

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

ABSENT:

ALSO PRESENT: David Kulcsar, Building Commissioner  
Jim Maciaszek, 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", Ray Porterfield, "here", Joe Polidori, "here", Jim Oper, "here".

A motion to approve the minutes from February 5, 2015 was made by Katie Gallagher, second by Joe Polidori. **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Joe Polidori. Abstain: Ray Porterfield, Jim Oper.

A motion to approve the minutes from March 5, 2015 was made by Joe Polidori, second by Jim Oper. **Vote Resulted: Yes** – Mayor Albier, Ray Porterfield, Joe Polidori, Jim Oper. Abstain: Katie Gallagher.

A motion to approve the minutes from April 9, 2015 was made by Joe Polidori, second by Ray Porterfield. **Vote Resulted: Yes** – Katie Gallagher, Ray Porterfield, Joe Polidori. Abstain: Mayor Albier, Jim Oper.

Mayor Albier: A request from Brilliant Electric Sign Company to install pole mounted non-illuminated signage to replace a smaller sign for business identification of Petro Choice Lubrication Solutions located at 8500 Clinton Road P.P. #431-02-005. Commissioner Kulcsar: This is replacing the current sign that was previously approved. The company has had a name change and was previously Petroliance. The request fits the criteria of the ordinance. Representative Major Harrison was present. After further discussion a motion was made by Katie Gallagher, second by Ray Porterfield to approve the request from Brilliant Electric Sign Company to install pole mounted non-illuminated signage to replace a smaller sign for business identification of Petro Choice Lubrication Solutions located at 8500 Clinton Road. **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Ray Porterfield, Jim Oper, Joe Polidori.

Mayor Albier: A request from LS Architects for exterior building finishes patio and driveway at entrance for Ridge Manor Party Center located at 4630 Ridge Road P.P. #432-23-014. Commissioner Kulcsar: They are enhancing and installing a patio on the front. I am not sure if this is intended for dining or a seating area. Mr. Sampat: We are trying to modify the look of the party center. We are looking to put in a drive thru canopy for drop off. Parking and entrances will also be submitted as a separate package. The entrance will remain the same. The wood shake shingles will be removed and replaced with metal roofing. A lot of the material is to incorporate some of the stone and make it blend with the new design. A covered patio will be constructed on the east end. Mayor Albier: How far is the patio from the sidewalk? Mr. Sampat: The overall is 76 feet so it will be about 50 feet from the sidewalk. There will be a short fence along the patio which is a requirement from the State Liquor Board. Mayor Albier: When the fence was removed it was indicated that there would be landscaping. A resident was present. Resident: My concern is that there will be music while the party center is open and I live on Ridge Road. Mr. Sampat: The patio will be used for patrons to sit and relax outside. No bands or music will be in the patio. Katie Gallagher: There is intent to bring in bands. Mayor Albier: My understanding is that they want to have bands in the open back area but not this year. Resident: I live next door and I do not want to sit in my living room and listen to the music. Mayor Albier: Mr. Gallo has approached us about having outdoor events once a month during the summer. Resident: My concern is

the outdoor bands/music during the summer months. My yard is across from the party center. There was further discussion. A motion was made by Katie Gallagher, second by Ray Porterfield to approve the request from LS Architects for exterior building finishes patio and driveway at entrance for Ridge Manor Party Center located at 4630 Ridge Road. **Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Ray Porterfield, Jim Oper, Joe Polidori.

