

**CITY OF MUNROE FALLS
PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 28, 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, Gary Toth, and Brian Steinwedel.

Also Present: Mayor Frank Larson; Service Director Bowery.

Approval of Minutes:

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

Mayor's Report:

- Mayor Larson stated Lemongrass Grill will have a soft opening within the next couple of weeks and Mr. Pung, owner of Lemongrass Grill, expects to host a grand opening ceremony toward the end of May.

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

- Mr. Toth reminded Planning Commission members the Invasive Weed Pull will be held on Saturday, May 16, 2015 and River Day will be held on Saturday, May 30, 2015 at Brust Park.
- Mayor Larson and Mr. Toth stated on April 29, 2015 Cuyahoga Falls High is hosting a Drug Awareness Open House from 5:00-8:00 p.m. The event will include a keynote speaker, breakout sessions (suicide prevention, prescription drug abuse, et cetera) and a community resource fair.
- Mr. Toth thanked Community & Economic Development Director Anne Dicola for her efforts on the Safe Routes To School Program.

Items for Consideration:

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|----------------------|-----------------------------|---|
| 1. PC2015-03: | Applicant: | Verlin L. Walters (Walters Holding Co., LLC) |
| | Applicant Address: | 1994 Arndale Road
Stow, Ohio 44224 |
| | Property Owner: | Walters Holding Co., LLC |
| | Prop. Owner Address: | 1994 Arndale Road
Stow, Ohio 44224 |
| | Property In Review: | 84 S. Main Street
Munroe Falls, Ohio 44262 |
| | Zoning District: | T-C |

Applicant seeks approval for: New Sign

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- Verlin Walters explained the sign will be made out of cedar, with a natural stain applied to it. He mentioned the sign is going to have the nickname of his son's business and the name of the fitness center on it; he confirmed both businesses lease property in his building. Mr. Walters mentioned the only change he might make to the sign is adding the phone number of the fitness facility to it.
- Mr. Walters verified the temporary sign of Perfect Choice Fitness will be coming down.
- Mr. Bush asked Mr. Walters if there are any additional signs currently on the property and Mr. Walters affirmed there are none.
- Service Director Bowery declared all paperwork appears to be in order.
- Mr. Bush asked how far from the road will the monument sign be located.
 - Service Director Bowery asserted the sign will be placed 10' from the road.
- Mr. Walters said the sign will not be lit, will be double-sided, and if the phone numbers are added, the dimensions of the sign will not change.

Motion:

Mr. Halpin moved and Mr. Hyrnick seconded the motion to approve PC2015-03 as submitted. A roll call vote was taken and the motion passed unanimously.

2. PC2015-06:	Applicant:	Studio 9 Salon & Spa (Brad & Carlla Detwiler)
	Applicant Address:	6689 Portage Street NW North Canton, Ohio 44720
	Property Owner:	ASJ Inc.
	Prop. Owner Address:	P.O. Box 36103 North Canton, Ohio 44735
	Property In Review:	297 N. Main Street, Suite 9 Munroe Falls, Ohio 44262
	Zoning District:	C-1

Applicant seeks approval for: New Business & Signs

- Carlla Detwiler informed the Planning Commission she is opening a salon that will have eight stations; offering clients manicures, pedicures, et cetera. Moreover, Mrs. Detwiler noted she will be full-time and will employ two team members in the City of Munroe Falls.
- Mr. Detwiler said the signs are existing; they are just replacing the covers. He said he believes the dimension of the sign on the building is approximately 2 ½' x 7' and the pylon sign out by the road is approximately 20" x 48".
- Service Director Bowery acknowledged all paperwork appears to be in order as Mr. and Mrs. Detwiler are just replacing the facing in the existing signs.
- Mrs. Detwiler explained they have not opened their business yet; wanted to wait until their signs were approved by the City. Furthermore, she indicated she would like to have an official ribbon cutting ceremony at some point and will be contacting Community & Economic Development Director Anne Dicola to discuss those options with her.

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Motion:

Mr. Halpin moved and Mr. Miller seconded the motion to approve PC2015-06 as submitted. A roll call vote was taken and the motion passed unanimously.

