

Minutes of the Planning Commission Meeting

June 6, 2019

6:00 P.M.

Mayor Gallagher called the meeting to order.

PRESENT: Katie Gallagher, Mayor
Ron VanKirk, Council Representative
Jim Oper
Sue Grodek

ABSENT: Steven Coyle

APPROVAL OF MINUTES:

Motion by Oper second by Grodek to approve the minutes of May 2, 2019. **Vote Resulted:** *To APPROVE:* YES: Gallagher, VanKirk, Oper, Grodek. No: None. **(APPROVED)**

Motion by VanKirk second by Oper to approve the minutes of May 22, 2019. **Vote Resulted:** *To APPROVE:* YES: Gallagher, VanKirk, Oper, Grodek. No: None. **(APPROVED)**

A request from Eco-Site for final plan approval for a new cell tower at 3560 Ridge Road PP# 43104014. Commissioner Kulcsar explained that these plans have been approved by City Engineer. After further discussion, **Motion** by Gallagher second VanKirk to **APPROVE** the request. **Vote Resulted:** *To APPROVE:* YES: Gallagher, VanKirk, Oper, Grodek. **(APPROVED)**

A request from Eco-Site for final plan approval for a new cell tower at 8720 Brookpark Road PP# 43319004. Commissioner Kulcsar explained that these plans have been approved by City Engineer. After further discussion, **Motion** by Gallagher second VanKirk to **APPROVE** the request. **Vote Resulted:** *To APPROVE:* YES: Gallagher, VanKirk, Oper, Grodek. **(APPROVED)**

A request from Blink Signs for an internally illuminated wall sign for Loving Cup Child Care Center at 4476 Ridge Rd. PP# 43223018. Vince Di Ionno was present from Blink Signs. Vince explained that the plans are to put up an illuminated sign and taking down the non-illuminated. Commissioner Kulcsar stated the Building Department does not have any concerns with the plans. After further discussion, **Motion** by Gallagher second VanKirk to **APPROVE** the request. **Vote Resulted:** *To APPROVE:* YES: Gallagher, VanKirk, Oper, Grodek. **(APPROVED)**

A request from B2B Properties LLC for wall signs for B2B Realty at 4324 Ridge Rd PP# 43225007. Jad Boudiab was present. Commissioner Kulcsar explained that there are two businesses here and these signs are within the size requirements for the location. Commissioner Kulcsar asked Jad what material the signs are as it was not stated on the plan. Jad replied that they are metal signs. There was a discussion on the dumpster enclosure getting fixed. After further discussion, **Motion** by Gallagher second Oper to **APPROVE** the request. **Vote Resulted:** *To APPROVE:* YES: Gallagher, VanKirk, Oper, Grodek. **(APPROVED)**

A request from Allsigns and Designs for a banner sign on a building for a six month period for Granite Depot at 11400 Brookpark Road PP# 433160018. Skip from Allsigns was present. Commissioner Kulcsar

explained the details of the plans. He stated that they are requested a temporary sign up for six months that is much more than temporary and the reason they are here. Skip stated the business is not doing well in this location. They are trying to stir up business. Mayor Gallagher explained that she personally does not like setting precedence like this. "We already have an issue with these temporary banners throughout the city with business putting them up." She would be ok with allowing it up for three months. Grodek agreed three months seems acceptable to have it taken down before the weather gets bad. After further discussion, **Motion** by Gallagher second VanKirk to **APPROVE** the request **FOR 3 MONTHS**. **Vote Resulted: To APPROVE WITH CONDITIONS: YES: Gallagher, VanKirk, Oper, Grodek. (APPROVED WITH CONDITIONS)**

