

**BEREA MUNICIPAL PLANNING COMMISSION**  
**APRIL 16, 2009**

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The Berea Municipal Planning Commission met on April 16, 2009 and was called to order by Mr. Madzy. Present: Borowski, Fay, Madzy, Rump, Sawyer. Absent: Draves. 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.

Moved by Rump, seconded by Borowski to approve the minutes from the March 19, 2009 meeting. Vote on motion was all ayes; no nays. Abstained: Fay. The motion carried and the minutes were approved.

Moved by Sawyer, seconded by Rump to approve the minutes from the April 2, 2009 meeting. Vote on motion was all ayes; no nays. Abstained: Fay. The motion carried and the minutes were approved.

Witnesses were sworn in by Mr. Madzy.

Moved by Fay, seconded by Rump to move Item #2 (Application #09-04-05, Lot Split – Lopat Development/Neff & Associates) to the first item on this evening's agenda. Vote on motion was all ayes; no nays. The motion carried.

**NEW BUSINESS – GENERAL PLANNING MATTERS:**

**Application #09-04-05**

**Approval of Lot Split**

**Lopat Development Co., LLC – Sandstone Ridge South – Block A-11**

Mr. Madzy read the Administrative Review.

The agent, Daniel J. Neff, was present this evening. He reported that Parcel 11-A (10 acres) is the original farm parcel. They are carving that out because the owner, Lopat, wants to retain that property the way it exists today. They have split it along some of the old corral fencing. Mr. Neff reported that this is still in conformance with the overall development plan. They have always planned on doing this but for housekeeping purposes/tax purposes the parcel needs to be split up with the rest of the development because they are going to transfer it to another entity.

In response to Mr. Madzy, Mr. Neff stated that the emergency access drive will remain per the City Engineer's request. They have added a note on the plat so when the final location of the drive is agreed upon, it will be recorded as part of the plat. It has been added to the mylar.

Mr. Rump asked if Parcel 11-B will be houses or townhomes and Mr. Neff replied that it will be a mixture of housing but the majority will be single-family homes. Mr. Neff reported that the next phase coming to Planning Commission will include private streets which will incorporate more parking for the townhomes. In response to Mr. Madzy, Mr. Neff said the build-up of Phase 3A will be consistent with the other plats that Planning Commission approved last fall.

Moved by Rump, seconded by Sawyer to approve the lot split as submitted. Vote on motion was ayes: Borowski, Fay, Madzy, Rump, Sawyer. Nays: None. The motion carried.

#### **REQUESTS FOR VARIANCES/APPEALS:**

##### **Application #09-04-04**

##### **Approval of Variance for Signage**

##### **Berea Children's Home & Family Services – 555 W. Bagley Road, P.P.#361-09-018**

Mr. Madzy read the Administrative Review.

The agent, Chas Kikel, with Makovich & Pusti Architects was present this evening. Mr. Kikel explained that there was a mathematical error on the ground sign. The dimensions on the sketch are correct, however, the multiplication was incorrect so the actual area is slightly larger with a variance still being required. Instead of 14.5 square feet per side, they are requesting 19.4 square feet per side for a total of 38.8 square feet of display area. A variance of 22.8 square feet of display area is now being requested.

Mr. Kikel explained that their office was retained by the Berea Children's Home to come up with a prototype design for their six daycare facilities that are located in various suburbs. They researched the zoning codes for the various municipalities. They tried to come up with common denominators like size requirements that would be close in meeting all of the cities' regulations. His company came up with a design very similar to this one and then it evolved after discussions between the property owner and the City of Berea. One of the things that changed was to make the sign slightly larger due to its location on Bagley Road with the width of the roadway and the speed of the traffic.

Mr. Kikel stated another change made to the prototype design was where there typically is a wood post holding up what looks to be a roof shape (comes from the Berea Children's Home logo) they are changing this to a stone base. It is actually a synthetic stone that is also being used in the construction of the building.

