

Minutes of the Planning Commission Meeting of April 3, 2014

6:00 P. M.

MEMBERS PRESENT: Mayor Richard H. Albier, Chairman
Katie Gallagher, Council Representative
Joe Polidori

ABSENT: Ray Porterfield
Jim Oper

ALSO PRESENT: Edward F. Fitzgerald, Building Commissioner
David Kulcsar, Assistant Building Commissioner
Barbara Stanton, Secretary

Chairman Albier called the Brooklyn Planning Commission meeting to order. Clerk, call the roll: Mayor Albier, "here", Katie Gallagher, "here", Joe Polidori, "here". Absent: Ray Porterfield, Jim Oper.

Mayor Albier: The minutes of the March 6, 2014 meeting will not be approved due to a quorum of the members at that meeting are not present this evening.

Mayor Albier: I must advise the representatives on the docket being heard tonight that there must be a unanimous vote from the Commission for your request to approved. Anyone who is on the docket may defer their request to the May meeting.

Mayor Albier: Request from Ruff Neon & Lighting Maintenance, Inc. to place an additional illuminated sign panel on the existing free standing multiple sign panel sign for identification of Ridge Park Square businesses located at 4768 Tiedeman Road P.P. #433-07-008. Mayor Albier: I believe this will be for Ashley Furniture. Commissioner Fitzgerald: Ruff Neon is requesting two additional sign panels. The height and the location of the panel sign will remain the same along with the same location. After further discussion, a motion was made by Katie Gallagher, second by Joe Polidori to approve the request from Ruff Neon & Lighting Maintenance, Inc. to place an additional illuminate sign panel on the existing free standing multiple sign panel sign for identification of Ridge Park Square businesses located at 4768 Tiedeman Road. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Joe Polidori.

Mayor Albier: Request from Be Next Awnings & Graphics Inc. to place new illuminated pole signage and canopy signage located at 4295 Tiedeman Road for business identification of Santmyer Oil Company P.P. #432-08-013. Mayor Albier: The gas station is changing to a Sunoco station. Commissioner Fitzgerald: The commentary will be passed off to Assistant Commission Kulcsar. Assistant Commissioner Kulcsar: The pole sign that is being proposed is 18 ft. 6-3/4 inches, maximum permitted is 16 ft. Also with the distance from the right of way, the application is not very clear as to where the pole sign will be located. They indicate that it is 20-1/2 ft. away from the right of way; when the site plan shows it is in the existing location which is approximately 1 ft. away from the right of way. I would like to request clarification on

this. There was no application information submitted for building signage. It was indicated to me that there would be signage on the building as well. Canopy signage was provided. Aldo Dane was present representing Be New Awnings & Graphics. Assistant Commission Kulcsar: The location of the pole sign is in question. Aldo Dane: It is in the same location of the existing sign. Assistant Commission Kulcsar: Will there be signage for the building? Aldo Dane: There will be no signage on the building. Mayor Albier: Your diagram does not show that. Commissioner Fitzgerald: The request is for a pole sign and canopy sign. There will be several variances that need to be obtained through the Board of Zoning Appeals. After further discussion a motion was made by Katie Gallagher, second by Joe Polidori to defer the request from Be Next Awnings & Graphics Inc. to place a new illuminated pole signage and canopy signage located at 4295 Tiedeman Road for business identification of Santmyer Oil Company until the applicant applies to the Board of Zoning Appeals for the required variances. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Joe Polidori.

