

## Minutes of the Planning Commission Meeting

November 2, 2017

6:00 P.M.

Tony DeMarco called the meeting to order.

PRESENT: Tony DeMarco, Council Representative  
Jim Oper  
Joe Polidori  
Meg Ryan Shockey

ABSENT: Katie Gallagher, Mayor

### APPROVAL OF MINUTES:

**Motion** by Polidori second by Ryan Shockey to approve the minutes of October 5, 2017. **Vote Resulted:** *To approve:* Gallagher, Ryan Shockey, Polidori, Oper. No: None. **(APPROVED)**

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First request from Repros, Inc. for one internally illuminated cabinet sign and a vinyl window sign for Great Works Employment Services at 7020 Biddulph Road P.P. # 432-28-001 Docket 11-2017-1. Commissioner Kulcsar explained this request is for a cabinet sign and a window sign. They will need a three foot variance to the maximum sign area or the cabinet sign. Building department does not have any issues with this being approved. Polidori asked if the window sign would obstruct the view. Commissioner Kulcsar explained it will not. It is an applied lettering sign not a solid sign, it is not intrusive at all. After further discussion, **Motion** by Polidori second by Ryan Shockey to **APPROVE** the request from Repros, Inc. for one internally illuminated cabinet sign and a vinyl window sign for Great Works Employment Services at 7020 Biddulph Road P.P. # 432-28-001 Docket 11-2017-1. **Vote Resulted:** *To approve:* Yes: Demarco, Oper, Ryan Shockey, Polidori. No: None. **(APPROVED)**

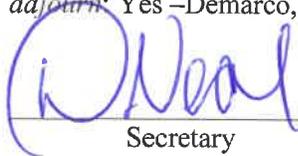
A request from Matthew L. Weber, P.E. for Preliminary Site Plan for a 4 story (85 room) hotel on Tiedeman Rd P.P.# 433-09-018 & 433-09-017 Docket 5-2017-3. Commissioner Kulcsar stated the only thing we can add is that there will be a need for a height variance of eleven feet one inch. The top of structure will be fifty three feet one inch maximum allowed is forty two feet. Law Director Butler reminded the audience that they are all still under oath because this is a continuance from the last meeting. He administered the oath to one person in attendance. Ryan Shockey explained the reasoning for her vote last month and also stated she had done some research after the meeting and feels more informed to make a decision tonight. Oper stated he did review the answers to the question he had ask the feasibility study company and this information did help factor into his vote. After further discussion, **Motion** by Demarco second by Polidori to **APPROVE** the request from Matthew L. Weber, P.E. for Preliminary Site Plan for a 4 story (85 room) hotel on Tiedeman Rd P.P. # 433-09-018 & 433-09-017 Docket 5-2017-3. **Vote Resulted:** *To Approve:* Yes: Demarco, Oper, Ryan Shockey, Polidori. No: None. **(Approved)**

A request from Matthew L. Weber, P.E. for Conditional Use for a 4 story (85 room) hotel on Tiedeman Rd P.P.# 433-09-018 & 433-09-017 Docket 5-2017-4. After further discussion, **Motion** by Demarco second by Polidori to **APPROVE** the request from Matthew L. Weber, P.E. for Conditional Use for a 4 story (85 room) hotel on Tiedeman Rd P.P.# 433-09-018 & 433-09-017 Docket 5-2017-4. **Vote Resulted:** *To Approve:* Yes: Demarco, Oper, Ryan Shockey, Polidori. No: None. **(Approved)**

A **Motion** by Demarco second by Polidori to **APPROVE** that the Commission had made a finding that the general conditions for conditional use found in 1129.01(c) have been met. **Vote Resulted: To Approve:** Yes: Demarco, Oper, Ryan Shockey, Polidori. No: None. **(Approved)**

A request from Matthew L. Weber, P.E. for a Lot Consolidation approval at Tiedeman Road P.P. # 433-09-018 & 433-09-017 Docket 5-2017-5. After further discussion, **Motion** by Demarco second by Ryan Shockey to **APPROVE** the request from Matthew L. Weber, P.E. for a Lot Consolidation approval at Tiedeman Road P.P. # 433-09-018 & 433-09-017 Docket 5-2017-5. **Vote Resulted: To Approve:** Yes: Demarco, Oper, Ryan Shockey, Polidori. No: None. **(Approved)**

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

  
Secretary

  
Chairperson