

**BEREA MUNICIPAL PLANNING COMMISSION**  
**July 3, 2014 – 7:30p.m.**

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The Berea Municipal Planning Commission met on July 3, 2014 and was called to order by Chairman Matthew Madzy at 7:30p.m. Present: Conrad Borowski, Leon Dozier, Andy Fay, Richard Koharik and Don Sawyer. Absent: Dan Smith.

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. Dozier, that the minutes from the June 19, 2014 Planning Commission meeting be approved. Vote on the motion was ayes: Dozier, Fay, Koharik, Madzy and Sawyer. Nays: None. Mr. Borowski abstained from the vote. The motion carried and the minutes were approved.

The witnesses were sworn in by Mr. Madzy.

Mr. Madzy informed the Commission that the agent from Be Next Awning & Graphics, who was representing Berea Family Dental, called and requested that their application be tabled to a future meeting. Their revised sign designs are not yet complete, and they stated they would contact the City once prepared to reappear before the Commission.

Moved by Mr. Fay, seconded by Mr. Dozier, that Application #14-06-07 be tabled, per the request of the Agent. Vote on the motion was all ayes and no nays. The motion carried and the application was tabled.

**REQUESTS FOR VARIANCES/APPEALS:**

**Application #14-07-01**  
**Application for Accessory Structure Setback Variance**  
**136 Sprague Road, P.P. #363-26-026**

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, A. Dino Alai, was present this evening. He began by stating that the applicant was out of town and, therefore, not present at the meeting, and went on to detail the scope of the project. Mr. Alai informed the Commission that the new detached garage would be moved off of the property line, which is where the current garage presently sits. He added that both the inside and outside of the garage would be fireproofed, per State Code.

Mr. Madzy inquired as to whether or not gutters will be installed to assist with storm water runoff, and Mr. Alai commented that there are two existing storm drains which will be fully utilized. Excess runoff will not be an issue.

Mr. Madzy next questioned the intent of the breezeway, and Mr. Alai explained that the breezeway is 12' long, and side walls will be installed. Mr. Madzy noted that the City's Zoning Code prohibits carports, and added that neither the current owner, nor a future owner, would be permitted to utilize this area for parking. Mr. Alai stated his understanding.

Mr. Fay questioned why the 5' setback could not be achieved, and Mr. Alai responded that fulfilling the setback requirement would minimize the turning radius. He continued by explaining that the lot is very narrow and a 5' side setback would mean that Ms. McKeon would see mostly just her garage when she looked out her back windows.

Mr. Madzy appreciated that Mr. Alai was proposing to move the garage a few feet off the property line, and understood the practical difficulties of a narrow lot.

Moved by Mr. Sawyer, seconded by Mr. Borowski, that the accessory structure setback variance be approved. Vote on the motion was ayes: Borowski, Dozier, Koharik, Madzy and Sawyer. Nays: Fay. The motion carried and the variance was approved.

Mr. Madzy reminded Mr. Alai that, due to the variance, the permit could not be issued for a period of 20 days.

**NEW BUSINESS – GENERAL PLANNING MATTERS:     None**

**OLD BUSINESS:**

**Application #14-02-04**

**Application for Signage**

**103 Front Street, P.P. #364-09-008**

The Applicant, Joseph Kiskis, was present this evening. He referenced the pictures that were included with his application, noting that many of the awnings in downtown Berea are dirty, while the signs in the same area are clean and bright. He prefers to utilize a sign on his storefront, in order to minimize cost and required maintenance. Mr. Kiskis stated, however, that if the Commission was adamant about requiring him to have an awning, he would comply and try to keep it as clean as possible.

Mr. Madzy was impressed that the proposed valence sign could be designed with the font utilized on the Kidforce logo, and felt this sign was the best option.

Mr. Koharik agreed that the awnings in downtown Berea need some maintenance, but hoped that Mr. Kiskis' sign would create a new precedent and encourage other business

owners to tend to their own awnings. Mr. Koharik wondered if the City could encourage businesses in downtown Berea to maintain their awnings, or if tattered awnings can be considered an exterior maintenance violation. Mr. Madzy stated that the City's Exterior Maintenance Code does not site any specific stipulations for awnings. He added, however, that several businesses have recently replaced their awnings, and others are in the process of doing so.

Mr. Sawyer asked which of the three sign options Mr. Kiskis preferred, and Mr. Kiskis stated that Option 1 was his preference. Utilizing his current sign would be the most cost effective, while also requiring very little maintenance. Mr. Madzy wondered, should Option 1 be approved, who would install the sign. Mr. Kiskis answered that Sign-A-Rama would install the sign for \$150.00. He added that he originally paid \$2,000.00 for his sign. Mr. Madzy asked if Mr. Kiskis had considered putting the sign up inside the store, and Mr. Kiskis said that he would most likely find a way to utilize it if the Commission required that the awning remain.

Moved by Mr. Fay, seconded by Mr. Koharik, that Option 3, the sign on the valence of the awning, be approved. Vote on the motion was ayes: Borowski, Dozier, Fay, Koharik, Madzy and Sawyer. Nays: None. The motion carried and the valence sign was approved.

Mr. Madzy informed Mr. Kiskis that the City has a program through which business owners are reimbursed for up to 50% of their signage costs. The valence sign would qualify for this program, and Mr. Madzy stated that he would email the application to Mr. Kiskis.

**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 7:56p.m.

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Matthew Madzy, Chairman

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

### **CERTIFICATE OF COMPLIANCE**

The meeting of the Municipal Planning Commission held this 3<sup>rd</sup> day of July, 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