

**CITY OF MUNROE FALLS
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 24, 2015**

Call to Order:

Mr. Bush called the meeting to order at 7:00 p.m.

Roll Call:

Members of Planning Commission present: Jake Bush, Joseph Halpin, Mike Hynick, Patrick Miller, Gary Toth, and Brian Steinwedel.

Also Present: Mayor Frank Larson.

Approval of Minutes:

Mr. Miller moved and Mr. Halpin seconded the motion to approve the Minutes from the January 27, 2015 Planning Commission Meeting. A roll call vote was taken and passed unanimously.

Mayor's Report:

- Mayor Larson reported Lemongrass Grill restaurant, 20 N. Main Street, is planning a grand opening in March 2015.

Community Development Committee Report (as reported by Chairman Toth):

- Mr. Toth announced Finance Director David P. Bailey retired from the City of Munroe Falls effective Friday, February 20, 2015 with 11 years of service.
 - According to Mayor Larson, Carissa Burns will assume the role of Finance Director effective February 23, 2015. The Mayor asserted Mrs. Burns is a resident of Munroe Falls, has worked for the City of Munroe Falls in the past, and has an extensive financial background.
- Mr. Toth mentioned the Stow-Munroe Falls Chamber of Commerce is celebrating their 50th Anniversary in 2015. Mr. Toth asserted he will ensure Planning Commission members are aware of upcoming events throughout the year.
 - On April 20, 2015 the Stow-Munroe Falls Chamber of Commerce will host their 50th Anniversary Party at the Stow Youth Baseball Party Center on Hudson Drive in Stow, Ohio.

Items for Consideration:

- None

FOR ALL PERSONS WITH DISABILITIES:

The City of Munroe Falls is committed to ensuring that persons with disabilities can participate fully and fairly in City programs, activities, and services. If you are a person with a disability who needs a reasonable accommodation, contact the Clerk of Council 48 hours in advance to make necessary arrangements.

Old Business:

- Mr. Bush asked if Law Director Morrison has had a chance to review Section 1145.07(m) of the City of Munroe Falls Codified Ordinances pertaining to sign materials. He confirmed this issue was tabled during the meeting on October 28, 2014.
 - Mr. Toth reported he will get with Mr. Morrison on this matter and report back to the Planning Commission.
- Mayor Larson reported the Ohio Supreme Court issued its ruling in the Beck Energy matter; ruled in favor of Beck Energy. The Supreme Court ruled that Munroe Falls Ordinances cannot be enforced because they conflict with State laws regulating oil and natural gas wells.
 - Mayor Larson stated Law Director Morrison is going to do an executive summary of the case and will be advising Council on how the City will need to take steps to amend our Zoning Ordinances to come into compliance with the decision of the Supreme Court. The Mayor acknowledged he will share this summary with the Planning Commission in the near future.
- Mr. Steinwedel asked for any updates to the former Triple Crown restaurant.
 - Mayor Larson reported the pipes at the former Triple Crown restaurant froze inside the building which set off the alarm system.
- Mr. Steinwedel asked if the City had any updates on the Ederer property.
 - The Mayor reported there is no new information on the Ederer property located at the corners of Munroe Falls Avenue and Route 91.

New Business:

- Mr. Toth explained during the past several Council meetings, Council members discussed Lemongrass Grill and the fact Mr. Pung, owner of Lemongrass Grill, was requesting Planning Commission's approval for signage; Mr. Pung was not putting in new signs or lighting an old sign; just changing the face on existing signs. Mr. Toth said Council remarked the City wants to be business friendly and questioned if this Applicant needed to come before the Planning Commission.
 - Mr. Hyrnick mentioned having some oversight on these issues sets the right tone for the fact that these are the issues that the City cares about. Furthermore, Mr. Hyrnick said the City does not want to become lax on these requests because of an absence of review of input. He noted the City is trying to provide guidance to make sure there is some consistency and that the community does not end up with something that they are not appreciative of.
 - Mayor Larson noted the City cannot legislate the aesthetics (as we learned with the tattoo shop).
 - The Mayor indicated, if approved, the request would be reviewed by the Zoning Inspector for the City to ensure it met the requirements of the Ordinances.
- The Commission questioned whether or not they are required to meet if there is no Applicant pending before them. Mayor Larson indicated during the past few years, there have been a few occasions where no Applicants have appeared before the Planning Commission; however, according to the Charter, the Commission is still required to meet each month. Mayor Larson noted this would require a change in the Charter which could be addressed at the next Charter Review Commission meeting or City Council could elect to put it on the November 2015 General Election ballot.

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- In 2014, there was one month (April) that no Applicants appeared before the Commission and in 2013, there were three months (January, February, March) that no Applicants appeared before the Commission.
- Mr. Hyrnick indicated even though there are no Applicants before the Commission in February 2015, other interesting issues are being discussed. Mr. Hyrnick believes getting together, hearing the Mayor's Report and Community Development Report have value even if there are no items to review.
- Mayor Larson explained the Charter Review Commission meets every seven years to review the Charter and no later than July 1st of the same year, recommend to Council such amendments to the Charter.
- Mr. Toth explained the Charter was last reviewed in 2012.
- Mayor Larson informed the Planning Commission if they want this change (Planning Board shall meet at least once each month if an Applicant is pending before them) to be put before the electors of Munroe Falls, the Planning Commission would need to notify City Council 90-days before the November 2015 election.
 - The discussion item is tabled at this time.

Adjournment:

Mr. Hyrnick motioned and Mr. Halpin seconded the motion to adjourn the meeting at 7:33 p.m. Voice vote was taken and passed unanimously.


Chairman

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