Mr. Sawyer asked about the height and size of the ground sign and Mr. Kikel indicated that it will be 5 feet wide with an average height at the tapered top of 3'10-1/2" (he refigured the math and came up with 38.8' for total of front and back). In response to Mr. Madzy, Mr. Kikel stated that the maximum height of the monument sign at the peak is still going to be 6'10-1/2".

Mr. Fay asked what the roof on the sign will be made out of and Mr. Kikel said it would be painted wood. Mr. Fay inquired about landscaping and lighting for the sign and Mr. Kikel pointed out that their lighting intention is to have an internally lit sign and he was unsure about the landscaping. A representative who was present from the Berea Children's Home explained that the landscaping around the sign will be minimal due to the stone being used. The stone should be enough of a draw for the eye without taking away too much in traffic. Mr. Fay stated that they are trying to encourage as much greenery along Bagley as possible. In response, Jerry Burke of A & F Machine Products, indicated that the landscaping around the sign will fit into the whole site landscaping plan that was previously approved by the Planning Commission. There will also be plantings along Bagley on the west side of the drive.

Moved by Sawyer, seconded by Fay to approve the 22.8 square foot display area variance for the proposed monument sign, as revised and the appearance of the proposed sign. Vote on motion was ayes: Fay, Madzy, Rump, Sawyer, Borowski. Nays: None. The motion carried.

Discussion ensued regarding the proposed internally-illuminated sign to be mounted on the north face of the building. Mr. Kikel reported that the total square footage of display area has been revised to 19.4 square feet per side. Mr. Madzy pointed out that this is still well below the allowable limits of 150 square feet of display area.

Moved by Rump, seconded by Borowski to approve the 19.4 square foot display area for the proposed internally-illuminated sign to be mounted on the north face of the building, as revised. Vote on motion was ayes: Rump, Sawyer, Borowski, Fay, Madzy. Nays: None. The motion carried.

Discussion ensued regarding the proposed backlit building identification sign that will be mounted on the west side of the building. Moved by Fay, seconded by Sawyer to approve the 7-1/2 square foot display area for the proposed building identification sign, as submitted. Vote on motion was ayes: Sawyer, Borowski, Fay, Madzy, Rump. Nays: None. The motion carried.

**NEW BUSINESS – GENERAL PLANNING MATTERS:**

**Application#09-04-06**

**Approval of Business Identification Sign**

**Nuevo Restaurant – 804 Front Street, P.P. #362-02-004**

Mr. Madzy read the Administrative Review. The owner, Elton Rista, was present this evening. Mr. Fay noted that he felt this was a major improvement to the signage.

Moved by Rump, seconded by Sawyer that both sign changes be approved, as submitted. Vote on motion was ayes: Borowski, Fay, Madzy, Rump, Sawyer. Nays: None. The motion carried.

**Application#09-04-07**

**Approval of Site Development**

**A & F Machine Products – North Side of W. Bagley Road, P.P. #361-09-026**

Mr. Madzy read the Administrative Review.

The agent, Jerry Burke, from A & F Machine Products was present this evening. He said this was briefly discussed at the last Planning Commission meeting. The basic reasoning for this is to bring the roadway out opposite the Children's Home/Whistle Stop roadway. This change to Karl Street will make this area of Bagley safer. Trucks can funnel onto the new street coming out to a traffic light. They will be requesting from City Council to vacate a portion of the existing Karl Street. In response to Mr. Madzy, Mr. Burke stated that they are adding a new curb cut on Bagley, however, they are also eliminating an existing curb cut.

Mr. Fay pointed out that he was not at the last Planning Commission meeting when this was briefly discussed. Mr. Madzy explained that there has been a traffic study done and a warrant has been issued for a new traffic light to serve the Helwig Whistle Stop retail facility as well as the Berea Children's Home Daycare facility. The new traffic light will be at the intersection between the new Karl Street and the driveway for the Whistle Stop. The developers will be responsible for the cost of this traffic light. It will be linked up with the light at Lindberg.

