

MEMBERS PRESENT: Mayor Richard H. Balbier, Chairman
John Patta, Council Representative
Ray Porterfield
Joe Polidori
Jim Oper

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

Chairman Balbier called the Brooklyn Planning Commission Meeting to order. Clerk call the roll: Mayor Balbier, "here", John Patta, "here", Ray Porterfield, "here", Joe Polidori, "here", Jim Oper "here".

Chairman Balbier: On tonight's Agenda is approval of the minutes from January 6, 2011; Request for re-approval of a two phase parking lot expansion to expand and reconfigure the parking lot located at 8700 Brookpark Road. The project originally was approved by the Planning Commission in October, 2003 and phase one was completed in 2005.

A motion was made by John Patta, second by Jim Oper to approve the minutes from January 6, 2011. **Vote Resulted:** Yes – Mayor Balbier, John Patta, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Balbier: Request for re-approval of a two phase parking lot expansion to expand and reconfigure the parking lot located at 8700 Brookpark Road. The project was originally approved by the Planning Commission in October, 2003 and phase one was completed in 2005. Commissioner Ockington: I have no problem with the plans, and phase I was completed correctly. There is a new Planning Commission since 2003, there have been some changes in the zoning code and it is appropriate to bring it back to the board. Commissioner Ockington showed the full size plans to the Commission and parking lot spaces were discussed. David Goodman representing Capital Properties indicated that there are 166 spaces presently and will expand to 218 spaces. It's an actual increase of 52 spaces. This is in the front of the building. Mayor Balbier: Is green space going to be removed? Mr. Goodman: Some green space (grass) will be removed and we will be creating new islands coming into the parking lot and adding a substantial amount green space. There was discussion regarding the oval and reconfiguration of it. The drawings were reviewed by the board. Commissioner Ockington: In 2003 the primary building could only cover 25% of the lot; in 2006 it was changed to a landscaping requirement which required 25 % of the lot be landscaped green-space, including 5% of the parking lot to be landscaped. It was previously approved for a two phase project. John Patta: Does this meet the landscaping requirement? Commissioner Ockington: It is difficult to calculate this and I spoke to the law director and we couldn't come to a conclusion whether it is non-conforming since it was previously approved. It would be a decision of the board. Mr. Goodman: I had a discussion with the contractor (Western Reserve Asphalt); with the expansion/addition of the islands we feel we are in compliance since there is existing asphalt. Kaplan has the need for the parking expansion since RTA eliminated the bus route in that area. After further discussion: A motion was made by John Patta, second by Ray Porterfield to approve the re-approval of a two phase parking lot expansion to expand and reconfigure the parking lot located at 8700 Brookpark Road. **Vote Resulted:** Yes – Mayor Balbier, John Patta, Ray Porterfield, Joe Polidori, Jim Oper.

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

Meeting adjourned.


Barbara Stanton
Acting Secretary


Mayor Richard Balbier
Chairman