

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

ABSENT:

ALSO PRESENT: Edward F. Fitzgerald, Acting 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", Ray Porterfield, "here", Joe Polidori, "here", Jim Oper, "here".

A motion to approve the minutes from June 6, 2013 was made by Joe Polidori, second by Katie Gallagher. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori. Abstain – Jim Oper.

Mayor Albier: Request from Triad Engineering & Contracting Co. to install a wall mounted sign for business identification located at 9715 Clinton Road P.P. # 431-10-002. This request was deferred to the August 1, 2013 meeting. Representative was not present at the meeting.

Mayor Albier: Request from Premier Auto Body and Collision Center LLC to install a wall mounted sign for business identification located at 11300 Brookpark Road P.P. # 433-16-005. This request was deferred to the August 1, 2013 meeting. Representative was not present at the meeting.

Mayor Albier: Request from All Signs and Designs LLC to install a wall mounted sign for business identification for Dress Barn located at 4780 Ridge Road P.P. # 433-07-008. A representative was present at the meeting. Commissioner Fitzgerald: Dress Barn is relocating at Ridge Park Square. The review shows that there are no variances required and the Building Department has no objections. After further discussion a motion was made by Jim Oper, second by Katie Gallagher to approve the request from All Signs and Designs LLC to install a wall mounted sign for business identification for Dress Barn located at 4780 Ridge Road. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: Request from Brilliant Electric Sign Company to install wall mounted signs for business identification for Key Bank and Victory Capital Management located at 4900 Tiedeman Road P.P. # 433-09-005. Major Harrison was present from Brilliant Electric Sign Company. Commissioner Fitzgerald: This is for the front entrance of 4900 Tiedeman Road and also on the other side of the building. There are no variances required. Victory Capital is located on the fourth floor of the building. Mr. Harrison: We came before you prior to this meeting for signage of Victory Capital Management but never did complete the request. After further discussion a motion was made by Joe Polidori, second by Ray Porterfield to approve a request from Brilliant Electric Sign Company to install wall mounted signs for business identification for Key Bank and Victory Capital Management located at 4900 Tiedeman Road. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: Request from Visconsi Companies LTD for partition and lot consolidation to create lot #5 for L.A. Fitness Center to be located at the SWC of I-480 and Tiedeman Road between Max & Erma's and Key Bank P.P. # 433-09-006 and part of 433-09-009. Engineer Shawn Jurisch was represent for L.A. Fitness Center. Economic Development Director Fran Migliorino: We are very excited that L.A. Fitness is coming to Brooklyn. This is a membership based health club. Visconsi is the developer for L. A. Fitness. This is a 4 to 4.5 million dollar project. This business will create about 50 part-time and full time employees. This facility will be fully equipped with a lap pool, racket ball courts, and all sorts of equipment. When the members are at the facility they will also use the surrounding businesses in the area. The residents at Cascade Crossing and Key Plaza are very excited about this project. They were looking at other options but they choose Brooklyn as their premier site. Brad Goldberg, Vice President of Development for Visconsi Companies: Visconsi Companies are a third generation privately owned development company based in Northeast Ohio. A history of the business was presented. Shawn Jurisch: The lot consolidation plat was presented to the Commission. This is to give the legal parcel to allow for the L.A. Fitness. There was discussion regarding the area where the request for lot consolidation is requested. We are currently coordinating our review with the City Engineer. Commissioner Fitzgerald: C. W. Courtney is reviewing the plans and when the review is complete Mr. Courtney will contact us regarding any items that would need to be addressed. After further discussion a motion was made by Katie Gallagher, second by Jim Oper to approve the request from Visconsi Companies LTD for partition and lot consolidation to create lot #5 for L.A. Fitness Center to be located at the SWC of I-480 and Tiedeman Road between Max & Erma's and Key Bank. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: Request from Visconsi companies LTD for new construction for a proposed 45,000 square foot L.A. Fitness Center and associate parking to be located at the SWC of I-480 and Tiedeman Road between Max & Erma's and Key Bank P.P. # 433-09-006. Mr. Jurisch presented the overall lot plat with discussion showing the access into the driveway. There was discussion of the façade of the building. Mr. Jurisch: We are proposing a 41,000 square foot first floor and a 4,000 square foot second floor mezzanine. We have included in our package preliminary elevations for the L.A. Fitness. The main entrance to the building will be facing west. There was discussion regarding the retention and bio-retention pond. Commissioner Fitzgerald: The 250 parking spaces and landscaping does comply with the zoning code and there will be no variances required. After further discussion a motion was made by Joe Polidori, second by Jim Oper to approve the request from Visconsi Companies LTD for new construction for a proposed 45,000 square foot L.A. Fitness Center and associate parking to be located at the SWC of I-480 and Tiedeman Road between Max & Erma's and Key Bank. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: Request from Visconsi Companies LTD to install wall mounted signage for a proposed 45,000 square foot L.A. Fitness Center to be located at the SWC of I-480 and Tiedeman Road between Max & Erma's and Key Bank P.P. # 433-09-006. Commissioner Fitzgerald: The signs comply with the sign ordinances. There will be identification on the Key Center pylon sign. There was discussion regarding the locations of the signage. A motion was made by Katie Gallagher, second by Jim Oper to approve the request from Visconsi Companies LTD to install wall mounted signage for a proposed 45,000 square foot L.A. Fitness Center to be located at the SWC of I-480 and Tiedeman Road between Max & Erma's and Key Bank. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: Request from Visconsi Companies LTD for a proposed 75 parking spaces to be used for additional parking for L.A. Fitness Center to be located at Key Bank P.P. # 433-09-007. Mr. Goldberg: The reason for the additional parking spaces is the concern for the members to have adequate parking since this club being a flag ship location. This request is for overflow parking if it becomes necessary. Mr. Jurisch: The additional parking spaces are on Key Bank

property with an easement agreement. After further discussion a motion was made by Katie Gallagher, second by Ray Porterfield to approve the request from Visconsi Companies LTD for a proposed 75 parking spaces to be used for additional parking for L.A. Fitness Center to be located at Key Bank. **Vote Resulted:** Yes – Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

A motion was made by Jim Oper, second by Joe Polidori to adjourn. **Vote Resulted:** Yes – Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Meeting adjourned.



Barbara Stanton
Secretary



Mayor Richard Balbier
Chairman