

Minutes of the Planning Commission Meeting of June 6, 2013 6:00 P. M.

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

ABSENT: Jim Oper

ALSO PRESENT: Edward F. Fitzgerald, Acting Building Commissioner  
Barbara Stanton, Secretary

Chairman 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". Absent: Jim Oper.

A motion to approve the minutes from May 2, 2013 was made by Joe Polidori, second by Ray Porterfield. **Vote Resulted:** Yes – Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori.

Mayor Balbier: Request from Super Sign Guys, LLC to install a wall mounted signs for new business identification for Visionworks located at 4762 Ridge Road. P.P. # 433-07-008 A representative from Super Sign Guys was present. Commissioner Fitzgerald: Visionworks is requesting signage approval. It has been reviewed and there are no variances that are required. Building has no objections to granting the request. After further discussion a motion was made by Mayor Balbier, second by Joe Polidori to approve the request from Super Sign Guys for wall mounted signs for new business identification for Visionworks located at 4762 Ridge Road. **Vote Resulted:** Yes – Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori.

Mayor Balbier: Request from Loving Cup Kids Academy to install wall mounted and free standing signs for business identification located at 4476 Ridge Road. P.P. # 432-23-018 Mukesh Agarwall was present representing Loving Cup Kids Academy. Commissioner Fitzgerald: Based on the review of plans no variances will be required. Building has no objections to granting the request. Mayor Balbier: How many feet from the street is the sign? Commission Fitzgerald: It needs to be a minimum of 25 feet from the public rite-of-way. Mayor Balbier: Ridge Road will be widened by 18". After further discussion a motion was made by Joe Polidori, second by Katie Gallagher to approve the wall mounted and free standing signs located at the Loving Cup Kids Academy, 4476 Ridge Road. **Vote Resulted:** Yes – Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori.

Mayor Balbier: Request from Visconsi Companies, LTD for conditional use approval for a proposed 45,000 square foot Fitness Center to be located at the SWC of I-480 & Tiedeman Road between Max & Erma's and Key Bank. P.P. # 433-09-007 Shawn Jurisch was present representing Visconsi Companies. Commission Fitzgerald: Under the zoning ordinance in order to build a fitness center zoned district it requires approval under conditional use by the Planning Commission. If the Planning Commission approves the request; it will be brought to City Council for their approval. Mayor Balbier: Will this facility have a swimming pool? Mr. Jurisch: There will be a lap pool. Mayor Balbier: I meet with the gentleman a few months ago and it was indicated that this facility will need about 250 parking spaces. The location for overflow parking was presented to the Commission. There was discussion regarding an easement between the fitness center and Key Bank for parking. Mr. Jurisch: Sundays and holidays are the busiest times

for the facility. Mayor Balbier: What is the name of the fitness center? Mr. Jurisch: L.A. Fitness. There was further discussion regarding other facilities in the area. They are the state of the art fitness club. Two other facilities are in Crocker Park and Legacy Village. It is a membership club where you pay monthly dues. We are purchasing the property from Key Bank. This facility will be the flag ship for northeast Ohio. Ray Porterfield: When do you plan to open the facility? Mr. Jurisch: The goal would be the spring of 2014. After further discussion a motion was made by Mayor Balbier, second by Ray Porterfield to approve a request from Visconsi Companies, LTD for conditional use approval for a proposed 45,000 square foot Fitness Center to be located at the SWC of I-480 & Tiedeman Road between Max & Erma's and Key Bank. **Vote Resulted:** Yes – Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori.

Old Business:

Mayor Balbier: To reaffirm an approval of the Planning Commission dated November 1, 2007 for a site plan approval to co-locate on the existing wireless telecommunications tower located at 6650 Biddulph Road. P.P. # 432-28-009 Commissioner Fitzgerald: This was brought back to the Commission due to the fact it was never built. It was approved in 2007. I spoke to the Law Director regarding this matter and it is necessary to re-affirm the approval. Verizon Wireless submitted new plans/drawings which were reviewed and approved. Mayor Balbier: This tower is already there. Commissioner Fitzgerald: Correct, this is a co-location. After further discussion a motion was made by Mayor Balbier, second by Joe Polidori to reaffirm an approval of the Planning Commission dated November 1, 2007 for a site plan approval to co-locate on the existing wireless telecommunications tower located at 6650 Biddulph Road. **Vote Resulted:** Yes – Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori.

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

Meeting adjourned.



Barbara Stanton  
Secretary



Mayor Richard Balbier  
Chairman