

**CITY OF MUNROE FALLS
PLANNING COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 27, 2015**

Call to Order:

Mr. Bush called the meeting to order at 7:02 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. Miller seconded the motion to approve the Minutes from the September 22, 2015 Planning Commission Meeting. Roll call was taken and the motion passed unanimously.

Mayor's Report:

- The Mayor was pleased to report the Cornerstone Market & Deli has started construction on their new building and they are hoping to have a grand reopening in March 2016.
- Mayor Larson informed Planning Commission members the former Triple Crown building has been leased.
- Residents are reminded to get out and vote on November 3, 2015 as there are a number of important issues on the ballot.
- Mayor Larson was excited to announce team members from Lenity Architecture will begin construction on the proposed Munroe Falls Memory Care Facility in March 2016, across the street from Mulberry Gardens. According to the Mayor, they will be presenting their plans for the memory center to the Planning Commission in the coming months.

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

- Mr. Toth mentioned October's Business of the Month award was presented to George Balikos, owner of Computer ER. Mr. Toth noted if members of the Planning Commission know of a business that shows dedication to the growth and development of the community, they can contact City Hall for more information and for a Nomination form.
- Mr. Toth asserted Simple Recycling continues to be a valuable program for City residents and reminded citizens to donate reusable items to local charities as Simple Recycling was designed for items which cannot be reused or worn again.
- The Economic Development Business Breakfast will take place on November 5, 2015 from 7:30-9:00 a.m. at the Stratford Place Training Room in Stow. According to Mr. Toth, Rob Senderoff, Kent State University Head Men's Basketball Coach, will be the guest speaker.

Items for Consideration:

- | | | |
|----------------------|------------------------------|--|
| 1. PC2015-19: | Applicant: | Kevin Harper |
| | Applicant Address: | 340 Crestview Drive
Munroe Falls, Ohio 44262 |
| | Property Owners: | Kevin & Kara Harper |
| | Prop. Owners Address: | 340 Crestview Drive
Munroe Falls, Ohio 44262 |
| | Property In Review: | Lot 16 S of Gaylord Drive 2.597AC
(Parcel 5802799)
Munroe Falls, Ohio 44262 |
| | Zoning District: | R-3 |

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.

- **Applicant seeks approval for: Lot Split**

- Mr. Harper reported they purchased the property approximately two years ago with the intentions of building on the property and hope to present those plans to the Planning Commission in the spring of 2016.
- Kevin Harper explained the Jenkins lot behind them is over 900 feet long.
- He confirmed the back portion of the property in question (63' x 104') was not going to be utilized by them and the Jenkins were interested in buying that piece of property from the Harpers. He said this basically squares off his property and gives the Jenkins' the jut out piece of land from his parcel.
- Service Director Bowery verified the paperwork is in order. Moreover, Mr. Bowery verified by splitting the lot they need to combine it with the other parcel because if they don't, it would be landlocked and unbuildable.

Motion:

Mr. Hymnick moved and Mr. Halpin seconded the motion to approve PC2015-19 as submitted. A roll call vote was taken and the motion passed unanimously.

Old Business:

- Mr. Toth confirmed Law Director Morrison is still reviewing the Munroe Falls Sign Regulations.

New Business:

- Mr. Toth presented the Planning Commission with Ordinance #2015-09 and Ordinance #2015-10 and indicated he would like to have their feedback on the Ordinances. He mentioned these Ordinances go hand-and-hand with the Sign Ordinance and will be up for a second reading on November 3, 2015.
 - According to Mr. Toth, the City is waiving the registration fee (\$100) for new businesses.
 - Per Service Director Bowery, the old Ordinance indicated all new businesses must appear before the Planning Commission and then be approved by City Council.
 - Mayor Larson explained according to the new Ordinance, all businesses moving into commercial rental property must obtain appropriate approvals for business identification signage prior to installation of new signage and the registration certificate must be presented to owner or agent of said rental space prior to taking possession of said space.
 - Discussion followed between permitted use and conditional use.
 - Mr. Bush stated in the Business Registration, Exhibit A, presented to the Commission this evening, you can approve approved uses but not conditional uses and the way this is being presented by the City in the reading, it appears this is overriding Chapter 722 in its entirety (per Section 1 of Ordinance 2015-09).
 - Mr. Hymnick expressed the middle of the road function of the Planning Commission is to have an opportunity to know who is coming into the City of Munroe Falls, to be able to discuss with them what their plans are for their business, and for the City to offer some comment about things that would make that, in our opinion, more compatible with the community. He said hopefully that dialogue would be constructive and the City would get a business that is adjusted slightly to do the kinds of things that the City wants.
 - Service Director Bowery confirmed there is dialogue with business owners in the community. The Community & Economic Development Director for the City of Munroe Falls is in constant contact with new businesses coming into the City as well as other team members from the City (Fire, Police, and administrative staff in City Hall).
 - Mr. Toth reported he would take these questions back to the Law Director for further clarification as well as clarification on Ordinance 2015-09.

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.

- Mr. Bush indicated the other side of the issue is enforcement of the City Codes after an item has been approved or not by the Planning Commission.
 - The church sign on Northmoreland Avenue has moving graphics on it and the Planning Commission was clear when they approved the sign that it had to have a stationary display for sixty seconds and then it could change. The Commission explained the sign is currently animated; it is not flashing but certainly is not still for sixty seconds.
 - According to Mayor Larson and Service Director Bowery, the City has received no complaints from neighbors regarding this sign.
 - Mr. Hyrnick said the City is setting a precedent by allowing this to continue.
 - Service Director Bowery confirmed the City continues to receive additional inquiries regarding LED signage from business owners and the Sign Ordinance needs to be reviewed and updated to reflect these changes.
- Mr. Hyrnick wanted to know if the City has ever had any businesses who have not registered with the City and if so, if the City enforces the \$100 per day penalty.
 - Both Mayor Larson and Service Director Bowery confirmed this happens from time to time and to their knowledge, over the past few years, the City has never fined the business owner for not being in compliance with the Business Registration Ordinance.

Adjournment:

Mr. Miller motioned and Mr. Halpin seconded the motion to adjourn the meeting at 7:53 p.m. Voice vote was taken and passed unanimously.


Chairman

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.