

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

ABSENT:

ALSO PRESENT: David Kulcsar, Building Commissioner
Barbara Stanton, Secretary
Jim Maciaszek, Assistant Building Commissioner

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

A motion to approve the minutes from June 4, 2015 was made by Katie Gallagher, second by Ray Porterfield.
Vote Resulted: Yes –Katie Gallagher, Ray Porterfield, Jim Oper. Abstain: Mayor Balbier, Joe Polidori.

Mayor Balbier: A request from Ellet Neon Sales & Services, Inc. to replace existing wall mounted and free standing signs for business identification of Jaguar Land Rover Westside located at 9600 Brookpark Road P.P. #433-18-002. Amy Noble representing Ellet Neon Sales was present. Commissioner Kulcsar: The request is to update existing signs. There are really no changes except for the re-location of the monument sign. There are no variances required. There is one stipulation I would ask the board to consider is to remove the unapproved banners which they have placed on the west side of the property near the Wal-Mart parking lot. After further discussion a motion was made by Katie Gallagher, second by Ray Porterfield to approve the request from Ellet Neon Sales & Services, Inc. to replace existing wall mounted and free standing signs for business identification of Jaguar Land Rover Westside located at 9600 Brookpark Road with the stipulation that the unapproved banners be removed from the property. **Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Balbier: A request from Scott Clifford representing TDA Architects for site plan approval and demolition of the buildings located at 4500 Ridge Road P.P. #432-23-005 formerly Brookridge Elementary School and 4525 Rodoan Road P.P. #432-22-002 formerly Rodoan School. Commissioner Kulcsar: Scott Clifford will be able to explain the request. Scott Clifford: Drawings are difficult to read. The request is to remove the two existing schools that will not be used any longer after the new school is completed. We would clean up the site so it would be more like a recreation center. There is an existing high school football and baseball field. The new plans would call for open fields where Rodoan School is and where Brookridge is there would be recreational fields and a softball field to be added to the site. The football field is completed and there will be some repairs to the parking lot in that area. Mayor Balbier: Is the parking lot going to be taken out behind Brookridge? Mr. Clifford: The larger one behind Brookridge will be removed for recreational fields for activities. Mayor Balbier: When they tear the schools down, how will the materials be disposed of? Mr. Clifford: The material will be taken off site. They are taking all the normal precautions to make sure there is nothing that will be placed in the creek such as run off of the materials. Sally Mencol of 4487 Rodoan Road: There are mounds of dirt in our backyards. The backyard is full of water. Mr. Clifford: All precautions will be made. Ms. Mencol: Will there be anything going in where Rodoan Schools is? Mr. Clifford: That will be an open field. Katie Gallagher: What is the purpose of keeping the turn around? Mr. Clifford: It is to save money. People will be able to park there during a football game. The parking lot is in good shape in that area. There is no real reason to remove it. Mr. Clifford referred to the drawings. Katie Gallagher: What is happening with Hurricane Alley? Is it going to be resurfaced? Mr. Clifford: There will not be a through access

for the safety of the children. It would be better for maintenance cost as well. Vernon Cutright of 4563 Winter Lane: So is Hurricane Alley going to be closed down? Mr. Clifford: Yes. The stadium access will come off of Rodoan Road. Commissioner Kulcsar: Will there be enough parking for the added use? Mr. Clifford: Yes, there will be a parking lot. Mr. Clifford referred to the drawings. Most of the events will not be at the same time. There will be one function at a time. Katie Gallagher: When there is a football game the majority of the parking will be from Rodoan into the other parking lot. So you are essentially cutting off Hurricane Alley from the eastern part of the football field to Ridge Road. Mr. Clifford: Correct. It will not be a pass through. It is for the children's safety as a cut through. Katie Gallagher: I am speaking for practical use. Not being able to go down one of our main streets to enter the football field is going to create a lot of problems. Doesn't the band go through Behrwald and enter into Rodoan along with all the traffic entering off Rodoan? Todd Hopkins representing the Board of Education: Typically most of the traffic is coming off of Rodoan anyway. If you would look the football traffic is already coming off of Rodoan. Very little traffic is coming off of Ridge Road. Katie Gallagher: Do visitors come off of Rodoan? Mr. Hopkins: It depends on how the directions are given to them. The majority of the traffic is coming from Rodoan. When the band is marched in from Rodoan the traffic stops for a couple minutes. Mayor Balbier: The vehicles can come from Ridge Road and Rodoan Road. They cannot pass through. Mr. Cutright: Will the bus garage stay in the same location? Mr. Clifford: Yes, the buses will be using Rodoan Road. Joe Polidori: What will happen if the Board of Education will need to expand the school? Mr. Clifford: Absolutely. Katie Gallagher: The road that is remaining on both sides, are you re paving that road? Mr. Clifford: No, there are no plans to re do the road. They are usable. This is a driveway. Ray Porterfield: It appears with all the space there should be a bigger parking lot rather than have the parking on the side streets. There have been parking problems in the past. There was discussion regarding the maintenance of the ball fields. Mr. Clifford: For the usage and the amount of time that it will be used, it would not be cost efficient. Commissioner Kulcsar: Do you have the number of parking spaces? Mr. Clifford: There maybe a number on the plans. Katie Gallagher: I am all in favor of consolidation of services. I am wondering, why we are not working together on this extra field. Why are you not using an extra city field? Instead of spending the money on a second field, why not work with the city and you can use the extra funds that you would be saving for something else. Mr. Hopkins: I have no problem with that. We have used the city's softball fields for the past ten years. We have not had our own softball field. The girls use one of the fields behind the Recreation Center. Katie Gallagher: Why not continue that. Mr. Hopkins: I have no problem with that. What we are basing this on is what was presented when the bond issue was passed. Katie Gallagher: I think for the allocation of tax dollars it would make sense to work together. There was discussion regarding locations of soccer fields. Mr. Cutright: The levy said one thing and they are doing something else. The walking track that the public can use is always locked and cannot be used. The levy stated it will be a walking track for the city. Jim Oper: I do not remember the levy stating the track would be open 24-7. There was further discussion. Commissioner Kulcsar: You are able to vote on the demolition only and stipulate to have the site approval at another meeting. It is inclusive of the demolition and site plan. Katie Gallagher: I do not think anyone has a problem with the demolition. After further discussion a motion was made by Katie Gallagher, second by Ray Porterfield to approve the request from Scott Clifford representing TDA Architects for the demolition only of the buildings located at 4500 Ridge Road formerly Brookridge Elementary School and 4525 Rodoan Road formerly Rodoan School. **Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori. Abstain: Jim Oper.

