

**CITY OF MUNROE FALLS  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JANUARY 27, 2015**

**Call to Order:**

- Mayor Larson called the meeting to order at 7:00 p.m.
  - Mayor Larson re-appointed Mike Hyrnick to the Planning Commission for a four (4) year term, ending December 31, 2018. As this re-appointment is a continuance in said position, and Mr. Hyrnick continues in said position with the Planning Commission, Mayor Larson indicated there was no need to swear in Mr. Hyrnick.

**Roll Call:**

Members of Planning Commission present: Jake Bush, Joseph Halpin, Mike Hyrnick, Patrick Miller, Gary Toth, and Jim Iona.

**Also Present:** Mayor Frank Larson; Service Director Jim Bowery.

**Election of Officers:**

- Mayor Larson opened the floor to nominations for Chairman of the Planning Commission:
  - Mr. Hyrnick nominated Mr. Bush for Chairman of the Planning Commission. Mr. Halpin seconded the nomination.
  - Mr. Toth moved that nominations be closed. Mr. Hyrnick seconded the motion. A voice vote was taken and passed unanimously.
  - A roll call vote was taken for Mr. Bush as Chairman of the Planning Commission and the motion passed unanimously.
  - Mr. Bush is elected as Chairman of the Planning Commission.
- Mr. Bush opened the floor to nominations for Vice Chairman of the Planning Commission:
  - Mr. Toth nominated Mr. Hyrnick for Vice Chairman of the Planning Commission. Mr. Miller seconded the nomination.
  - A roll call vote was taken for Mr. Hyrnick as Vice Chairman of the Planning Commission and the motion passed unanimously.
  - Mr. Hyrnick is elected as Vice Chairman of the Planning Commission.

**Approval of Minutes:**

Mr. Hyrnick moved and Mr. Halpin seconded the motion to approve the Minutes from the December 23, 2014 Planning Commission Meeting. A roll call vote was taken and passed unanimously.

**Mayor's Report:**

- Mayor Larson thanked the members of the Planning Commission for their service and for their commitment to the City of Munroe Falls.
- By the end of 2015, Mayor Larson expects to have the commercial occupancy rate at 99 percent; currently the City is at 95 percent.
  - The Mayor said he appreciates entrepreneurs and truly is thankful when they come to the City of Munroe Falls.

**FOR ALL PERSONS WITH DISABILITIES:**

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**Community Development Committee Report (as reported by Chairman Iona):**

- Mr. Iona mentioned he attended the 11<sup>th</sup> Annual Stow-Munroe Falls Chamber of Commerce Economic Development Committee Community Business Awards on January 20, 2015 along with Mayor Larson, Chief Pozza, and Community & Economic Development Director Anne DiCola. Mayor Larson presented the Mayor's Award to Mulberry Gardens Assisted Living and the Industrial Improvement Award went to SGS Tools.
- When the National Republican Convention Party comes to Cleveland in July of 2016, they are expected to bring approximately 50,000 visitors with them to the Akron-Cleveland area. Mr. Iona indicated the convention is going to be a fabulous source of income for area restaurants, hotels, and other businesses.
- Mr. Iona said National Drug Facts Week will be held January 26, 2015 through February 1, 2015. National Drug Facts Week brings together teens and scientific experts to shatter persistent myths about drug use and addiction. Mr. Iona encouraged the community to visit the Akron Drug Board's website at [www.admboard.org](http://www.admboard.org) for further information.
- Mr. Iona confirmed there are approximately 12-13 vacant stores located in Chapel Hill Mall; latest one appears to be Radio Shack.
- According to Mr. Iona, there is a niche for dollar stores in the area; the new store on Bailey Road in Cuyahoga Falls will be opening within the next month or two.

**Items for Consideration:**

- |                      |                             |  |
|----------------------|-----------------------------|--|
| <b>1. PC2015-01:</b> | <b>Applicant:</b>           | <b>Meng Pung</b>   |
|                      | <b>Applicant Address:</b>   | <b>3086 Oaklawn Park Blvd.<br/>Stow, Ohio 44224</b>                        |
|                      | <b>Property Owner:</b>      | <b>AMM Properties LLC (Butch Berkley)</b>                                  |
|                      | <b>Prop. Owner Address:</b> | <b>P.O. Box 1534<br/>Stow, Ohio 44224</b>                                  |
|                      | <b>Property In Review:</b>  | <b>Lemongrass Grill<br/>20 N. Main Street<br/>Munroe Falls, Ohio 44262</b> |
|                      | <b>Zoning District:</b>     | <b>T-C</b>   |

