

BEREA MUNICIPAL PLANNING COMMISSION
JUNE 4, 2009

The Berea Municipal Planning Commission met on June 4, 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.

Witnesses were sworn in by Mr. Madzy.

REQUESTS FOR VARIANCE/APPEALS:

Application #09-06-01

Approval of Height Variance for Garage Addition

Stephen Hamm – 576 Prospect Road, P.P. #363-25-062

Mr. Madzy read the Administrative Review.

The owner, Stephen Hamm, was present this evening. Mr. Madzy referred everyone to the drawings and photographs that Mr. Hamm had submitted and Mr. Hamm verified what land he would be consolidating if this application is approved this evening. In response to Mr. Sawyer, Mr. Hamm stated that he is requesting the additional height for the garage addition to accommodate his trailer which is 9 feet tall. He plans on using the upstairs of the garage for storage.

Mr. Borowski indicated that he personally did not see a problem with approving this request. He had gone by this property earlier and saw Mr. Hamm's trailer in the yard. He could not see the existing garage from the street. Mr. Rump said he was confused with the different drawings that Mr. Hamm had submitted. Mr. Hamm explained and confirmed on the drawing his neighbor's land that he will purchase and consolidate in order to build this garage addition. Mr. Hamm clarified that the lot split/consolidation will go straight back.

Mr. Fay inquired if Mr. Hamm will extend his driveway back to the full depth of the garage and Mr. Hamm replied yes. He will be making this area as small as possible and will not be using it for storage. Mr. Sawyer asked how much storage Mr. Hamm planned on having and he reported that he owns four vehicles, a four-wheeler and his children have a lot of stuff. With this addition,

Mr. Hamm will be able to move the items that he currently has in a storage unit back to his house.

Mr. Madzy advised Mr. Hamm that he cannot use the garage as living space and if he wanted to do this in the future, he would have to come back to the Planning Commission for approval of a conditional use. Mr. Hamm said he understood this.

Moved by Rump, seconded by Fay to approve the 8', 6" height variance for the garage addition with the condition that Mr. Hamm come back to the Planning Commission to get approval for a lot split/consolidation prior to building the addition.

NEW BUSINESS – GENERAL PLANNING MATTERS:

Application #09-06-02

Approval of Business Identification Sign

Berea Learning Center – 226 Front Street, P.P. #364-05-008

Mr. Madzy read the Administrative Review and reported that the Heritage Architectural Review Board (H.A.R.B.) had approved this application at their last meeting.

The owner, Aziz Syed, was present this evening. Mr. Sawyer noted that the H.A.R.B. unanimously approved this application with the condition that some type of base be installed. Mr. Syed replied that he is currently working on this. Mr. Borowski asked if this sign is already installed and Mr. Syed said yes. He replaced the old Southwest General sign that was in the same location.

Moved by Rump, seconded by Borowski to approve the business identification sign as submitted with the condition that some type of base with plantings be installed around the sign. Vote on motion was ayes: Fay, Madzy, Rump, Sawyer, Borowski. 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 Fay, seconded by Rump to adjourn. Vote on motion was all ayes; no nays. The meeting was adjourned at 7:50 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 4th day of June, 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)

Carol A. Hubler, Secretary