Mr. Armagno reported that the Engineering Department recently received the plans for the traffic light/intersection and they are under review at this time. Mr. Armagno indicated that the traffic light/intersection will be done in two phases. The first phase will be to actually construct the traffic signal for the Whistle Stop site and the second phase will be to install the necessary improvements once Karl Street is reconfigured.

Mr. Madzy asked if there will be a problem with tying the new traffic light into the light near the Power House Gym and the light at Lindberg and Bagley. In response, Mr. Armagno explained that due to the distance between this new intersection and the intersection near the Power House Gym, it would not be necessary to interconnect these traffic signals. However, the new traffic signal will be interconnected and phased with the traffic signal at the intersection of Bagley and Lindberg. In response to Mr. Fay, Mr. Armagno noted that this new traffic signal will be on a preempted system for emergency vehicles which is required and there will be crosswalks installed.

Mr. Sawyer raised concerns regarding an entry drive being so close to the daycare facility. Mr. Burke reported that the Berea Children's Home actually wanted a drive closer to their building so the parents could come in and have a short drop off point. Their busy traffic times are between 6:30 a.m. and 8:00 a.m. and they do not feel any of the traffic from the retail stores will interfere with the loading and unloading of children. The busy time in the afternoon is 3:30 p.m. to 6:00 p.m. with parents picking up their children at various intervals during these hours.

Mr. Rump asked about the safety of children and Mr. Burke indicated that parents are required by law to escort their children into the building to sign them in and then when picking their children up in the evening, they must go inside and sign their children out and escort them to their vehicle. There will not be children in the traffic area. There is an enclosed play area at the rear of the facility. Discussion ensued.

Moved by Fay, seconded by Borowski to approve the proposed site development plan, as submitted. Vote on motion was ayes: Fay, Madzy, Rump, Sawyer, Borowski. Nays: None. The motion carried.

**Application#09-04-08**

**Approval of Plat/Lot Split**

**Berea Storage Condominium – 925 Berea Industrial Pkwy P.P. #361-34-001**

Mr. Madzy read the Administrative Review. The owner/agent, Jeff Goebel, was present this evening. Mr. Madzy reminded everyone that the actual site development and structure had been approved by Planning Commission several years ago and now they are before the Commission to get approval for lot splits for the various condominium units. Mr. Goebel reported

that this was already approved by the County in November, however, they inadvertently failed to get the City of Berea Planning Commission approval for the lot split prior to submitting it to the County.

In response to Mr. Sawyer, Mr. Goebel explained that their original intent was to make these storage units into condominium type units (separate ownerships). Mr. Goebel discussed the condominium concept. He reported that several people have purchased three or four units at one time and there have been some recent sales which are being held until this lot split is approved this evening.

Moved by Rump, seconded by Fay to approve the proposed plat/lot split, as submitted. Vote on motion was ayes: Rump, Sawyer, Borowski, Fay, Madzy. Nays: None. The motion carried.

**OLD BUSINESS:** None.

**OTHER BUSINESS:** None.

**ADJOURNMENT:**

There being no further business to come before the Planning Commission, moved by Rump, seconded by Fay to adjourn. Vote on motion was all ayes; no nays. The meeting was adjourned at 8:05 p.m.

(signed copy on file in the office of Secretary to Planning Commission)

\_\_\_\_\_  
Matthew Madzy, Chairman

(signed copy on file in the office of Secretary to Planning Commission)

Attest: \_\_\_\_\_  
Carol A. Hubler, Secretary

**CERTIFICATE OF COMPLIANCE**

The meeting of the Municipal Planning Commission held this 16<sup>th</sup> day of April, 2009 has been conducted in compliance with all legal requirements, including C.O. Chapter 109 and Section 121.22 of the Ohio Revised Code.

(signed copy on file in the office of Secretary to Planning Commission)

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Carol A. Hubler, Secretary