**Applicant seeks approval for: New Sign & New Business (Thai Restaurant)**

- Meng Pung indicated he would like to open a sit-down family Thai restaurant in the City of Munroe Falls.
- He asserted the hours of operation will be 11:00 a.m. to 10:00 p.m. during the weekdays and 11:00 a.m. to 11:00 p.m. during the weekends. Mr. Pung noted he is happy to report he will employ 12 staff members in our City; 8 full-time and 4 part-time.
- Mr. Pung acknowledged the restaurant will offer delicious take-out food as well.
- According to Mr. Pung, the seating capacity inside the restaurant will be approximately 62 seats and outside on the patio there will be two tables that can accommodate approximately 8-10 seats.
- Per Meng Pung, the bar will be a full-service bar.
- Mr. Pung noted he has operated a restaurant in the City of Cuyahoga Falls for the past 25 years.

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- Mr. Pung verified once construction is complete, he anticipates to open the restaurant by mid-March 2015.
- Four signs were submitted for review:
  - Service Director Bowery noted the City is missing some information on the sizes of three of the signs.
  - According to Service Director Bowery, the monument sign has previously been approved by the City.
  - Mr. Pung said he is not increasing the size of the signs; same existing sizes, just new facing.
- Mr. Bush acknowledged when the Commission had previously approved Applicants in this building, there were issues with parking. Mr. Bush inquired if this was still an issue.
  - Mayor Larson confirmed the owner of the property, Mr. Berkley, had leveled off and put additional parking in the back of the property. Mayor Larson indicated the lot is not asphalted or paved at this time but Mr. Berkley does have asphalt grindings down which will hold approximately 50 additional vehicles.
  - Service Director Bowery confirmed there are 39 vehicle spaces on the plans submitted by Mr. Pung and where a building was removed by Mr. Berkley, additional vehicles could be parked.

**Motion:**

Mr. Hyrnick moved and Mr. Miller seconded the motion to approve PC2015-01 as submitted. A roll call vote was taken and the motion passed unanimously.

**Old Business:**

- Mayor Larson reported there are no updates on either the corner lot (Mr. Ederer's property) or the old Triple Crown property.
- According to Mayor Larson, there is one vacant business at the Silver Valley Plaza that is listed with a realtor.
- Mayor Larson reported that BCB Transport, LLC., located at 10 N. Main Street, Suite A, may be looking at expanding their trucking company administration offices in the City. Today, they employ 5 team members in the blue building, above the barber shop, and currently have outgrown their space. He noted the City will be talking with representatives of BCB Transport in the near future to see if we can accommodate their business needs and keep them in the City of Munroe Falls.

**New Business:**

- Mayor Larson explained Mulberry Gardens (based out of Oregon) owns property on the other side of Steeplechase and Route 91 and they are looking as possibly expanding their facility in the near future; possibly a memory center or senior apartment complex.
- Mr. Iona was pleased to announce Mayor Larson presented Barb and Rex Forshey of Barb's Small Engine Repair, LLC., 29 Gay Road, Munroe Falls, Ohio with January's Business of the Month Award.
- According to Mr. Iona, the defunct 356 Fighter Group restaurant at the Akron-Canton Airport has possibly been bought.

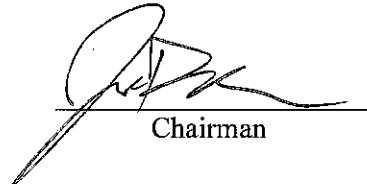
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- Mr. Iona confirmed the Stow-Munroe Falls Chamber of Commerce is having a ribbon-cutting ceremony at Malley's Chocolate and Dunkin Donuts at the corner of Graham Road and Fishcreek Road in Stow, Ohio.
- Jurassic Quest comes to the Summit County Fairgrounds from January 31, 2015 through February 1, 2015. Jurassic Quest features ultra-realistic, life-size animatronic dinosaurs, over 50 life-size dinosaurs in all, and according to Mr. Iona, is fun for the whole family with inflatable mazes, face painting, dino crafts, and much more.

**Adjournment:**

Mr. Toth motioned and Mr. Halpin seconded the motion to adjourn the meeting at 7:28 p.m. Voice vote was taken and passed unanimously.



Chairman

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