

BEREA MUNICIPAL PLANNING COMMISSION
August 17, 2023 – 7:00p.m.

The Berea Municipal Planning Commission met in the Council Chamber at Berea City Hall on August 17, 2023 and was called to order by Chairman Matt Madzy at 7:00p.m. Present: Anthony Alexander, Bob Colvin, Nick Haschka, Dan Smith and Paula Wancata. Absent: Chris Arnold.

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. Haschka, seconded by Mrs. Wancata, that the August 3, 2023 Planning Commission meeting minutes be approved. Vote on the motion was all ayes and no nays. The motion carried.

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

REQUESTS FOR VARIANCES/APPEALS:

Application #23-08-02
Application for Fence Height Variance
171 Stone Ridge Way, P.P. #361-47-038

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 applicant, Ruma Hakim, and his son were present this evening. Mr. Hakim's son explained that the request for the height variance is so the family can achieve some privacy, adding that he has noticed other corner houses in the neighborhood who have also been granted variances for similar requests.

In response to an inquiry from Mr. Madzy concerning sight issues, Mr. Hakim stated that the fence will be setback 10' from the sidewalk.

Mr. Haschka confirmed that the HOA had approved of the fence, and Mr. Hakim responded in the affirmative.

Moved by Mr. Smith, seconded by Mr. Haschka, that the fence height variance be approved with the condition that the fence be setback 10' along Falling Rock Way. Vote on the motion was ayes: Alexander, Colvin, Haschka, Madzy, Smith and Wancata. Nays: None. The motion carried.

Mr. Madzy advised Mr. Hakim of the 20-day waiting period before the permit can be released.

Application #23-08-03
Application for 1 Wall Sign & Display Area Variances
399 West Bagley Road, P.P. #363-07-001

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, Kathy Clarke of Ace Lighting Services, was present this evening. She explained that the sign on the north of the building will include the word Chipotle and their company logo. At night,

only the letters will be illuminated. The sign on the east will be comprised of their signature medallion.

Moved by Mr. Haschka, seconded by Mr. Alexander, that the 1 wall sign variance, display area variance and monument sign insert be approved. Vote on the motion was ayes: Alexander, Colvin, Haschka, Madzy, Smith and Wancata. Nays: None. The motion carried.

Mr. Madzy noted that, due to the variance, the permit can not be released for 20 days.

NEW BUSINESS-GENERAL PLANNING MATTERS: NONE

OLD BUSINESS: NONE

OTHER BUSINESS NONE

Having no further business before the Commission, adjournment was moved by Mr. Haschka, and seconded by Mr. Smith. With no opposition, the meeting adjourned at 7:13p.m.

Matt Madzy, Chairman

Attest: _____
Alycia Esson, Secretary

CERTIFICATE OF COMPLIANCE

The meeting of the Municipal Planning Commission held this 17th day of August, 2023, 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