

**CITY OF MUNROE FALLS  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MARCH 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 Hyrnick, Patrick Miller, and Brian Steinwedel. Mr. Hyrnick moved and Mr. Halpin seconded the motion to excuse Mr. Toth. A roll call vote was taken and passed unanimously.

Mr. Toth arrived at approximately 7:06 p.m.

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

**Approval of Minutes:**

Mr. Miller moved and Mr. Halpin seconded the motion to approve the Minutes from the February 24, 2015 Planning Commission Meeting. Hearing no objections, Mr. Bush asserted the Minutes from the February 24, 2015 Planning Commission Meeting stand approved as submitted.

**Mayor's Report & Community Development Committee Report:**

- Mayor Larson reported on March 24, 2015 approximately 10 acres of grass were set afire down by the river. The Mayor acknowledged there are suspects in this case and the Police Department will be handling the investigation.
- The Mayor explained there was a tragic shooting event that occurred in the City last week where one person died. This is an ongoing incident that is being investigated by the Police Department, Bureau of Criminal Investigation (BCI), and the Coroner's Office.
  - Mayor Larson took this opportunity to remind all residents calls made from cell phones do not necessarily send callers to their local police department dispatch center; it depends on cell tower triangulation. He explained in this incident, when the caller called 911, the call was routed to the Stow Police Department. As cell phones are not connected to an address, the Mayor said the Dispatchers had to ping (triangulate the call from cell phone towers in the area) the call which took approximately four minutes to determine the 911 call was coming from the City of Munroe Falls (in the area of Hiwood Avenue). He remarked as soon as Stow Dispatch transferred the call to the Munroe Falls Dispatch Center, our Officers were on scene in the area of Hiwood Avenue within 52 seconds.
- Mayor Larson noted Lemongrass Grill anticipates opening in April; there was a delay with a few of the remodeling projects. The Mayor reported Summit County Department of Environmental Services (DOES) is also requiring Mr. Pung, owner of Lemongrass Grill, to install a thousand gallon grease trap, which will be buried in the parking lot.
- The Mayor remarked he will be talking with Mr. Ederer, who owns the property on the corners of Route 91 and Munroe Falls Avenue, in the near future and will update members of the Planning Commission at their next meeting.
- Mayor Larson noted there is no new information on the former Triple Crown property.

**FOR ALL PERSONS WITH DISABILITIES:**

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**Items for Consideration:**

1. PC2015-02:                      **Applicant:**                      **Kessler Sign Company**  
   **Applicant Address:**        **P.O. Box 785**  
   **Zanesville, OH 43702**  
   **Property Owner:**            **Howard Kinstlinger**  
   **Prop. Owner Address:**    **2784 Fallen Log**  
   **Akron, Ohio 44333**  
   **Property In Review:**      **Peoples Bank**  
   **34 S. Main Street**  
   **Munroe Falls, Ohio 44262**  
   **Zoning District:**            **T-C**

**Applicant seeks approval for: New Signs, Existing Business – New Owner, and Corporation**

- Doug Gabriel, Kessler Sign Company, explained they have been contracted by Peoples Bank, when the merger took place with North Akron Savings Bank, to do the conversion to the branch office in Munroe Falls.
- Mr. Gabriel verified they appeared before the Board of Zoning Appeals on February 25, 2015 for the new monument sign and was approved to put the monument sign in the same location as the current sign.
- Mr. Gabriel explained they are appearing before the Planning Commission this evening for a wall sign, two new directional signs, and a little bit more visibility for the ATM machine.
- Doug Gabriel declared the monument sign (letters only – not the background) will be LED illuminated with an opaque face; the directional signs will not be illuminated; and the wall sign (individual letters only) will be LED illuminated.
- Planning Commission asked Mr. Gabriel if there was a discussion with the Board of Zoning Appeals regarding the Post Office sign.
  - Mr. Gabriel asserted there was in fact a discussion and the landlord had spoken with officials from the Post Office. According to Doug Gabriel, representatives from the Post Office are not sure if they want a sign under the monument sign at this time. Mr. Gabriel noted the bank has made provisions for a non-illuminated hanging sign (approximately 12” x 4’) between the columns of the monument sign if the Post Office would so choose (similar to what they have now in size).
  - Mayor Larson said it was his understanding that the Post Office did sign a five-year lease not too long ago.
  - Doug Gabriel confirmed the landlord approved all signage prior to applying to the Board of Zoning Appeals and the Planning Commission.

**Motion:**

Mr. Toth moved and Mr. Halpin seconded the motion to approve PC2015-02 as submitted. A roll call vote was taken and the motion passed unanimously.

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**Old Business:**

- Planning Commission members asked Mayor Larson if the City received any information from Law Director Morrison regarding signage that was discussed under New Business during the February 24, 2015 Planning Commission Meeting.
  - Mayor Larson affirmed Law Director Morrison is working on amending legislation and expects to present it to the Planning Commission next month.
  - Discussion followed on proposed changes to Section 1145.10 of the Munroe Falls Codified Ordinances to add an exemption to the review procedures for certain modifications and/or replacement of sign facing, lettering, or color of an existing erected signage.
  - Mayor Larson explained according to the new legislation, the Zoning Inspector has the authority to approve. He explained new procedures would need to be implemented; however, when an application is received, it could be e-mailed to the Planning Commission members for their review and/or input.
  - The Mayor affirmed this new process is also business friendly; applicant does not need to wait more than a month to appear before the Planning Commission, will not need the approval of City Council, and will not need to pay the \$65.00 Planning Commission application fee.
  - Mayor Larson remarked the City cannot legislate the aesthetics (as we learned from the tattoo shop).
  - Mr. Hyrnick avowed there must always be discussion and dialogue. He reported at the end of the day, an owner can probably do what they want to do but at least they will have the benefit of some feedback as to the community's opinion about those things.
  - Mayor Larson confirmed he will e-mail a copy of the proposed amended Ordinance to the members of the Planning Commission.
    - Mr. Bush verified the Commission would discuss the item at the next meeting scheduled for April 28, 2015.

**Motion:**

Mr. Hyrnick moved and Mr. Halpin seconded the motion to table the discussion on proposed changes to Section 1145.10 of the Munroe Falls Codified Ordinances (to add an exemption to the review procedures for certain modifications and/or replacement of sign facing, lettering, or color of an existing erected signage). A roll call vote was taken and the motion passed unanimously.

**New Business:**

- None.

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**Adjournment:**

Mr. Miller motioned and Mr. Toth seconded the motion to adjourn the meeting at 7:26 p.m. Voice vote was taken and passed unanimously.



Chairman

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