

**CITY OF MUNROE FALLS
PLANNING COMMISSION MEETING MINUTES
TUESDAY, SEPTEMBER 22, 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. Halpin moved and Mr. Hyrnick seconded the motion to approve the Minutes from the August 25, 2015 Planning Commission Meeting. Roll call was taken and the motion passed unanimously.

Mayor's Report:

- The Mayor was happy to report the City of Munroe Falls has a commercial building occupancy rate of over 90%.
- Mayor Larson thanked the members of the Planning Commission for their dedication and commitment to the citizens of Munroe Falls and for all their hard work they have accomplished while serving on the Planning Commission.

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

- Mr. Toth remarked on October 2, 2015 free flu shots are being offered at the Lehner Community Center beginning at 11:00 a.m. He said this event is being sponsored by Marc's Pharmacy.
- According to Mr. Toth, the Farmers Market will end their season on Tuesday, September 29, 2015 at Brust Park. Mayor Larson and Mr. Toth mentioned the move back to Brust Park worked out well as the vendors were exposed to more vehicular traffic on Route 91.
- Mr. Toth announced the Stow-Munroe Falls Chamber of Commerce will hold an Economic Development Business Breakfast on Thursday, November 5, 2015 at 7:30 a.m. and the guest speaker will be Rob Senderoff, Head Men's Basketball Coach, from Kent State University.
- Mr. Toth was pleased to report the City of Munroe Falls will be the County's featured community during the week of October 5, 2015. He explained as Summit County continues with their 175th anniversary celebration, each community is highlighted and honored with a proclamation read into the Summit County Council record. In addition, the highlighted community will have a special "Then and Now" history brief published on the portal page of the Summit County website.
- According to Mr. Toth, International Walk to School Day is scheduled for October 7, 2015. International Walk to School Day is a global event that involves communities from more than 40 countries walking and biking to school on the same day and is part of the Safe Routes to School Program.
- Mr. Toth gave a shout-out to the Stow-Munroe Falls Bulldogs Football Team who are still undefeated.

FOR ALL PERSONS WITH DISABILITIES:

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Items for Consideration:

1. PC2015-16:

Applicants:	Mark Crnjak & Ben Newhouse
Applicants Addresses:	105 & 111 Prentiss Street Munroe Falls, Ohio 44262
Property Owner:	Dean Corpas
Prop. Owner Address:	250 W. Market Street Akron, Ohio 44303
Property In Review:	10 N. Main Street, Suite B Munroe Falls, Ohio 44262
Zoning District:	T-C

- **Applicants seeks approval for: (a) New Business
(b) Sign**

Please Note: Applicants were approved for a variance by BZA on August 26, 2015 – 680 square foot section of 10 N. Main Street, Suite B, to be allowed to be used for industrial use to open a nano-brewery (Missing Falls Brewery) in the building per Zoning Ordinance 1137.02(n)(7) and 1137.02(n)(8).

- Mr. Crnjak noted craft beer is a big movement in the State of Ohio, with 9,000 breweries opening up in the State of Ohio, and they would like to bring craft beer to the City of Munroe Falls.
- Service Director Bowery said according to the zoning code, if a building was not being used for industrial use at the time, it could not be used for industrial use at a later date. He confirmed the Board of Zoning Appeals approved a variance to allow the 680 square foot section to be used for industrial use to open a nano-brewery.
- Mr. Bush asked Mr. Crnjak where the sign for Missing Falls Brewery was going to be hung.
 - Mark Crnjak declared currently there is an old wooden placard out front, to the right of the door. He said they would like a 2.5' x 2.5' square foot sign, similar to the handout submitted to the Planning Commission members, and said it will be more than likely a black and white sign. He reported the sign will be screen-printed and will have a metal surface.
- Mayor Larson reminded the Commission this business will not be retail.
 - Mr. Crnjak asserted his business will strictly be manufacturing and will only be distributing the beer. He explained he will hold a class A-1c license.
- The Planning Commission asked Mr. Crnjak how many team members will he employ and questions on their business processes:
 - Mr. Crnjak explained at the present time he, Mr. Newhouse, and Mr. Myers will be the only employees operating the nano-brewery.
 - He explained they will brew mainly on Saturdays and fermentation takes several weeks.
 - Mr. Crnjak explained in the State of Ohio you are permitted to self-distribute and they plan to self-distribute their products. Moreover, he noted deliveries will also be made by them.
 - Mark Crnjak affirmed grains for the beer will either be picked up by them or delivered right to the business. He said it takes approximately 300-400 pounds, which is nine 5-gallon buckets of grain, to brew each batch.
 - Mr. Crnjak said the finished beer will be transferred into 1/6 barrel (5-gallon) kegs and put into cold storage for distribution. He confirmed all inventory will be stored in the cooler which can hold approximately 144 kegs. He said they are only looking to purchase approximately 100 kegs at the current time. He explained if there is overflow, the State of Ohio does allow him to store kegs off premises which he would do so in his garage (cooler in his garage).
 - Mr. Crnjak confirmed due to the size of the fermenters, they will need to change the front doors of the building to double doors and he has also spoken with the owner of the building on this matter.