Mayor Balbier: A request from AMZ Enterprises, LLC for a parking lot design for additional parking for retail business use behind a non-conforming single family dwelling on lots consolidated per docket 03-2013-01 located at 8459 Memphis Avenue P.P. #432-24-001. Commissioner Kulcsar: Last year this was approved for lot consolidation; two properties one containing a restaurant and retail businesses and the other is a single family home. There were no conditions placed at that time. Their intention was to submit plans for the parking for business. There are questions regarding the house staying which is represented on the plans and this will cause a non conformity. Mayor Balbier: When the two lots were consolidated, they became a commercial lot. Commissioner Kulcsar: Correct. The single family parcel has become a non conformity which is now part of the commercial property. Designer Matt Weber was present. Mr. Weber: We are looking for six additional parking spaces which would be approximately 4,000 feet of asphalt. This is one single lot with a residential unit on it. This will beautify the area which would include a enclosure around the dumpster. We need to widen the access drive on the east side. At this time it is a single lane access. We would like to widen the driveway to 24 foot. I have spoken to Doug Courtney, the City Engineer in regards to storm water management. The main issue is when it comes to the house. My understanding the house will remain as a rental dwelling. It is a rental house on a commercial property. We would use that parcel to gain 6 parking spaces behind the existing garage. There was further discussion regarding the plans presented. There is existing fencing which will remain which is board on board. Katie Gallagher: Why would you like to keep the house? Mr. Weber: It is rental property and is currently occupied. Mr. Weber: I was not involved with the lot consolidation. Was this zoned commercial? Commissioner Kulcsar: Yes. Mr. Weber: This is a non conforming use with the consolidation. Commissioner Kulcsar: The questions are do you want to keep this non conforming dwelling in a business district. Katie Gallagher: This would make the property less marketable. You are able to rent it, but it will probably remain a rental for the duration of the home. Jim Oper: If there are any future changes wanting to be made to the property, it will be heard before the Commission. There was further discussion regarding the lot consolidation. Commissioner Kulcsar: Was there a determination to how many parking spaces that are required for the commercial building? Mr. Weber: No, there was not a determination. We did not break it down. Right now currently we can only get 6 parking spaces in that area. Additional parking is needed for the restaurant. Commissioner Kulcsar: From the history, the business has been there for quite some time. Do you have a determination of how many more spaces you would like? Mr. Zappa: Additional parking spaces would be helpful and important to the business. Commissioner Kulcsar: The chain link fence in the back proposed parking has no indication of replacement. Mr. Weber: We are looking at a 6' board on board fence. The intent is to leave the existing chain link fence. Commissioner Kulcsar: It is in very poor shape. Mr. Zappa: It is not part of the plan, but we will fix the existing fence. Commissioner Kulcsar: The Building Departments concerns are the continuation of the non conformity. Katie Gallagher: I want the business to be successful. You are a staple in this community. I would rather you expand your restaurant and keep this property and eliminate the house for parking, for the future of Brooklyn. I would think this property will be very difficult to sell as non conforming. The house as it is would be difficult to sell. Mr. Weber: The house has revenue to it as a rental property. The intent is not to sell this property. This house may eventually come down. Katie Gallagher: It is our job to represent all of Brooklyn and it should not be based on what may or may not happen. Mr. Weber: If we do absolutely nothing to the property it will continue to be a non conforming use and parking issue would remain the same. It is the intention to maximize what we have. There was further discussion. A motion was made by Mayor Balbier, second by Ray Porterfield to approve a request from AMZ Enterprises, LLC for a parking lot design for additional parking for retail business use behind a non-conforming single family dwelling on lots consolidated per docket 03-2013-01 located at 8459 Memphis Avenue. **Vote Resulted: Yes** – Mayor Balbier, Ray Porterfield, Jim Oper, Joe Polidori. **No** – Katie Gallagher.

Mayor Balbier: A request from Jessica M. Cliff to install wall mounted signage for business identification of U.S. Shuai Chiao Kung Fu Academy located at 6775 Memphis Avenue P.P. #432-26-011. Commissioner

Kulcsar: This is a replacement sign on the side of the building facing Cleveland. It will match the sign that they currently in the front. On the application it shows the sign is 64 square feet. The request meets the Building Department requirements. Plans were reviewed by the Commission. Katie Gallagher: Is Jessica Cliff present? Commissioner Kulcsar: No. Katie Gallagher: Can we review the request without any one here representing the business. Commissioner Kulcsar: Yes. Fran Migliorino: They have been in the community for approximately five years. There are about 100 students that attend the academy. They have received national world championships. After further discussion a motion as made by Katie Gallagher, second by Jim Oper to approve the request from Jessica M. Cliff to install wall mounted signage for business identification of U.S. Shuai Chiao Kung Fu Academy located at 6775 Memphis Avenue. **Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Ray Porterfield, Jim Oper, Joe Polidori.

