

**CITY OF MUNROE FALLS
PLANNING COMMISSION MEETING MINUTES
TUESDAY, February 23, 2016**

Call to Order:

Mr. Bush called the meeting to order at 7:01 p.m.

Roll Call:

Members of Planning Commission present: Jake Bush, Joseph Halpin, Bob Pitz, Jenny Markovich, and Jim Iona, Council Member Alternate

Members of Planning Commission absent: Mike Hyrnick

Mr. Halpin moved and Mr. Pitz seconded to excuse Mr. Hyrnick.

Roll call taken and the motion passed unanimously.

Also Present: Mayor James Armstrong and Service Director Jim Bowery

Approval of Minutes:

Mr. Halpin moved and Mr. Bush seconded to table the meeting minutes from November 24, 2015 and December 22, 2015.

Roll call was taken and the motion passed unanimously.

Ms. Markovich moved and Mr. Halpin seconded to approve the January 26, 2016 meeting minutes.

Roll call was taken and the motion passed unanimously.

Mayor's Report:

- State of the City address was delivered on Tuesday, February at the Chamber of Commerce luncheon. A hard copy is available.

Community Development Committee Report:

- Community Showcase will be April 2-3, 2016 at Stow-Munroe Falls High School.
- Republican National Convention will be held in Cleveland this summer generating economic development and income to the area.

Items for Consideration:

- | | | |
|----------------------|----------------------------|---|
| 1. PC2016-04: | Applicant: | Friendly Fixer Builder, LLC |
| | Applicant Address: | 4185 Courtiff Circle Stow, Ohio 44224 |
| | Property Owner: | Kevin & Kara Harper 340 Crestview Drive Munroe Falls, Ohio 44262 |
| | Property In Review: | Parcel #5802799 (Gaylord Drive) |

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.

Munroe Falls, Ohio 44262

Zoning District: R-3

❖ **New home construction under condition of Board of Zoning Appeals approval**

- §1125.05 (b)(1) of the Munroe Falls Zoning Code states the maximum garage square footage is 820 square feet. Applicant seeks to build a 912 square foot garage.

Jason Reed spoke from the audience stating the need for the increased space and possibility of a future handicapped ramp. Discussion followed regarding drainage and sidewalks.

Motion:

Mr. Pitz moved and Mr. Halpin seconded the motion to approve PC2016-04 with the condition of Board of Zoning Appeals approval for a variance for the increase garage size.

Roll call vote was taken. The motion passed unanimously.

Persons to Appear Before Commission:

- Jason Reed, 159 Gaylord Drive, Munroe Falls, OH 44262

Old Business:

Discussion continued regarding Zoning Code: Chapter 1145: Signage. In particular, the electronic change copy signs which are popular among businesses. Mr. Bush recited another community's definition of both an electronic and manual changeable copy signs. Members discussed timing of flashing signs, brightness of signs, zoning districts, and non-conforming signs.

In the end, members agree that the sign code issues need to be address and revisions considered. Members will review the changeable copy sign codes from surrounding cities.

Mr. Pitz moved and Ms. Markovich seconded to table the signage discussion until the March 22, 2016 Planning Commission meeting.

Roll call was taken and the motion was approved unanimously.

New Business:

Mr. Pitz raised the question regarding the sequence of meeting dates for both Planning Commission and Board of Zoning Appeals. Discussions will continue and include the Board of Zoning Appeals.

Adjournment:

Mr. Halpin motioned and Mr. Pitz seconded the motion to adjourn the meeting at 8:31 p.m. Voice vote was taken and passed unanimously.


Chairman

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