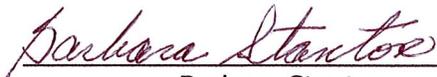
Mayor Balbier: A request from Scott Clifford representing TDA Architects for conditional use approval for a recreation park in a SF-DH zoning district, (single family dwelling house district) located at 4500 Ridge Road P.P. #432-23-005 formerly Brookridge Elementary School and 4525 Rodoan Road P.P. #432-22-002 formerly Rodoan School. Commissioner Kulcsar: This is a technicality. Pat Moncol: Our property backs up to Rodoan School, whose responsibility will it be to maintain the property. Right now the drainage from the property is ruining our property. Our fence is falling down because of so much water draining. Our neighbors have complained and no one does anything. Commissioner Kulcsar: Through this entire process they have civil engineer plans for the entire site. The City Engineer will look at the situation when the school submits the plans. Pat Moncol: When do you plan to start the demolition? Mr. Hopkins: The request will need to go out to bid. Mayor Balbier: The City Engineer will look into this. After further discussion a motion was made by Katie Gallagher, second by Mayor Balbier to approve a request from Scott Clifford representing TDA Architects for conditional use approval for a recreation park in a SF-DH zoning district, (single family dwelling house

district) located at 4500 Ridge Road formerly Brookridge Elementary School and 4525 Radoan Road formerly Radoan School. **Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Joe Polidori. Abstain: Ray Porterfield, Jim Oper.

Mayor Balbier: A request from Jose Aviles for site plan approval for exterior finishes located at 8707 Memphis avenue P.P. #432-21-001. Commissioner Kulcsar: Mr. Aviles had previous site approval a few years ago which never got executed. They were kind enough to re apply with a revised plan for approval of at least some modifications of the exterior building, landscaping, trash enclosure, astroturf and a permanent sign. The plans have not been submitted for the sign. Mr. Aviles: The parking lot was completed a few years ago per the plans submitted. The parking spaces are adequate for the use. The landscaping in front we never did. Mayor Balbier: It appears the only addition is making up an asphalt curb and planting a few bushes. That isn't much of an improvement. Mr. Aviles: If you remember the building was a mess and we did make improvements. The turf was a suggestion. Commissioner Kulcsar: The original plans were for you to plant grass. The City would prefer that it would not be a gravel base. Either use it for parking or landscape the area. Mayor Balbier: We have had many complaints about the building. There should be landscaping to beautify the property. There should be shrubs on the east side of the building. Katie Gallagher: I would prefer grass instead of the turf. Mayor Balbier: My suggestion to defer the request until there are better plans submitted. Mr. Aviles, Jr.: If you would tell us what you would like us to do, we will try and do it. This is our second meeting. I received an email from Fran regarding the sign grant application. After further discussion a motion was made by Katie Gallagher, second by Jim Oper to defer the request from Jose Aviles for site plan approval for exterior finishes until further plans are submitted along with an application for signage located at 8707 Memphis Avenue. **Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

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

Meeting adjourned.



Barbara Stanton
Secretary



Richard H. Balbier
Chairman