theme of the downtown area. Mr. Madzy continued by explaining that Tom Norton, a City employee, had dropped off a business card and asked that Mr. Kiskis call him concerning possible window signage. Mr. Madzy wondered if Mr. Kiskis ever received this card. Mr. Kiskis responded in the negative. Mr. Madzy asked if Mr. Kiskis would consider speaking to Mr. Norton about keeping the awning and, perhaps, applying for a window display area variance instead.

General discussion commenced between Commission Members and Mr. Kiskis concerning the awnings along the strip where Kidforce now resides. The Commission also discussed the potential time delays, should the application be tabled for the purpose of a

discussion about window signage. Mr. Kiskis concluded that while he would like to have one of his sign options approved, he understands that the Commission seems to be adamant about keeping the awning in place. He agreed to speak with Mr. Norton and table the application to a date certain of May 1, 2014.

Mr. Madzy thanked Mr. Kiskis for keeping his business within the City, adding that awnings have long been a staple in downtown Berea. The Commission would simply consider the removal of such a prominent awning as a step backwards in the quest to restore a historic downtown area.

Moved by Mr. Fay, seconded by Mr. Sawyer, that the application be tabled to a date certain of May 1, 2014. Vote on the motion was ayes: Borowski, Dozier, Fay, Koharik, Madzy, Sawyer and Smith. Nays: None. The motion carried and the application was tabled.

Mr. Madzy informed Mr. Kiskis that Mr. Norton would be contacting him as soon as possible, and would also be able to show him examples of current window signage. Mr. Madzy noted that if an application was received by Tuesday, April 22, 2014, Mr. Kiskis could be placed on the May 1, 2014 Planning Commission meeting agenda.

OTHER BUSINESS: NONE

Having no further business before the Commission, adjournment was moved by Mr. Fay and seconded by Mr. Dozier. With no opposition, the meeting adjourned at 8:33p.m.

Matthew Madzy, Chairman

Attest: _____
Alycia Esson, Secretary

CERTIFICATE OF COMPLIANCE

The meeting of the Municipal Planning Commission held this 17th day of April, 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