

**CITY OF MUNROE FALLS
PLANNING COMMISSION MEETING
TUESDAY, JANUARY 26, 2016 AT 7:00 P.M.
AGENDA**

Swearing-in Ceremony:

- Appointment of Bob Pitz to Planning Commission by Mayor Armstrong

Call to Order:

Roll Call:

Appointment & Election of Officers:

Approval of Minutes:

Regular Minutes for the meeting held Tuesday, December 22, 2015

Mayor's Report:

Community Development Committee Report:

Items for Consideration:

1. PC2016-01: **Applicant:** **John Dodd – Executor of Estate of Barbara Heinbaugh**
Applicant Address: **214 Hunter Avenue**
Munroe Falls, Ohio 44262
Property Owner: **Barbara Heinbaugh**
Prop. Owner Address: **196 Hunter Avenue**
Munroe Falls, Ohio 44262
Property In Review: **196 Hunter Avenue**
Munroe Falls, Ohio 44262
Zoning District: **R-3**

- Applicant seeks approval for: Lot Split/Combine Lots

2. PC2016-02: **Applicants:** **Dan Roach (Architect)**
Mark Lowen (Land Use Manager)
Applicants Address: **3150 Kettle Court SE**
Salem, OR 97301
Property Owner: **Munroe Falls Retirement Residence LLC**
Prop. Owner Address: **3150 Kettle Court SE**
Salem, OR 97301
Property In Review: **499 S. Main Street (Memory Care Facility)**
Munroe Falls, Ohio 44262
Zoning District: **R-4**

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: (a) Site Plan Review
(b) Lot Split

3. PC2016-03: Applicant: Erik Klein
 Applicant Address: 1078 State Street
 Canton, Ohio 44721
 Property Owner: EDK Enterprises, LTC
 Prop. Owner Address: 34 Merz Blvd, Suite #A
 Fairlawn, Ohio 44333
 Property In Review: 9 S. Main Street
 Munroe Falls, Ohio 44262
 Zoning District: T-C

- Applicant seeks approval for: Conditional Use Zoning

Please Note: Mr. Klein was approved by BZA on 12/23/2015 for the following variances:

- Munroe Falls Zoning Ordinance §1143.07(a) requires a minimum parking space size of 9' x 17'. Mr. Klein seeks to build the spaces at 9.6' x 16'.
- Munroe Falls Zoning Ordinance §1137.04(d)(2) requires a minimum rear yard depth of 10'. Erik Klein seeks to build at 7'.
- Munroe Falls Zoning Ordinance §1137.04(i) provides for landscaped islands of an area equal to five percent (5%) of the parking lot area. Mr. Klein seeks to omit these islands.
- Munroe Falls Zoning Ordinance §1137.04(e)(1) requires a minimum front (parking) setback of 30' at S.R. 91 and 20' at Munroe Falls Avenue. Erik Klein seeks to start 16' from S.R. 91 and 16' from Munroe Falls Avenue.

Persons to Appear Before Commission:

Old Business:

New Business:

Adjournment:

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.