

Minutes of the Planning Commission Meeting

October 3, 2019

6:00 P.M.

Mayor Gallagher called the meeting to order.

PRESENT: Katie Gallagher, Mayor
Jim Oper
Sue Grodek
Steven Coyle

ABSENT: Ron VanKirk, Council Representative

APPROVAL OF MINUTES:

Motion by Oper second by Grodek to approve the minutes of September 5, 2019. **Vote Resulted: To APPROVE:** YES: Gallagher, Oper, Coyle, Grodek. No: None. Abstain: None (**APPROVED**)

A request from Rodney Hirtz, Michelle Hirtz and Donald McMahan for a lot split and consolidation at 7328/7332 Associate Ave # 431-13-032 & 431-13-034 Docket 10-2019-4. Donald McMahan was present. Ricardo Ramos was present for Rodney Hirtz and Michelle Hirtz. Commissioner Kulcsar explained the plan. The Building Department has no objection. They will need to come back to the Commission for the site parking lot improvements. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher second by Coyle to **APPROVE** the request. **Vote Resulted: To APPROVE:** YES: Gallagher, Oper, Grodek, Coyle. (**APPROVED**) 10-2019-4

A request from Adam Signs for internally illuminated wall sign for Worlds Gym at 6700 Biddulph Road PP# 432-28-009 Docket 10-2019-5. Commissioner Kulcsar explained the plan. He asked if this was an ownership change or just a name change. Vicki Ricker from Adam Signs stated it was just a name change. The Building Department has no objection and no variances are required. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher second by Grodek to **APPROVE** the request. **Vote Resulted: To APPROVE:** YES: Gallagher, Coyle, Oper, Grodek. (**APPROVED**) 10-2019-5

A request from Skyline Chili Inc. for a Conditional Use for a drive-through in an L-I, Light Industrial, District at 0 Tiedeman Road PP# 433-09-015 Docket 10-2019-1. Commissioner Kulcsar explained the plan. He explained this type of business has been approved before in this area. The Building Department has no objections. Mayor Gallagher explained that she is shocked Key Bank would sell the property for a drive-thru seeing as they have expressed concerns about traffic problems, this drive-thru could increase traffic in the area. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. Grodek explained that she heard that this location is supposed to be the best looking Skyline ever. Oper asked to confirm the site location. Jim Sheanshang from JLS architecture explained the exterior finishes and site plans. He then confirmed that this will be their state of the art location bringing the best features from all their locations. They are going for a more modern look. Mayor Gallagher then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Grodek second by Oper to **APPROVE CONDITIONAL USE.** **Vote Resulted: To APPROVE:** YES: Gallagher, Coyle, Oper, Grodek. (**APPROVED**) 10-2019-1

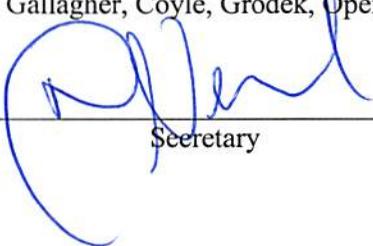
A request from Skyline Chili Inc. for preliminary site approval for a Skyline Chili at 0 Tiedeman Road PP# 433-09-015 Docket 10-2019-2. After further discussion, **Motion** by Gallagher second by Coyle to **APPROVE** the request. **Vote Resulted: To APPROVE: YES: Gallagher, Coyle, Oper, Grodek. (APPROVED) 10-2019-2**

A request from Air Commercial Interiors for internally illuminated wall signs for Heights 2 Laundry at 6600 Biddulph Road PP# 432-28-009 Docket 10-2019-6. Commissioner Kulcsar explained the plan. He had a question as to the size of the sign on the side. He feels the appearance is not conducive to the area on the side. Fred Margulies from Onyx Creative was there for Air Commercial Interiors. Margulies explained because you can see the signs from the front and the side at the same time they wanted to keep the sizes the same. Mayor Gallagher asked if the arch was beveled. Margulies explained that it is but the sign will not be affected by the bevel. He also stated he does not feel it will ascetically be a problem. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. Coyle stated it feels it will be an issue it will not look right. There was a discussion on the need for a second sign and the look of it. Mayor Gallagher explained that the commission feels that second side sign is not necessary nor will it look proper being the same size. Margulies asked if the Commission can conditionally approve both signs and he will shrink both signs size. Commission Kulcsar explained because of the two-tone color on the façade a larger size sign will not look proper on the side. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher second by Coyle to **APPROVE** the request for **FRONT WALL SIGN**. **Vote Resulted: To APPROVE: YES: Gallagher, Coyle, Oper, Grodek. (APPROVED) 10-2019-6**

A request from SMJ for a Wireless Telecommunication Facility Co-Location for Sprint at 8500 Clinton Road PP# 431-02-005 Docket 10-2019-3. Commissioner Kulcsar explained the plan and that Sprint is an existing carrier on this location but we do not have an application on file. Schayler Hamill from SMJ explained that this an existing colocation and this is for an equipment upgrade. The size of the equipment will be similar but will have a larger capacity for serving the area and increase cell coverage. There was discussion on the equipment. The Building Department has no objection and no variances are required. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher second by Oper to **APPROVE** the request. **Vote Resulted: To APPROVE: YES: Gallagher, Coyle, Oper, Grodek. (APPROVED) 10-2019-3**

There was a discussion about Ridge Road traffic and how the Starbucks going on Tiedeman should help elevate some concerns of traffic from Ridge Road. There was a discussion about Swensons delay.

There being no further business, **Motion** by Gallagher second by Oper to adjourn. **Vote Resulted: To ADJOURN: Yes: Gallagher, Coyle, Grodek, Oper. (Meeting Adjourned)**


Secretary


Chairperson