

**BEREA MUNICIPAL PLANNING COMMISSION
DECEMBER 17, 2009**

The Berea Municipal Planning Commission met on December 17, 2009 and was called to order by Mr. Madzy. Present: Borowski, Fay, Madzy, Rump. Absent: Draves, Sawyer. 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 reported that the Minutes from the October 15, 2009 meeting would not be approved this evening due to needing four affirmative votes from members who were actually present at that meeting. Approval of these minutes will be moved to the January 7, 2010 meeting agenda.

Witnesses were sworn in by Mr. Madzy.

REQUESTS FOR VARIANCE/APPEALS: None.

NEW BUSINESS – GENERAL PLANNING MATTERS:

Application #09-12-03

Approval of Business Identification Sign

PNC Bank – 50 W. Bridge Street, P.P. #364-08-various

Mr. Madzy called this application. No one was present this evening to represent this application. Moved by Rump, seconded by Borowski to table this application. Vote on motion was all ayes; no nays. The motion carried.

Application #09-12-04

Approval of Permit for Demolition of Residential Home

Fannie Mae – 30 Sprague Road, P.P. #363-25-024

Mr. Madzy read the Administrative Review. The agent, Jerry Cahill of Lake City Construction & Demolition, was present this evening. Mr. Cahill distributed photographs of the existing condition of the interior of the structure.

Mr. Madzy explained that one of the provisions that Council has is they can accept a report from the Building Department regarding a property. If there are any deficiencies in the property, there are criteria that Council looks at. This property was taken to Council with a request for them to find it a nuisance. When preparing the report for Council, one of the things they looked

at was the condition of the home but also that this home is only 750 square feet in size. It is very small and is on a crawl space.

Mr. Madzy asked Mr. Cahill if his proposal includes removal of the home, the garage, the shed and then fill in the crawl space, seed and straw and remove the driveway. Mr. Cahill stated that they will remove all hard surfaces including the foundation, bring up the ground with acceptable fill material, grade it out and then in the spring, seed and straw it and turn it into green space.

Mr. Fay asked if the City Engineer has had a chance to look at any drainage problems. Mr. Armagno indicated that per the City's Storm Water Ordinance, it would have to be brought up to grade and there would need to be some temporary stabilization done in the winter before the final seeding is completed in the spring. He said a straw application would be fine.

Mr. Fay asked if the City would be responsible for the landscaping of this property after the grading is finished and Mr. Madzy replied no. The property owner (Fannie Mae) would be responsible for that. He explained that generally what Fannie Mae does with most of their properties, they contract with a property preservation group who mows and upkeeps the properties.

Moved by Fay, seconded by Borowski to approve the permit for demolition of the residential home located at 30 Sprague Road, as submitted. Vote on motion was ayes: Borowski, Fay, Madzy, Rump. Nays: None. The motion carried.

Mr. Madzy inquired about the timeframe for this demolition. Mr. Cahill said there usually is a 30-day waiting period and Mr. Madzy told him the City does not have a waiting period for this. It is a two-step process where first you get Planning Commission approval to tear down the house and then you need to pull the demolition permit. The permit could be pulled as early as tomorrow. Once the demolition permit is pulled the Building Department will send notification to the water plant so they can arrange to remove the water meter.

Mr. Cahill reported that he has contacted First Energy about getting the power turned off and they are aware of the timetable. He stated that he anticipates pulling the permit this week and he would like to get the demolition completed before the first of the year. Mr. Madzy said that would be good and he asked Mr. Cahill if his company is registered with the City for 2009. Mr. Cahill replied no but he is aware that if the job spans over into the New Year (2010), he would have to register for both 2009 and 2010.

Mr. Madzy stated that if he could get it done in 2009 that would be great. The neighbors and the City would love to see the house removed as soon as possible. Mr. Rump asked if the water is still on at the house and Mr. Madzy

said no. The water has been turned off but the meter is probably still in the house. Mr. Madzy advised Mr. Cahill that the Building Department is open tomorrow from 8:30 a.m. to 5:00 p.m. and he could come down and pull the permit anytime.

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 7:40 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 17th day of December, 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