

BEREA MUNICIPAL PLANNING COMMISSION
January 3, 2019 – 7:00p.m.

The Berea Municipal Planning Commission met on January 3, 2019 and was called to order by Chairman Matthew Madzy at 7:00p.m. Present: Leon Dozier, Dick Koharik and Dan Smith. Absent: Chris Arnold and Susie Colvin. Also present: 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.

Mr. Madzy stated that the minutes from the December 20, 2018 Planning Commission Meeting will be reviewed at the next meeting.

Mr. Madzy swore in those wishing to speak before the Commission.

REQUESTS FOR VARIANCES/APPEALS: None

NEW BUSINESS – GENERAL PLANNING MATTERS:

Application #19-01-01
Application for Driveway Widening
557 Eastland Road, P.P. #362-18-021

Mr. Madzy read the Administrative Review.

The Applicant, Joseph Schill, was present this evening. He stated that he purchased this property for his daughter, who is a student at Baldwin Wallace University, and the parcel is on a corner lot. No street parking is allowed during high school hours, and the driveway is very narrow, which makes it difficult to park cars front to back without hanging over the sidewalk.

Mr. Madzy acknowledged that the apron will remain the same length, there will be no need for a curb cut and the proposed concrete portion will remain 48' away from the westerly neighbor's property line.

In response to a question from Mr. Smith, Mr. Schill stated that his family has four cars, and Mr. Smith responded that he would prefer to see 24' of concrete, which would be more than enough to accommodate four vehicles. He asked if Mr. Schill could buffer this exceptionally wide concrete area with some landscaping, to which Mr. Schill declared he would do so, if it was the demand of the Commission. Mr. Koharik agreed that a shrub would be welcomed, and noted a concern that the property will become a college rental.

Mr. Armagno commented on Mr. Smith's desire to see less concrete, stating that it is tough to fit two cars back to back with only 30' available. Due to the curve of the driveway, two cars may not be able to be stacked on the left-hand side. Mr. Madzy agreed, adding that the proposed configuration could fit four, possibly five vehicles, if one were parked at an angle.

Moved by Mr. Smith, seconded by Mr. Dozier, that the driveway widening be approved with the condition that the Applicant explore the option of adding shrubs or other buffering

around the additional concrete portion of the driveway. Vote on the motion was ayes: Dozier, Koharik, Madzy and Smith. Nays: None. The motion carried.

Mr. Madzy informed Mr. Schill that he can now proceed to the Building Department for his permit.

Application #19-01-02
Application for Wall Signage
9 North Rocky River Drive, P.P. #364-09-010

Mr. Madzy read the Administrative Review.

The Agent and owner of the business, William Barlock, was present this evening. He explained that he looked at several variations of this sign, and decided on this one because it is consistent with the signage across the street at the University Market. In response to a comment by Mr. Madzy, he confirmed that the business rarely receives foot traffic, thus the logo is more of an identification for employees and clients, and not an invitation to the general public.

Mr. Madzy stated that this sign was reviewed and approved by HARB, noting that it nearly matches the halo signs across the street, but like a portion of the US Bank sign, is translucent, and thus allows light to come out through both the front and back. While most signs on the University Market have solid fronts, the proposed sign is not very large, and an additional front glow may help.

Mr. Madzy concluded the discussion by adding that Mr. Barlock has purchased the building for his IT Support Specialist business, and plans to make changes to the front of the building and renovate the interior to transform it in to office space.

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

Mr. Madzy informed Mr. Barlock that he can proceed to the Building Department for his permit.

OLD BUSINESS: **None**

OTHER BUSINESS:

General discussion commenced concerning the time limit that was imposed on members of the audience at the last Planning Commission meeting. The three-minute limit kept comments relevant and succinct. Mr. Madzy inquired as to whether or not the Commission was interested in adopting this time limit as a meeting policy.

Mr. Smith was in favor of such a policy when the audience was large, but preferred there be some flexibility at other times. He, however, understood that if consistency across the board was necessary, he could still support the imposed time limit.

Mr. Koharik supported the policy, but asked how the public would be informed of this new rule. Mr. Madzy explained that information could go out to those receiving notice, adding that there has been a recent movement in some Cities to restrict public debate to those within

200' of the property in question. He felt this was too restrictive, and Mr. Smith agreed, noting some issues, like the University Market project, demand input from the general public.

Mr. Madzy thanked the Commission Members for their input.

Having no further business before the Commission, adjournment was moved by Mr. Koharik, and seconded by Mr. Dozier. With no opposition, the meeting adjourned at 7:17p.m.

Matthew Madzy, Chairman

Attest: _____
Alycia Esson, Secretary

CERTIFICATE OF COMPLIANCE

The meeting of the Municipal Planning Commission held this 3rd day of January, 2019, 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