

Minutes of the Planning Commission Meeting

August 5, 2020

6:00 P.M.

This meeting was held virtually.

Mayor Gallagher called the meeting to order.

There was no public present for this meeting as none had requested to join.

PRESENT: Katie Gallagher, Mayor
Sue Grodek, Council Representative
Jim Oper
Steven Coyle
Brian Sommers

ABSENT:

APPROVAL OF MINUTES:

Motion by Gallagher second by Oper to approve the minutes of June 3, 2020. **Vote Resulted:** *To approve:* YES: Gallagher, Grodek, Coyle No: None. Abstain: Oper (**APPROVED**)

A request from Crown Castle for a Wireless Telecommunication Facility Co-Location for Verizon at 6650 Biddulph Road PP# 432-28-009 Docket 08-2020-1. Jennifer Baldwin was present. Commissioner Kulcsar explained the applicant's plans. Building Department has no objections with the plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. After further discussion, **Motion** by Oper second Gallagher to **APPROVE** the request. **Vote Resulted:** *To APPROVE:* Gallagher, Sommers, Oper, Grodek, Coyle (**APPROVED**)

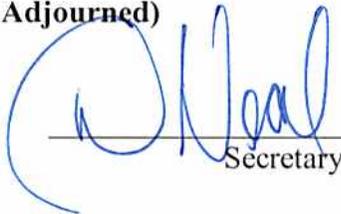
A request from Blink Signs for a wall sign for HMI at 1 American Road PP# 431-06-011 Docket 8-2020-2. Kevin Boris was present. Commissioner Kulcsar explained the applicant's plans. Building Department has no objections with the plans. Kevin Boris explained the plans in more detail. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. After further discussion, **Motion** by Gallagher second Grodek to **APPROVE** the request. **Vote Resulted:** *To APPROVE:* Gallagher, Sommers, Oper, Grodek, Coyle (**APPROVED**)

A request from Shadi Neon Signs for an illuminated wall sign for The Land Smoke Shop at 4308 Ridge Road PP# 432-25-149 Docket 8-2020-3. Shadi was present. Commissioner Kulcsar explained the applicant's plans. He explained the business put up the window signs without a

permit from the Building Department. Because of those signs this request would exceed the allowable 42 square feet for this location. The proposed sign is 33 square feet and would only allow 7 more square feet for signage on the windows. If the Planning Commission approves as they are now the applicant would have to go to the Zoning Board of Appeals for approval. He understands that Shadi may not have put up the window signs but that is a condition the Planning Commission can set that the window signs be removed or applicant can resubmit a signage package that will fit within the regulations. Shadi explained he did not put the window stickers that are up. He asked the Planning Commission to approve the plans and they will remove the window signs in the future. Mayor Gallagher stated her requirement would be that all the window signs be removed before she feels we can approve these plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. Oper agrees this should be deferred until September. Grodek also agree because we would not be able to approve because they would need a variance. She continued that if the window signs were taken down we could approve the wall sign without any problems. Commissioner Kulcsar explained the Planning Commission can set a condition that the window signs have to be removed before the wall sign goes up. Oper asked what time frame could be set. Commissioner Kulcsar stated we could make it immediately after wall sign is installed. Brian Sommers stated that the concern is if the Planning Commission approves this request it would be condoning that this business put up the window signs without permission. Coyle stated that he feel the applicant should have to come back with the business owner. After further discussion, **Motion** by Gallagher second Oper to **DEFER UNTIL THE DECALS ARE REMOVED AND THEY NO LONGER NEED A VARIANCE. Vote Resulted: To DEFER: Gallagher, Sommers, Oper, Grodek, Coyle (DEFERRED)**

There was discussion on in person meeting using the guidelines set for social distancing. It was decided to have in person meetings going forward.

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


Secretary


Chairperson