

**CITY OF MUNROE FALLS  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, JULY 26, 2017**

**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, Mike Hyrnick, Bob Pitz, and Jenny Markovich.

**Also Present:** Service Director Jim Bowery.

**Approval of Minutes**

Regular Minutes for the meeting held Wednesday, June 28, 2017

Mrs. Markovich made a motion to approve the June 28, 2017 Planning Commission minutes as submitted, seconded by Mr. Pitz.

Roll call:

Mr. Bush-yes  
Mr. Pitz-yes

Mr. Halpin-yes  
Mrs. Markovich-yes

Mr. Hyrnick-yes

The motion passed, and the June 28, 2017 Planning Commission minutes were approved as submitted.

**Mayor's Report**

No report

**Community Development Committee Report (as reported by Jenny Markovich from Anne DiCola's report to Council on July 11, 2017)**

- Mulberry Gardens Memory Care Facility has a Grand Opening on Sunday, August 13, 2017.
- The property owner of the Triple Crown Restaurant has no update to report.
- The Stow Munroe Falls Economic Development Committee is hosting a breakfast on Thursday, August 3, 2017 at 7:00 p.m. at the Stratford Place training room. The topic at the breakfast is "Get Your Social in Shape." The discussion will be social media.
- Our grant application for Safe Routes to School was not selected for approval this round. We will re-apply.
- The Business of the Month award will be presented to Lisa Roberts, Owner of Accounting Resources, at the City Council meeting on Tuesday, August 1, 2017
- The Farmers Market is still in operation on Tuesdays 3:00 p.m. – 6:00 p.m.
- The Armed Forces Banners will stay up through Veterans Day.
- Aviation Day at the Kent Airport will be on Saturday, September 9, 2017.
- There is an Electronic Recycling Event that will take place at Tallmadge High School on Saturday, September 23, 2017.
- The Household Hazardous Waste Recycling Center in Stow is now open every Thursday from 2:00 p.m. – 7:00 p.m. through September.

**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.

**Persons to Appear Before Commission**  
**Applicant and/or property owner**

1. PC 2017-08:                   **Applicant:**                   **Kendrick Bashor, MD**  
  
   **Applicant Address:**   **580 Rocky Hollow Dr.**  
   **Akron, OH 44313**  
  
   **Property Owner:**       **Professional Property, LLC**  
  
   **Property In Review:**   **40 Munroe Falls Ave, #40**  
   **Munroe Falls, Ohio 44262**  
  
   **Zoning District:**       **T-C**

❖ **Applicant seeks approval for a new business and temporary sign**

Mr. Bush informed Dr. Bashor that he is going to adjust the agenda. The Planning Commission does not review temporary signs, so they will only review for the new business. Dr. Bashor reported it is going to be a primary care family practice. There will be two or three nurse practitioners. He will be a solo practitioner, offering five days a week full office hours. He may extend office hours to nights and weekends. He plans to open in one to three months.

Mr. Hyrnick made a motion to approve PC2017-08 as submitted, seconded by Mr. Pitz.

Roll call:

Mr. Bush-yes  
Mr. Pitz-yes

Mr. Halpin-yes  
Mrs. Markovich-yes

Mr. Hyrnick-yes

The motion passed.

**Persons to Appear Before Commission**  
**Applicant and/or property owner**

2. PC 2017-09:                   **Applicant:**                   **Mark Babarick**  
  
   **Applicant Address:**   **3883 Baird Rd.**  
   **Stow, OH 44224**  
  
   **Property Owner:**       **Mike Lamantia**  
  
   **Property In Review:**   **224 Pinehurst Rd.**  
   **Munroe Falls, Ohio 44262**  
  
   **Zoning District:**       **R-3**

❖ **Applicant seeks approval for a roof over existing deck**

Mr. Babarick informed Council he is the contractor that is going to build the roof. Three or four years ago he went to the City to get a zoning permit to build a deck at that address. The resident now contacted him to build a roof. It will be a shed style sloped roof with shingles. It will have an unfinished ceiling but the outside will be complete with siding. It basically encompasses the existing deck. He is not going to extend farther out either way. He has pictures of the existing deck for the Commission to view if they choose. He also has the approved building permit and the completed approved plans from the City of Stow.

There was a question regarding provisions for gutters and downspouts. Mr. Babarick responded that he will have to tie into the existing pipe that goes into the street. He already has an agreement with the homeowner to do that. Nothing will be draining on the ground. There is a corner downspout on the corner of the existing house that he will run a pipe to and tie into, and it will all flow into that.

Mr. Pitz made a motion to approve PC2017-09 as submitted, seconded by Mrs. Markovich.

Roll call:

Mr. Bush-yes  
Mr. Pitz-yes

Mr. Halpin-yes  
Mrs. Markovich-yes

Mr. Hyrnick-yes

The motion passed.