Mayor Balbier: Old business, a request from Tobacco and Vapor Unlimited to install business identification signs which exceeds the maximum allowable area, Section 1129.03 (h) (2) located at 4334 Ridge Road P.P. #432-25-009, deferred from the April 2, 2015 Planning Commission meeting. Commissioner Kulcsar: There was a re-submittal proposing two options. One is for a cabinet type sign which would still remain on the top of building although it would be two feet shorter than what is currently there or mounted on the canopy overhang of the building. Mr. Barhum: The sign is actually going to be plastic and framed. It will come flush with the roof. Mayor Balbier: Will it be above the roof line? Mr. Barhum: No. Commissioner Kulcsar: The Commission can make it a stipulation that the sign does not go beyond the roof line. Mayor Balbier: The old sign must be removed and the new sign must be equal with the roof and not go beyond the roof line. There was further discussion. A motion was made by Joe Polidori, second by Jim Oper to approve the request from Tobacco and Vapor Unlimited to install business identification signs which exceeds the maximum allowable area, Section 1129.03 (h) (2) located at 4334 Ridge Road with the stipulation that the sign does not exceed the roof line and all variances are approved by the Board of Zoning Appeals. **Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Jim Oper, Joe Polidori. **No** – Ray Porterfield.

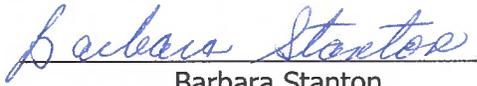
Commissioner Kulcsar: The other order of business is to discuss the lack of exterior site completion at 8707 Memphis Avenue as approved by the Planning Commission meeting of October 6, 2011. The history is that they were approved for a site plan which was never completed. Mr. Aviles: My intention was to complete the project. The exterior of the building was too expensive. I priced the materials and it was \$75,000.00 to \$100,000.00. I am not able to afford the materials. The building previous to me purchasing it was to be a church which was to have a fancy exterior. I was told I needed to put the same exterior on the building. I did not know that the cost of the materials would be so much. If the money would become available, I would be willing to make the improvements. The City has treated me very good. Mayor Balbier: You should have finished the parking lot. You had four years to complete it. Mr. Aviles: The parking lot spaces that were submitted were completed. Mayor Balbier: There has been nothing completed on the exterior. I have been getting complaints. Mr. Aviles: The building next door needs a lot of repairs. Katie Gallagher: You came before to the Planning Commission in 2011 and at that time you would be using stucco paneling sheets on the existing structure. The board approved that plan. The difference between your building and the other building is that they did not come before the Commission. Mr. Aviles: I do not have the money. The business is not bringing in enough money. Commissioner Kulcsar: The 2011 approval was good for one year. Mr. Aviles could re submit what was previously approved or submit something new to the Commission. Jim Oper: Are there any County funds that would be available to Mr. Aviles? Fran Migliorino: I have some information that I would like to share with you after the meeting. Commissioner Kulcsar: If you could submit something that would be less expensive, like landscaping and signage and the unfinished portion of the parking lot. You propose something you would like to do and are able to afford for approval. Commissioner Kulcsar: When you submitted the plans in 2011 the Commission approved it. The Commission expected you to complete the proposed work. Katie Gallagher: I suggest you speak to Fran and see what options are available to you. Commissioner Kulcsar: I will assist you with any of the planning. We will work on resubmitting for you.

Katie Gallagher: We spoke regarding an architectural review board. I think some of the requests coming to the Commission and the Board of Zoning need to start to move in that direction. This is so there is some consistency and places some guidelines. Is that something you would agree with and move forward with? Commissioner Kulcsar: I would agree. You set a standard. There is a style of architecture in most of the

neighborhoods. There would be more leeway in the commercial corridors as to what kind of materials that can be used on new commercial buildings. It would give you a lot more allowance to keep control over what is the overall look of the city regarding to building. There was further discussion and the Commission was in agreement with a review board.

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

Meeting adjourned.



Barbara Stanton  
Secretary



Mayor Richard H. Balbier  
Chairman