Old Business:

- 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).
 - Discussion followed on proposed Ord. #2015-02 (an Ordinance amending Section 1145.10 (a)(1)(F) of the Munroe Falls Codified Ordinances to add an exemption to the review procedures for certain modifications and/or replacement of signage facing and/or lettering only).
 - According to Mayor Larson, new businesses still need to appear before the Planning Commission.
 - Mayor Larson acknowledged the majority of signage in the City is located at the Silver Valley Plaza and the Gray Mart Plaza on Main Street.
 - Mr. Toth confirmed if the sign is non-conforming, the applicant would need to appear before the Planning Commission. He explained if the applicant is changing the size, shape, or location of the sign, the applicant would need to appear before the Planning Commission.
 - Mr. Hyrnick noted he would like to see that there be an obligation to notify the Planning Commission when sign requests are submitted to the City and having a discussion by the Planning Commission if there is a concern by one or more of the board members.
 - The board members would like the language in the Ordinance amended to reflect a 5-day review by members of the Planning Commission.
 - Mayor Larson said this request could be incorporated as an Administrative Policy.

Motion:

Mr. Hyrnick moved and Mr. Miller seconded the motion to request City Council modify the language in Section 1145.10(a)(1)(F) of the Munroe Falls Codified Ordinances to include a provision that would allow the Planning Commission to receive advanced information regarding a sign change with the obligation that members of the Planning Commission, if they object, respond to that within a 5-day period and absent any objections received from members of the Planning Commission, the process shall proceed as presently defined. Mr. Hyrnick explained if an objection is received, then the Planning Commission reserves the right to discuss it at the next Planning Commission Meeting. A roll call vote was taken with Mr. Miller, Mr. Halpin, and Mr. Hyrnick voting for, Mr. Bush voting against, and Mr. Toth abstaining from the motion to request City Council modify the language in Section 1145.10(a)(1)(F). The motion passed.

- Mayor Larson explained a few weeks ago he met with Mr. Ederer regarding the corner property (Route 91 and Munroe Falls Avenue). The Mayor stated he hopes to provide some exciting news to the Planning Commission in the coming weeks.

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New Business:

- Mr. Bush indicated the below listed applicants appeared before the Board of Zoning Appeals on Wednesday, April 22, 2015 and two applicants are pending before the Planning Commission:
 - **PC2015-04:** Garage addition at 574 Park Ridge Drive. The applicant, R.C. Norman Construction, appeared before the Board of Zoning Appeals (BZA) on April 22, 2015 as they were asking for a variance (6' from the side yard setback – code requires 10'). There was a question if the setback was in fact 6' from the neighbor's property.
 - R.C. Norman Construction is going to have the property surveyed.
 - R.C. Norman Construction withdrew their application at the meeting and will resubmit once the survey has been completed. If they resubmit and BZA approves the variance, R.C. Norman Construction will submit an application to the Planning Commission.
 - **PC2015-05:** New home build at 191 Game Drive, applicant Lucille Hendren. She appeared before Board of Zoning Appeals (BZA) on April 22, 2015 requesting to build a smaller home and garage than the code allows and build the home closer to the street than the code allows. BZA approved the house and setback but did not approve the garage (400'). Ms. Hendren will either need to appear before Planning with new garage plans (480') or wait one year and appear again before BZA.
 - **PC2015-07:** Carport at 90 Luden Avenue. Mr. Lansky appeared before Board of Zoning Appeals (BZA) on April 22, 2015 for a carport in his back yard. BZA approved the carport with the conditions that it be no bigger than 12' x 21', have no concrete foundation, or have no permanent walls.
 - According to Mayor Larson, as the carport is a temporary structure, Mr. Lansky will not need to appear before the Planning Commission and will only need to apply for a Zoning Permit. Mr. Lansky complied with the City's request and paid for the permit.

Adjournment:

Mr. Hynnick motioned and Mr. Halpin seconded the motion to adjourn the meeting at 8:08 p.m. Voice vote was taken and passed unanimously.


Chairman

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