

**CITY OF MUNROE FALLS  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JULY 28, 2015**

**Call to Order:**

Mr. Bush called the meeting to order at 7:03 p.m.

**Roll Call:**

Members of Planning Commission present: Jake Bush, Joseph Halpin, Patrick Miller, and Gary Toth. Mr. Toth moved and Mr. Halpin seconded the motion to excuse Mr. Hyrnick. A roll call vote was taken and passed unanimously.

**Also Present:** Service Director Bowery.

**Approval of Minutes:**

- Mr. Halpin moved and Mr. Toth seconded the motion to approve the Minutes from the June 23, 2015 Planning Commission Meeting. Hearing no objections, Mr. Toth and Mr. Halpin voted in favor of the Minutes being approved as submitted from the June 23, 2015 Planning Commission Meeting and Mr. Bush and Mr. Miller abstained as they were absent. Mr. Bush declared the Meeting Minutes are approved as submitted.

**Mayor's Report:**

- No report.

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

- Mr. Toth indicated the Summit County Fair begins on July 28, 2015.
- Mr. Toth reported the Kent State University Airport was having a public meeting on July 28, 2015 between 6-8 p.m. at the Stow-Munroe Falls High School Auditorium to discuss their Master Plan. He indicated the project team will make a presentation and will discuss the preferred alternative that will be submitted to the University Board of Trustees for consideration and following the presentation, there will be a public comment period when citizens will be able to speak or submit written comments. Mr. Toth acknowledged when further information is received, he will present that to the members of the Planning Commission.
- Mr. Toth was pleased to report the Cornerstone Market re-opened for business last weekend and will be having a farmers' market on Fridays, Saturdays, and Sundays in their parking lot. He expressed it was very heartwarming to see the outpouring of community support the owners were receiving from our residents.
- According to Mr. Toth, the City's Farmers' Market is being held this year at Brust Park on Tuesday's between 3-6 p.m.

**FOR ALL PERSONS WITH DISABILITIES:**

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**Items for Consideration:**

**1. PC2015-10:**

<b>Applicant:</b>	<b>R.C. Norman Construction Company</b>
<b>Applicant Address:</b>	<b>2708 Front Street Cuyahoga Falls, Ohio 44221</b>
<b>Property Owner:</b>	<b>Gregg D. Swartz</b>
<b>Prop. Owner Address:</b>	<b>574 Park Ridge Drive Munroe Falls, Ohio 44262</b>
<b>Property In Review:</b>	<b>574 Park Ridge Drive Munroe Falls, Ohio 44262</b>
<b>Zoning District:</b>	<b>R-3</b>

**Applicant seeks approval for: 14.63' x 18' Garage Addition**

- Robert Petrone, President of R.C. Norman Construction Company, indicated the addition is going to be an 18' x 14.63' on the rear of the garage (will cut a hole in the back of the current garage). Mr. Petrone said the addition will go over to the existing deck and they will maintain the 10' side yard setback variance.
- Mr. Petrone remarked there are steps inside the garage which make the inside of the garage very narrow, especially when two vehicles are parked inside. With the addition, the residents will be able to park one vehicle in front of the other. Mr. Petrone confirmed the additional space will be used to park a vehicle.
- Moreover, Mr. Petrone confirmed the residents have a small child and it is very difficult trying to get him in and out of the vehicle when both vehicles are parked in the garage.
- Mr. Petrone confirmed the building area is mostly flat and his company will be hooking up downspouts to the existing downspouts.
- Service Director Bowery confirmed with the proposed addition, the garage will be under the required square footage for maximum size and as long as R.C. Norman Construction Company conforms to the plans and other forms submitted to the City, they will be in compliance with the City's Zoning Ordinances.

**Motion:**

Mr. Miller moved and Mr. Halpin seconded the motion to approve PC2015-10 as submitted. A roll call vote was taken and the motion passed unanimously.

**2. PC2015-11:**

<b>Applicant:</b>	<b>Thomas P. Mazzei</b>
<b>Applicant Address:</b>	<b>256 Northmoreland Avenue Munroe Falls, Ohio 44262</b>
<b>Property Owner:</b>	<b>Thomas P. Mazzei</b>
<b>Prop. Owner Address:</b>	<b>256 Northmoreland Avenue Munroe Falls, Ohio 44262</b>
<b>Property In Review:</b>	<b>256 Northmoreland Avenue Munroe Falls, Ohio 44262</b>
<b>Zoning District:</b>	<b>R-2</b>

**Applicant seeks approval for: 28' x 32' Unattached Garage**

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**Please Note: Applicant was approved for a variance by BZA on July 22, 2015 - 76 square foot variance from zoning code 1123.05(b)(1).**

- Thomas Mazzei said currently there is no garage on the property at 256 Northmoreland Avenue and he is paying storage on a boat and car. He would like to move his boat and car to his property.
- Service Director Bowery confirmed Mr. Mazzei appeared before the Board of Zoning Appeals on July 22, 2015 and was approved for this variance. Furthermore, Mr. Bowery said this garage will conform with many of the buildings in the neighborhood (prior to the code changing, many of the buildings in that area were built to that size and larger).
- Mr. Bowery acknowledged Mr. Mazzei does meet all the setback requirements and the City received no objections from any of his neighbors.
- Discussion followed on the 10' garage door as code only allows a 9' door.
  - Service Director Bowery indicated on Thursday, July 23, 2015 the Law Director confirmed Mr. Mazzei does not need to reapply to the Board of Zoning Appeals for a variance on the 10' garage door.
- Mr. Mazzei confirmed no grading needs to be done on his property; the property is mostly flat and he will be building the garage himself.
- According to Mr. Mazzei the downspouts will be tied into the existing downspouts.

**Motion:**

Mr. Halpin moved and Mr. Miller seconded the motion to approve PC2015-11 as submitted. A roll call vote was taken and the motion passed unanimously.

**Old Business:**

- Proposed changes to Ord. 2015-02 (an Ordinance amending Section 1145.10 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).
  - Mr. Toth informed Planning Commission members City Council voted on this Ordinance on July 21, 2015 and the Ordinance passed unanimously.
  - Mr. Bush declared over the past several months he has thought about this issue; has considered Mr. Hyrnick's position as well as some of the other members' position, and then shortly before last month's meeting, the Supreme Court came out with a ruling on Signage. Mr. Bush and Mr. Toth expressed the City's Signage Ordinance needs fixed.

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**New Business:**

- Mr. Bush noted according to the existing Zoning Ordinances of Munroe Falls, powers and duties (in part) of the Planning Commission:
  - To review all proposed amendments to the Zoning Ordinance and Zoning Districts Map and to submit to Council the Commission's recommendations with respect to such proposed amendments.
  - To investigate and to propose on its own initiative such amendments to the Zoning Ordinance as it may deem consistent with the purposes of this Zoning Ordinance and which further the public health, safety, and general welfare of Munroe Falls.
  - Mr. Bush wants to know if City Council will be updating the Sign Ordinance in the near future as there are interpreted elements to the Sign Code.
    - Definition of Temporary Signage (no time limit).
  - Mr. Bush asked members of the Planning Commission if they wanted to, on their own initiative, investigate amendments to the Zoning Ordinances.
    - Mr. Halpin suggested that the Commission can undertake to make recommendations.

**Adjournment:**

Mr. Halpin motioned and Mr. Miller seconded the motion to adjourn the meeting at 7:51 p.m. Voice vote was taken and passed unanimously.

  
Chairman

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