A request from Agile Sign for a sign package for Ross Dress for Less at 4798 Ridge Rd Unit D PP# 43315001. Lou from Agile signs was present. Commissioner Kulcsar explained the plans and that they have been approved by the landlord. These plans included permanent and temporary signs. Building Department has no issues with plans and no variance will be required. Mayor Gallagher asked how long temporary signs will be up. Lou said as long as the City would be ok with. After further discussion, **Motion** by Gallagher second VanKirk to **APPROVE** the request **WITH CONDITION THAT ALL TEMPORARY SIGNS ARE TAKEN DOWN 90 DAYS AFTER OPENING**. **Vote Resulted: To APPROVE WITH CONDITIONS: YES: Gallagher, VanKirk, Oper, Grodek. (APPROVED WITH CONDITIONS)**

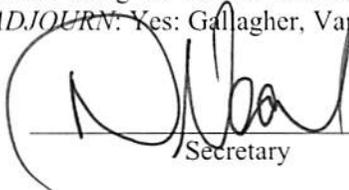
A request from Technical Products, Inc for a new industrial storage building at 3500 Ridge Road PP# 43104012. Anthony was present for Technical Products. Commissioner Kulcsar explained the Plan. He stated all plans have been approved. After further discussion, **Motion** by Gallagher second VanKirk to **APPROVE** the request. **Vote Resulted: To APPROVE: YES: Gallagher, VanKirk, Oper, Grodek. (APPROVED)**

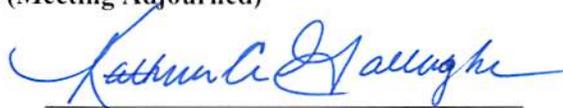
A request from Swensons Drive-in for Conditional Use approval for a drive-in restaurant at 4660 Ridge Road PP# 43307004. Ron Dee and Char Ligo were present for Swensons. Commissioner Kulcsar read an email from Steven Coyle. Mayor Gallagher asked what the committee concerns are. VanKirk stated he feels 1.30 am is too late to be open in the residential area he feels they should close at 11 pm during the week and 12 midnight on the weekend. Oper stated he felt 12.30 am on the weekend would be ok. VanKirk stated on the Glencoe driveway exit adding violator (tall plastic strips) to stop the right hand turning. He feels an Officer is a good idea. He also feels we should reassess the conditions also, he feels six months is too soon and 12 months is too long. He asked if deliveries could be done between 7 am and 11 am. Ron Dee stated that should not be a problem. He stated employees generally start about 9.30 am. VanKirk then asked how many trash receptacles do they generally have in place. Dee replied they have four, one at each corner of the Building, but since this property does have a large lot on the south side they would not have a problem adding in a couple of extra cans on the 2 south islands for a total of six cans on the property. He also reminded the Commission that the curb servers do police the parking lot all day to pick up any trash they see, he will also have them do the same for the park area two to three times a day. Grodek stated that she wanted to make sure assigned parking for employs and park are clearly marked and there would be no service at those spots. Dee stated that those spots will not have a number on them, so this means the servers know that these are non-service spaces. There was some discussion about Glencoe exit. Mayor opened meeting up to the public. Rob Slattery asked if anyone for the Commission requested a traffic count for Ridge Road from the County Engineer in regards to the study they just did. He stated in the Commission due diligence that they should have requested those true traffic counts for Ridge Road. Terry Hammond asked if the alarm is audible or silent. Dee replied it was a silent alarm. Jason Hammond stated that trash pickup right now is at 5:45 am so he will appreciate it being moved till at least 7 am. Dee replied he will ensure that that does not happen when they come in. Christine Hall disagrees that this will not increase the traffic problem. She fears for the children and people who walk in the area. There was a discussion on the traffic in the area and walk up service. Steve Herbik stated he feels more data from a traffic study. Mayor Gallagher explained