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- Mr. Crnjak remarked he has spoken with Don Weaver, Summit County Department of Environmental Services, regarding their waste water. He said the new floor drains will be tied into the existing toilet and floor drains and that process will be permitted and approved by Summit County. He confirmed they have already began the paperwork to get this process approved through Summit County.
- Mark Crnjak confirmed they have verbal commitments from six to eight bars in the community to sell their products. He said they do have personal friends that do own an actual brewery in Stow, Ohio who have been giving them guidance along the way and who are also going to open up a few opportunities for them to get their product into where they are in right now.

Motion:

Mr. Hymnick moved and Mr. Miller seconded the motion to approve PC2015-16 as submitted. A roll call vote was taken and the motion passed unanimously.

2. PC2015-17:	Applicants:	Danelle & Joseph Hickin
	Applicants Address:	2228 8th Street Cuyahoga Falls, Ohio 44221
	Property Owner:	Gerald Wile
	Prop. Owner Address:	P.O. Box 36103 Canton, Ohio 44720
	Property In Review:	297 N. Main Street, Unit 10 Munroe Falls, Ohio 44262
	Zoning District:	C-1

- **Applicants seeks approval for: (a) Site Plan Review**
(b) New Business
(c) Signs
- Mr. Hickin explained the Morning Owl Coffeehouse is something he and his wife have been talking about opening since they got married six years ago. He asserted for the past two years they have been searching for the best location and stumbled upon the perfect site in our beautiful City. He noted they believe right now their main competitor is Starbucks which opens approximately 100 new stores every six days.
- Service Director Bowery confirmed the business is for permitted use and the signs they are requesting would go into the existing sign brackets; on the building and on the monument sign out front.
- Mr. Toth asked Mr. Hickin how many customers can occupy the coffeehouse at one time.
 - Mr. Hickin stated a total of 13 customers and two employees can occupy the space. He stated they did not know that until they met with their architect and that is why their business plan indicates 40 patrons. He confirmed most of their traffic will be in-and-out; customers will be coming in, getting their coffee, and leaving. He remarked there is a covered walkway in front of the business and they would like to put tables and chairs out there and when the weather permits, customers can enjoy a cup of java out there. Moreover, Mr. Hickin stated the landlord is willing to put in another bathroom which will allow them to have 30 patrons for the space; however, since there is only one bathroom and it is unisex, you are only permitted to have 15 people in the space.
- Mr. Bush inquired if they have made contact with the Summit County Health Department.
 - Mr. Hickin expressed they have been in contact with them and have submitted their application.

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- Mr. Halpin asked if any baking would occur inside the coffeehouse.
 - Joseph Hickin confirmed all pastries and baked goods will be bought from local bakeries (Cuyahoga Falls, Stow, Hudson, and Sara Janes Bread Company right next door to the coffeehouse).
 - He explained they will be serving no espressos in their coffeehouse; they will be doing pour-overs and French press which are two up and coming ways of brewing coffee. He remarked they will be buying coffee from local roasters (three or four are lined up right now) and will offer three or four different flavors. He affirmed they will also sell coffee by the pound to their customers.