Mayor Albier: Request from TDA Architecture for a 107,000 square foot new building construction for the Middle School and Elementary School located at 9200 Biddulph Road P.P. #432-13-001, 432-13-002, 432-13-005. Commissioner Fitzgerald: This was brought to the Planning Commission at the February meeting. The site plan has been approved. There were two conditions and that is why we are back here tonight. They will show the fence around the detention basin and the traffic study which they have completed and I am in possession of both items. Ryan Schmit representing TDA Architecture: Plans were presented to the Commission. The traffic study was an analysis of one specific driveway. The independent company report reviewed on two separate day's traffic within the neighborhood at peak hours of the course of the day. They assessed the amount of traffic. What they found was that the proposed plan which we previously included will adequately deal with the amount of traffic. There is a need for a separator to be sure that cross traffic does not occur. The detention basin slows down water so it doesn't rush too quickly into the storm system therefore causing flooding in the surrounding area. This is mandated by the state and EPA. What this is a detention basin most of the time sits green such as grass. It does not hold water on standard days, but when it rains there will be some water as it takes time to percolate down. Drawings were presented and there was further discussion regarding the detention basin. Landscaping drawings were presented which showed grass, earth berm and trees surrounding the basin. There will be a black chain link fence surrounding the area. There was discussion regarding the fence. Mayor Albier: How deep is the basin at its lowest point? Mr. Schmit: About ten feet, it shallows up and out. Katie Gallagher: After a heavy rain, how much water would be in the basin? Mr. Schmit: You may have a couple feet. This is a mandated requirement. This should make the situation on the site better. Katie Gallagher: At other locations, do you place fences around the basin? Mr. Schmit: It is 50/50. It is really what the district requires. There was further discussion regarding the mandates of storm water. Katie Gallagher: Are there any other options other than the chain link fence? Mr. Schmit: There are, but I don't know if you get much advantage from it. My personal preference is to not have a fence, the trees will grow tall. The cost for another fence would be much more costly and this is really tax payer's revenue. We are trying to spend the revenue with cost efficiency. There are the landscaping treatments. Katie Gallagher: Are you aware of the concerns with the residents regarding the basin? Mr. Schmit: Yes, again that is why we went with this approach. The landscaping approach gives a softer appearance. More park like, less institutional. There was further discussion regarding the placement of the fence. Katie Gallagher: Mrs. Walker, I would like your opinion regarding the liability with the detention basin without a fence? Cynthia Walker, Brooklyn School Board

Superintendent: I feel the times of liability are when school is not in session. That would be my concern. Student safety always comes first. There is a retention basin at Brookridge that we never had an issue with. I would like the basin to be nicely landscaped because of the slope of the area. If there becomes an issue of standing water, I would have snow fence around the area. Katie Gallagher: My opinion is I would rather not have a fence. Knowing what I know now, I would rather prefer not to have a fence. If it is not a necessity why put it there. Dan Hahn, 9309 Behrwald Avenue: Chain link fencing will rust and I think it would not look appealing and there may be maintenance problems. I am concerned about the saturation of the grass and when it will be able to be mowed. Mr. Schmit: Plans were presented. The edges would be the shallow end and the deep end will be soggy, but the water should percolate down. It should be as mow-able as any area except for the deeper area which may need to be weed wacked. There was further discussion regarding the landscaping of the basin. Mrs. Walker: Because of the greenery I feel that would be neater look vs having a fence. It is difficult to maintain the weeds that will come up through the fencing. Joe Polidori: If you go without a fence, later on if you decide that the water remains in the basin to long I think a fence should be added. After further discussion a motion was made by Katie Gallagher, second by Joe Polidori to decline the request for a fence around the detention basin and if the need for a fence around the detention basin is needed the school will present the request for the fence to the Commission at a later time. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Joe Polidori.

After further discussion, a motion was made by Mayor Albier, second by Katie Gallagher to accept the independent traffic study that was presented to the Commission at the surrounding location of 9200 Biddulph Road. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Joe Polidori.

Mayor Albier: TDA Architecture has met the requirements of the Commission therefore this is approved.

A motion was made by Katie Gallagher, second by Joe Polidori to adjourn. **Vote Resulted:** Yes – Mayor Albier, Joe Polidori.

Meeting adjourned.



Barbara Stanton
Secretary



Mayor Richard Albier
Chairman