

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

ABSENT: None

ALSO PRESENT: Edward F. Fitzgerald, 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", Jim Oper, "here", Joe Polidori, "here".

A motion to approve the minutes from October 3, 2013 was made by Jim Oper, second by Katie Gallagher. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Joe Polidori, Jim Oper. Abstain: Ray Porterfield.

Mayor Albier: Request from Alexander Dyshko for Similar Use to a Permitted Use approval for a Relaxation Massage business located at 7405 Memphis Avenue. P.P. #432-25-004, Schedule 1121.02 (a) (2) (e). Commissioner Fitzgerald read the description of schedule 1121.02. The massage description is not in the schedule so the request is being made for a similar use to item (e) of the schedule (barber shop, shoe repair shop) as a similar use to a relaxation massage business. Mr. Dyshko was present. Mayor Albier: Do you own any other relaxation businesses? Mr. Dyshko: Yes I do. I have one other business which is located in Parma Heights. Do you need any form of certification from the State of Ohio for this business? Mr. Dyshko: No, as long as I do not advertise as therapeutic, I do not need a license. Mayor Albier: Have you taken any surveys as to how the public will respond to the business? Mr. Dyshko: No I have not. The business will do just fine. Joe Polidori: Have you ever been investigated? Mr. Dyshko: No. Jim Oper: Would this be like Therapeutic Touch? Mr. Dyshko: It would be pretty much the same thing except the hired personnel do not have to be licensed. As long as I do not advertise this as therapeutic or use therapy in the ad. Joe Polidori: I think we should make a motion to have a police background check on Mr. Dyshko. Mayor Albier: Could there be a motion made on this? Commissioner Fitzgerald: That can be done. Whatever the motion is made by the Planning Commission either to table it or defer it upon completion of a background check. I would need to contact the police department to find out what exactly they will need. A motion was made by Joe Polidori, second by Jim Oper to defer the request from Alexander Dyshko for Similar Use to a Permitted Use approval for a Relaxation Massage business located at 7405 Memphis Avenue upon completion and results of a background check. **Vote Resulted: Yes –** Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper. Mayor Albier: Contact Commissioner Fitzgerald on how to proceed with a background check.

Mayor Albier: A request from Robert Senkar, MBM Ohio, LLC for Conditional Use approval to occupy an existing vacant building located at 5020 Tiedeman Road with a Buffalo Wild Wings. P.P. #433-09-005, Schedule 1125.02 (a) (14). Commissioner Fitzgerald: The location of this request is the old Max & Erma's Restaurant. A little background; this originally was approved as a conditional use. The conditional use goes with the owner of the building not the property. In order for Buffalo Wild Wings to occupy the building they are requesting a conditional use from the Planning Commission. Katie Gallagher: When are you planning to open? Robert Senkar: If everything goes well we will start the project in February. After further discussion a motion was made by Katie Gallagher, second by Jim Oper to approve the request from Robert Senkar, MBM Ohio, LLC for Conditional Use approval to occupy an existing vacant building located at 5020 Tiedeman Road with a Buffalo Wild Wings. **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: A request from Watkins Lighting & Sign, Inc. to install a 37.5 square foot illuminated channel letter sign on the building front located at 7305 Northcliff Avenue for identification of H & R Block P.P. #433-15-019. Commissioner Fitzgerald: H & R Block is requesting a sign approval which has been approved by Zeisler Morgan. After further discussion a motion was made by Jim Oper, second by Katie Gallagher to approve the request from Watkins Lighting & Sign, Inc. to install a 37.5 square foot illuminated channel letter sign on the building front located at 7305 Northcliff Avenue for identification of H & R Block. **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: A request from Archer Sign Corporation to install an illuminated free standing sign panel replacement located at 8500 Clinton Road for identification of Ziegler Tire P.P. #431-02-005. Commissioner Fitzgerald: This request is for a replacement of a sign and the request complies with the ordinance. After further discussion a motion was made by Katie Gallagher, second by Jim Oper to approve the request from Archer Sign Corporation to install an illuminated free standing sign panel replacement located at 8500 Clinton Road for identification of Ziegler Tire **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: A request from Neon & Signs to install a wall mounted illuminated channel letter sign on the building front located at 4782 Ridge Road for identification of Love Threading Bar P.P. #433-07-008. Commissioner Fitzgerald: The signage does comply with the codes. I did have communication with Zeisler Morgan and they indicated that they have not approved the signage. Apparently there was a change in this from the original and I have talked to Stacy Perkins and she stated that it was not approved as of yet. Stacy was to review the changes and get back to me. Unfortunately I was not at work today and I may have received an email which I haven't seen yet. The Planning Commission may approve the request contingent on Northcliff Shopping Center's approval. After further discussion a motion was made by Mayor Albier, second by Ray Porterfield to approve the request from Neon & Signs to install a wall mounted illuminated channel letter sign on the building front located at 4782 Ridge Road for identification of Love Threading Bar contingent on approval of Ridge Park

Square management. **Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

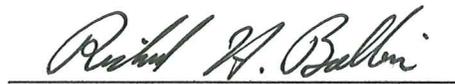
Mayor Balbier: A request from Brooklyn Compass, LLC for preliminary site plan approval to construct a 2,700 square foot building for a Title Buck\$ located at 10800 Brookpark Road P.P. #433-16-001. Commission Fitzgerald: This is located in front of Home Depot. At this point in time we are looking for preliminary approval. If this is approved Brooklyn Compass will submit final site approval. Ray Porterfield: What is Title Buck\$? Jamie Pilla: It is considered a financial institution. If you own your vehicle; you can go to Title Buck\$ and get an estimated value of the vehicle. Title Buck\$ will dictate your interest rate on what your credit score is. It is not a predatory lender. At this time there are 1,200 stores. Ray Porterfield: It is a loan company? Mr. Pilla: Yes; it is not like a payday cash loan. This is done differently. You are putting up your car for collateral. Katie Gallagher: How many employees work for the company at this location? Mr. Pilla: Usually four or five employees. Site work and building will be about \$400,000.00 with the land it will be approximately an \$800,000.00 project. Katie Gallagher: The rendering that was submitted appears not to have much detail. I would have liked more detail. Commission Fitzgerald: If you have a color rendering you would be able to visualize it better. After further discussion a motion was made by Joe Polidori, second by Jim Oper to approve a request from Brooklyn Compass, LLC for preliminary site plan approval to construct a 2,700 square foot building for a Title Buck\$ located at 10800 Brookpark. **Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

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

Meeting adjourned.



Barbara Stanton
Secretary



Mayor Richard Balbier
Chairman