Motion:

Mr. Halpin moved and Mr. Hyrnick seconded the motion to approve PC2015-17 as submitted. A roll call vote was taken and the motion passed unanimously.

3. PC2015-18:	Applicant:	Diana Colavecchio, Attorney at Law
	Applicant Address:	275 Graham Road, Suite 7 Cuyahoga Falls, Ohio 44223
	Property Owner:	Mabel Oblisk
	Prop. Owner Address:	361 Game Drive Munroe Falls, Ohio 44262
	Property In Review:	361 Game Drive (Parcel #5802022) Munroe Falls, Ohio 44262
	Zoning District:	R-3

- **Applicant seeks approval for: Lot Split/Combine Lots**
- Attorney Colavecchio indicated she is representing Mabel Oblisk and her son, Edward Oblisk.
- Ms. Colavecchio explained Mrs. Oblisk is a life-long resident of Munroe Falls and she would like to split Lot 147. This lot is a vacant lot and it lays between the lot that Mrs. Oblisk lives on, Lot 146, and Mrs. Oblisk's son's property, Lot 148. Mrs. Oblisk would like to split Lot 147 right down the middle and then re-deed that portion of the split lot and gift it to her son. Ms. Colavecchio said by splitting Lot 147, this will enhance the value of both individual homes on Lots 146 and 148.
- Attorney Colavecchio remarked legal descriptions for Lot 147 have been provided to the Planning Commission members.
- Service Director Bowery indicated the reason they are combining the lots is so they are not making a lot unbuildable; by combining the lots they do not need to worry about that.
- Ms. Colavecchio mentioned Mrs. Oblisk's son has been maintaining Lot 147; keeps it mowed, landscaped, et cetera.

Motion:

Mr. Miller moved and Mr. Hyrnick seconded the motion to approve PC2015-18 as submitted. A roll call vote was taken and the motion passed unanimously.

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Old Business:

- Mr. Hyrnick requested an update regarding PC2015-12 and Mr. Armbrust getting permission from the Stow-Munroe Falls City School District (Kimpton Middle School) to park vehicles in their parking lot for the fall hayride event.
 - Service Director Bowery reported he has not heard from Mr. Armbrust regarding this matter; however, he knows a meeting has been scheduled with the Board of Education.
- Mr. Bush asserted at the August Planning Commission meeting the members talked a little about the Signage Ordinance.
 - Mr. Toth stated Council was provided with copies of the information Mr. Bush had provided to the members of the Planning Commission; however, the Law Director was not present at the Council Meeting on September 15, 2015.
 - Service Director Bowery remarked at the next annual Zoning & Planning seminar one of the main topics will be Supreme Court ruling on signage.
- Mr. Ederer's property at the corner of Route 91 and Munroe Falls Avenue continues to be up for sale. According to the Mayor, Mr. Ederer felt he couldn't get the rent that he would want to build a structure which would be similar to the Lemongrass Grill and parcel that out to three or four tenants and he exhausted his efforts on getting one tenant.
- Mayor Larson said he recently spoke with Larry Bartolone of the Cornerstone Market. Mr. Bartolone said he has a couple of items he has to work through with the Building Department and the Department of Environmental Services wants him to put a 1,000 gallon grease trap in. He told the Mayor he has applied for a variance.
 - Discussion followed on grease traps.
 - Mr. Bush will have further information on grease traps at the next Planning Commission meeting.

New Business:

- Mr. Hyrnick indicated recently there was some activity on the vacant property right outside of Steeplechase.
 - Service Director Bowery acknowledged they (sister company of Mulberry Gardens) have not contacted the City other than they asked some questions on the availability of water. He indicated what Mr. Hyrnick observed was a company doing soil samples in the area. However, at this time, they have not contacted the City with any further inquiries.

Adjournment:

Mr. Halpin motioned and Mr. Hyrnick seconded the motion to adjourn the meeting at 7:48 p.m. Voice vote was taken and passed unanimously.


Chairman

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