

BEREA MUNICIPAL PLANNING COMMISSION
JUNE 18, 2009

The Berea Municipal Planning Commission met on June 18, 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 Fay, seconded by Borowski to approve the minutes from the May 21, 2009 and June 4, 2009 meetings. Vote on motion was all ayes; no nays. The minutes were approved.

Witnesses were sworn in by Mr. Madzy.

REQUESTS FOR VARIANCE/APPEALS:

Application #09-06-03

Approval of Variance for Two Business Identification Signs

GRK Rolls Royce Interiors – 101 W. Bagley Road, P.P. #364-03-005

Mr. Madzy read the Administrative Review.

The agent, Mrs. Kaminski of Sign-A-Rama, was present this evening. She displayed color samples and stated that the sign itself will be made of aluminum which will be beige in color with a dark green border and letters.

Mr. Fay questioned the number of signs being installed and Mr. Madzy explained that GRK's original application was for one sign mounted on the front of the building. However, the Building Department asked if they would consider mounting one sign on the west side of the building also. Mrs. Kaminski reported that they have agreed to do this.

Mr. Rump asked Ms. Kaminski how long her husband's business (GRK) has been at this location and she said three years. In response to Mr. Rump, Mr. Madzy indicated that he was unable to find any previous variances for this property. He pointed out that although this property is located in a residential zoning district, there are many commercial businesses in this area.

Mr. Fay raised concerns regarding the signage being “slapped up there” in an area that is supposed to be a redevelopment area. Mr. Madzy reminded him that this signage is not to attract business but to identify the building for deliveries, etc. Mr. Madzy felt this was a good looking sign. Mr. Rump agreed and felt the colored signage on the cream-colored wall would actually be an improvement to this area.

Moved by Rump, seconded by Fay to approve the variance for 14 square feet of display area for the two wall-mounted business identification signs, as submitted. Vote on motion was ayes: Borowski, Fay, Madzy, Rump, Sawyer. Nays: None. The motion carried.

NEW BUSINESS – GENERAL PLANNING MATTERS:

Application #09-06-04

Approval of Business Identification Sign

Casita Del Lago – 804 Front Street, P.P. #362-02-004

Mr. Madzy read the Administrative Review. The owner, Elton Rista, was present this evening. He reported that they have renamed the restaurant Casita Del Lago (Little House on the Lake) which is the name of their new restaurant located on Lake Road in Avon Lake. He said they are currently in litigation with the previous owners of Nuevo. They have decided to give their Berea location the same name as their new restaurant in Avon Lake.

Mr. Rista explained that they are proposing to replace the plastic lens on the existing free-standing monument sign which is two sided. In response to Mr. Rump, Mr. Rista stated that they will not be having signage on the awnings at this time. They will leave the awnings blank until they have completed the trade-name procedure which could take more than a year. Discussion ensued.

Moved by Rump, seconded by Fay to approve the business identification sign, as submitted. 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 Sawyer to adjourn. Vote on motion was all ayes; no nays. The meeting was adjourned at 7:45 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 18th 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