Mr. Babarick was informed by the Commission that this item still needs to be approved by Council which meets next Tuesday, August 1, but his attendance is not required. Mr. Babarick asked when the permit would be available. Mr. Bowery responded after Council signs the ordinance and the actual permit is prepared, then the office will call him when it is available.

**Persons to Appear Before Commission**  
**Applicant and/or property owner**

<b>3. PC 2017-10: (pending BZA approval)</b>	<b>Applicant:</b>	<b>Angelo DiNunzio</b>
	<b>Applicant Address:</b>	<b>196 Hunter Ave. Munroe Falls, OH 44262</b>
	<b>Property Owner:</b>	<b>Angelo DiNunzio</b>
	<b>Property In Review:</b>	<b>196 Hunter Ave. Munroe Falls, Ohio 44262</b>
	<b>Zoning District:</b>	<b>R-3</b>

❖ **Applicant seeks approval for a new garage.**

The Planning Commission received documentation that Mr. DiNunzio received approval from the Board of Zoning Appeals for his variance. Mr. DiNunzio explained that the kit for the pole barn is 30 ft x 28 ft. The lumber comes in two feet instead of 1ft 6in. which puts him over by 20 sq. feet. Mr. DiNunzio stated he is going to hook the downspouts all the way from the back of the building to the front and also have it connect to the house. There was a question regarding the height of the garage doors. Mr. DiNunzio responded the doors are nine feet, which is permitted per the zoning ordinance.

Mr. Pitz made a motion to approve PC2017-10 as submitted, seconded by Mrs. Markovich.

Roll call:

Mr. Bush-yes  
Mr. Pitz-yes

Mr. Halpin-yes  
Mrs. Markovich-yes

Mr. Hyrnick-yes

The motion passed.

Mrs. Markovich informed Mr. DiNunzio that this recommendation for approval by Planning Commission will go to Council for their approval on Tuesday, August 1, 2017 but his attendance is not required. A zoning permit will be issued after Council approves the Resolution for this item. After the permit is prepared, the office will contact him.

### **Old Business:**

#### Rules & Regulations

Mr. Hyrnick edited last month's discussion and incorporated it into the Rules & Regulations draft and emailed it to the Commission. One issue that was not addressed was the absentee member for an extended period of time. Mrs. Markovich asked if Law Director Tom Kostoff could draft something about attendance so BZA, Park Board and Planning Commission would have the same rules across the board. The Commission proposed that if a member has three unexcused absences in any calendar year that would be grounds for the Commission to recommend to City Council and the Mayor that the offending party would be replaced from office. An unexcused absence would be when someone fails to notify the committee chairman, vice chairman or someone in the office that they would not be in attendance.

Mr. Halpin made a motion to table the Rules & Regulations until noted revisions are made and the review is done by the City Law Director, seconded by Mr. Pitz.

Roll call:

Mr. Bush-yes  
Mr. Pitz-yes

Mr. Halpin-yes  
Mrs. Markovich-yes

Mr. Hyrnick-yes

The motion passed.

### **New Business**

There was a discussion on proposed amendments to the codified ordinances submitted by Mr. Kostoff. Mrs. Markovich compared both the current versions and the proposed versions of the ordinances and found that there is a mistake in the proposed version they received. In section 1165.03(f) in the very first line, the fourth word "fee" needs to be removed. Mrs. Markovich reported that the proposed changes are as follows:

- In both 1165.03 (f) and 1163.04 (k) the changes are "for a period of ninety days" instead of a year.
- In 1165.03(f) a line was added after the word conditions, "and said reapplication shall comply with all of the requirements of this section including the payment of the required fee."

The Commission does not have any problems with the proposed changes. There was a discussion about paying an additional fee when submitting the exact same plan versus tweaking the original plan. The Commission is trying to be friendlier in their ability to address issues and help solve them. Mrs. Markovich made a recommendation to further review these issues.

Mr. Halpin made a motion to approve the recommendation changing the time requirement on codified ordinance 1163.04 (k) from one year to ninety days, and likewise with ordinance 1165.03(f) approve the change from one year to ninety days and keep the remainder as written except for the removal of the word fee, seconded by Mr. Hyrnick.

Roll call:

Mr. Bush-yes  
Mr. Pitz-yes

Mr. Halpin-yes  
Mrs. Markovich-yes

Mr. Hyrnick-yes

The motion passed.

**Adjournment**

Mr. Hyrnick made a motion to adjourn the meeting at 8:22 p.m., seconded by Mr. Halpin.

Roll call:

Mr. Bush-yes  
Mr. Pitz-yes

Mr. Halpin-yes  
Mrs. Markovich-yes

Mr. Hyrnick-yes

The motion passed. Meeting adjourned.



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Chairman