

Minutes of the Planning Commission Meeting of November 19, 2012 6:00 P. M.  
Special Meeting

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

ABSENT:

ALSO PRESENT: Tom Ockington, Building Commissioner  
Barbara Stanton, Secretary

Chairperson 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".

Chairperson Albier: On tonight's Agenda is approval of the minutes from October 4, 2012. A request from Bruce G. Rinker on behalf of Sheetz, Inc. for Final Site Plan approval to locate a 6,500 square foot convenience store with food service/drive thru; automated care wash; and fueling station to be located at 10315 Cascade Crossing P.P. #433-10-008 tabled at the October 4, 2012 meeting.

A motion was made by Joe Polidori, second by Ray Porterfield to approve the minutes of October 4, 2012. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Chairperson Albier: There is one item on the agenda this evening. Commissioner Ockington: The ongoing meetings with the chiefs and the last meeting resulting with the Public Safety Director issued a permit for the traffic signal. We met with ODOT and they are willing to work things out with the traffic engineers for Sheetz and time the traffic lights that affect the 480 off ramps. Bruce Rinker: Thank you for setting the meeting for this evening. A lot of the timing was due to Mr. Chessar's report issued in October and the City wanted sufficient amount of time to review the information. The meeting tonight really from our stand point is that we are really trying to close the deal and acquire the site so we will be able to move forward and the timing for the end of the year is very important. We have tried to work together to resolve the questions. We don't have a presentation planned. We have videos out in the car if necessary, but we are here to answer any questions you may have. The representatives for Sheetz are here tonight to answer other questions you may have. I want to reiterate that we are looking to install a light opposite the southerly exit point off the Key Bank site. We have a curb cut on the other side which the Board of Zoning Appeals has approved. Traffic light will go there, timing sequence will be changed; there has been a question from Chief Mielke for site lines as you approach south from Brookpark and we showed a profile and provided that as well for the engineers to look at. We think we have

answered all the questions. That being said, if there are any questions. We plan to install the light; Sheetz's is going bear the cost and we will make sure all configurations will meet with ODOT and with traffic engineering safety and design. Jim Oper: Chief Mielke had a concern about the traffic light before the tussle with a sign to warn motorists that there is a light coming right on the other side. Mr. Gillespie: The thought was that if there was not adequate site distance to see the signal for advanced warning such as a flashing sign of some sort. I think that the thought was that we provided to show that was sufficient sight distance to see the light without additional signage but a simple flashing sign showing there is another signal in that location; we could install that although it may be excessive, but certainly it would be minimal. Jim Oper: I was thinking to the signage similar to the Ridge Road tussle location would be appropriate. Mr. Gillespie: We could make some sort of modification to that area. Commission Ockington: Chief Mielke and I reviewed the site using Google Earth and when you are at the traffic signal at Aldi's you can see there is a street sign right across from Key Bank driveway and you can see the street sign plus the next traffic signal. The view is pretty good. Ray Porterfield: When are you planning to open? Mr. Mastrostefano: We need to finalize technical engineering and design and due to winter time and scheduling. The best guess would be the end of next year, but at this time it would be the spring of 2014. Mayor Albier: Sheetz is agreeing to install the traffic light and pay for the cost traffic light? Mr. Rinker: That is correct. Mayor Albier: Sheetz will pay for the traffic sequencing/timing correct? Mr. Rinker: Correct. Mayor Albier: So you understand the City has control of the sequencing so if we want to change it a little, it will be the City's decision not Sheetz. Mr. Rinker: We understand that. Mayor Albier: The Police Department will take care of that. I have already notified ODOT and I think they have been in contact with you. You are going to synchronizing from your light south to Brookpark Road. Is that correct? Mr. Rinker: Correct. Mayor Albier: ODOT believes they can synchronize from 480 all the way through; that's why they will be meeting with you. Mr. Rinker: Correct. ODOT is considering expanding the existing intersectins to incorporate an extra lane on the off ramps. A motion was made by Mayor Albier, second by Ray Porterfield to approve a request from Bruce G. Rinker on behalf of Sheetz, Inc. for Final Site Plan approval to locate a 6,500 square foot convenience store with food service/drive thru; automated care wash; and fueling station to be located at 10315 Cascade Crossing P.P. #433-10-008 tabled at the October 4, 2012 meeting. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

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

Meeting adjourned.



Barbara Stanton  
Secretary



Mayor Richard H. Albier  
Chairperson