

Minutes of the Planning Commission Meeting

January 4, 2018

6:00 P.M.

Mayor Gallagher called the meeting to order.

PRESENT: Katie Gallagher, Mayor
Jim Oper
Meg Ryan Shockey
Joe Polidori

ABSENT: none

APPROVAL OF MINUTES:

Motion by Oper second by Ryan Shockey to approve the minutes of December 7, 2017. **Vote Resulted:** *To approve:* Gallagher, Ryan Shockey, Oper. Abstain: Polidori No: None. **(APPROVED)**

First was a request from Mario Rashed for an illuminated wall sign for Boost Mobile at 7006 Biddulph Rd P.P. # 432-28-001. Docket 1-2018-1. Commissioner Kulcsar explained this is for a 36 square foot illuminated wall sign on a 15 foot store front. He stated because of the size of the store front which is narrow at the 15 foot this sign will need a 6 foot variance. Mario Rashed was in attendance he had nothing more to add. Mayor Gallagher opened it up to commission for questions. The Commission had none. After further discussion, **Motion** by Gallagher, second by Oper to **APPROVE CONTINGENT UPON THE ZONING BOARD APPROVAL** the request from Mario Rashed for an illuminated wall sign for Boost Mobile at 7006 Biddulph Rd P.P. # 432-28-001. Docket 1-2018-1. **Vote Resulted:** *To approve:* Yes: Gallagher, Oper, Ryan Shockey, Polidori. No: None. **(APPROVED CONTINGENT UPON THE ZONING BOARD APPROVAL)**

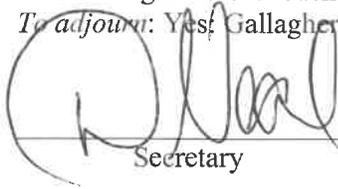
Last was a request from MS Consultants for an addition to a grocery store at 5170 Tiedeman Rd P.P. # 433-17-005. Docket 1-2018-2. Commissioner Kulcsar explained this is a 3300 square foot addition. They will not need variances and with the addition they still have ample parking space to accommodate the expansion. Commissioner Kulcsar explained the City Engineer has reviewed the plans and is awaiting reply from Architect. Adam Pychewicz from MS Consultants stated they will address all items the City Engineer has requested. Several members of the Commission expressed concern about the entrance and there was discussions about it. Adam Pychewicz stated they will look into the concerns. After further discussion, **Motion** by Gallagher, second by Ryan Shockey to **APPROVE CONTINGENT UPON THE CITY ENGINEERS APPROVAL** the request from MS Consultants for an addition to a grocery store at 5170 Tiedeman Rd P.P. # 433-17-005. Docket 1-2018-2. **Vote Resulted:** *To approve:* Yes: Gallagher, Oper, Ryan Shockey, Polidori. No: None. **(APPROVED CONTINGENT UPON THE CITY ENGINEERS APPROVAL)**

Mayor Gallagher stated the City needs to look in to updating the Zoning Code. The current Zoning Code is very old and antiquated. She also stated that Commissioner Kulcsar had been looking to do this in the past and she feels it is something we really need to do. They are thinking about going for a RFP to do a complete rewrite of our Zoning Code. There was discussions about updated the Zoning code. She stated this would be a very long process. She has spoken to Mayors of some cities that have done it and it has taken up to two years to complete. They bring in a Consultant to help with the project. Then the Consultant, Planning

Commission and City Council work together to create a code that works for the city to ensure a smooth transition between the passage.

It was brought up that Menards and Copper Stone are on the agenda for February 1st meeting and we still have two weeks to the cutoff date. There was discussion about upcoming projects that maybe coming to the city.

There being no further business, **Motion** by Gallagher, second by Ryan Shockey to adjourn. **Vote Resulted:**
To adjourn: Yes: Gallagher, Oper, Ryan Shockey, Polidori. No: None. **(Meeting Adjourned)**



Secretary



Chairperson