according to the County study currently greater than 20,000 cars travel Ridge Road daily, about 10,000-20,000 on Tiedeman Road, and about the same on Memphis Ave. This is a current count and does not include traffic from the new businesses in the Brooklyn Corridor. There is no doubt that Ridge Road is busy. One way to reduce traffic suggested by the County is to build an interchange for 71 on Ridge Road. There is not an immediate fix for this traffic problem. She stated that the Commission had requested a traffic study be done, Swensons complied, the public is now requested an additional study be completed based upon use. She continued, the way this would be done is based upon the same calculation as the data from Swenson hired group used. The Mayor then asked the Commission if this is something they would like to request, to have an additional study be completed. The Commission then would have to differ the vote to request that information. The Commission did not request the additional study be completed. Mayor Gallagher then stated the traffic problem is being looked into by the new City Engineer. She also stated one of the bigger problems is that Ridge Road (and Brookpark intersection) is a center for the meeting point for Cleveland, Parma, and Brooklyn which causes a hold up to get anything corrected. She continued, trying to get 3 separate Cities plus NOACA together to fix the timing problem. She then stated when Sheetz came in the lights on Tiedeman were timed properly and that alleviated a lot of traffic problems. Her administration in on top of how to alleviate the traffic concerns on Ridge Road. After further discussion, **Motion** by Gallagher second VanKirk to **APPROVE** the request with the following conditions: **AT THE GLENCOE EXIT, A RAISED AND CURVED CONCRETE DIRECTIONAL CURB WILL BE INSTALLED AND PAINTED/MAINTAINED YELLOW. "NO RIGHT TURN" SIGNAGE WILL ALSO BE KEPT/INSTALLED IN A PREDOMINANT SPOT. A BROOKLYN POLICE OFFICER OR AN AUXILIARY OFFICER WILL BE REQUIRED ONSITE FOR THE FIRST FOUR WEEKS AFTER OPENING. 11 AM-9 PM AND THIS COST WILL BE PAID FOR BY SWENSONS. EMPLOYEE PARKING WILL BE LOCATED NEAREST THE GLENCOE EXIT/HAMMOND PROPERTY CLEARLY SIGNED WITH NO FOOD SERVICE IN THESE 4 SPOTS. THE 6 SPACES ALONG THE WEST PROPERTY LINE WILL BE FOR CPL. KNIGHT COMMONS PARKING ONLY. THESE SPACES WILL BE CLEARLY MARKED WITH SIGNAGE WITH NO FOOD SERVICE IN THESE 6 SPOTS. TO REDUCING NOISE AND LIGHT POLLUTION POTENTIAL TO THE NEIGHBORS, A MIXTURE OF MATURE PLANTS/SHRUBS/TREES WILL BE USED TO SCREEN THE WEST PROPERTY LINE. WASTE RECEPTACLES (AT LEAST 6) WILL BE PLACED STRATEGICALLY WITHIN THE LOT. CPL. KNIGHT COMMONS WILL BE MAINTAINED BY SWENSONS AT MINIMUM 2 TIMES A DAY TO KEEP FREE OF TRASH. TRASH PICKUP AND DELIVERIES WILL BE DONE BETWEEN THE HOURS OF 7 AM AND 11 AM SWENSONS MUST MAKE ACCOMMODATIONS FOR ALL SPECIAL EVENTS IN THE CITY TO ALLOW FOR USE OF CPL. KNIGHT COMMONS GAZEBO. (EX: PROM, HOMECOMING) HOURS OF OPERATION WILL BE SUNDAY THRU THURSDAY 11 AM – 11 PM; FRIDAY AND SATURDAY 11 AM -12:30 AM. ALL CONDITIONS WILL BE REVIEWED BY THE PLANNING COMMISSION IN 9 MONTHS AFTER OPENING. Vote Resulted: To APPROVE WITH CONDITIONS: YES: Gallagher, VanKirk, Oper, Grodek. (APPROVED WITH CONDITIONS)**

A request from Swensons Drive-in for preliminary site plan approval for a drive-in restaurant at 4660 Ridge Road PP# 43307004. After further discussion, **Motion** by Gallagher second VanKirk to **APPROVE** the request. **Vote Resulted: To APPROVE: YES: Gallagher, VanKirk, Oper, Grodek. (APPROVED)**

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


Secretary


Chairperson