

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

ABSENT: Ray Porterfield

ALSO PRESENT: Tom Ockington, Building Commissioner
Tina Westfall, Acting Secretary

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

Chairman Balbier: On tonight's Agenda is approval of the minutes from July 14, 2011; Request for sign approval of a proposed new digital freestanding sign by Cleveland Baptist Church located at 4431 Tiedeman Road. P.P. # 432-08-011; Request from Jose Aviles D.B.A. Up To Bat West, LLC for Similar Conditional Use approval to locate a baseball school at the unfinished church building located at 8707 Memphis Avenue. P.P. #432-21-001; Request from ADA Architects, Inc. for Final Site Plan Approval to construct a new 1500 square foot Huntington National Bank on the vacant property located at 4260 Ridge Road. P.P. #431-22-014; any other business that may come before the commission.

A motion was made by Joe Polidori, second by John Patta to approve the minutes from July 14, 2011. **Vote Resulted:** Yes - Mayor Balbier, John Patta, Joe Polidori, Jim Oper.

Mayor Balbier: The first item on the agenda is a request for sign approval of a proposed new digital freestanding sign by Cleveland Baptist Church located at 4431 Tiedeman Road. Commissioner Ockington: This is a replacement cabinet that is exactly the same size of the existing cabinet from a conventional illuminated cabinet to a digital cabinet. Mayor Balbier: The height and width are the same? Commissioner Ockington: Yes, they are the same; the pole is also the same. A motion was made by Mayor Balbier to approve the new digital freestanding sign located at 4431 Tiedeman Road. **Vote Resulted:** Yes - Mayor Balbier, John Patta, Joe Polidori, Jim Oper.

Mayor Balbier: The second item is a request from Jose Aviles D.B.A. Up To Bat West, LLC for Similar Conditional Use approval to locate a baseball school at the unfinished church building located at 8707 Memphis Avenue. Commissioner Ockington: Mr. Aviles has purchased the property. Mr. Aviles would like to have a baseball school in the facility and he is asking for similar use approval; which similar to a municipal recreational facility. Mr. Aviles has been in business for nine years on Snow Road with the same type of business. Mr. Aviles would like to expand into this property making it about 50% larger and would be all in-doors. There is an interest in expanding with other buildings in the future. It would be indoor use only, with batting cages. I explained to Jose that he would be required to finish the outside of the building as approved by the Planning Commission or coming back to the Planning Commission to seek an alternate finish approval. Mr. Aviles: We are looking at all options and we will work with Tom. Mayor Balbier: The reason you purchased this property is because the school you have in Brookpark is too small? Mr. Aviles: We were leasing and purchasing this property would be more beneficial. Mayor Balbier: What would be the hours of operation? Mr. Aviles: During the week we would be open from 3:00 to 9:00 PM; Saturdays and Sundays from 9:00 to 6:00 PM. Mayor Balbier: Is this primarily for children? Mr. Aviles: Yes, mostly from 5 years old through high school. We have a lot of high school teams training. The facility will be for baseball, soccer, and volley ball. All activities on this property would be inside the building. Mayor Balbier asked if there were any comments from the audience. We are Darlene and Dan Curtiss, 8706 Outlook Drive: We do not bring any objection to the baseball school. It appears to be a great addition to our community. Our property adjoins this property. We are sensitive of the aesthetics of the building. We have been displeased ever since the church project bulldozed the trees on the property to the very edge of the ravine. They removed trees along side of the ravine in order to install the drainage pipes. The ravine is now a little more susceptible to erosion. Sharing the property lines of the ravine we are sensitive to the erosion issues. I bring concerns regarding the aesthetics/erosion of the back of the building as well as the front. I would like to see replacing some of the trees that were originally removed. Hopefully within your plans to develop the property, there will be some thought of planting natural screening that will back up into the ravine. Mayor Balbier: Mr. Aviles is here today for conditional use. There will be another meeting for the site plan approval and that is when we will address your concerns. Joe Polidori: How many students are you anticipating? Mr. Aviles: Two to three teams at one time.

Throughout the course of the week we will have twenty to thirty teams. November through April will be indoors; May through September or October, there will be very little activity.

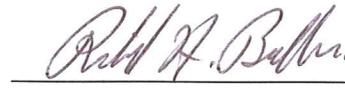
The building will be open to the community. It can be used for meetings during the slow times of the year. We would like to work closely with the Recreation Center, the community and the schools in the area. A motion was made by Mayor Balbier to approve the Similar Conditional Use to locate an Up to Bat West baseball school at 8707 Memphis Avenue. **Vote Resulted:** Yes - Mayor Balbier, John Patta, Joe Polidori, Jim Oper.

Mayor Balbier: The last item on the agenda is a request from ADA Architects, Inc. for Final Site Plan Approval to construct a new 1500 square foot Huntington National Bank on the vacant property located at 4260 Ridge Road. Commissioner Ockington: The plans were approved by the City Engineer with a couple of very minor exceptions. The engineer has essentially approved the plans. April Skurka, from ADA Architects, Inc.: We made the requested revisions and submitted them today to the engineer. Mayor Balbier: What is the percentage of the green space? April Skurka: Twenty or twenty two percent. Commissioner Ockington: It is about twenty percent and it should be twenty five percent. They received the necessary variances for the parking setback and green space. Mayor Balbier: The common driveway off of Ridge Road that the two banks will use; will that be repaved? April Skurka: Yes, the entire area will be repaved. Mayor Balbier: When will the construction start if you receive approval? April Skurka: Monday. Commissioner Ockington: The plans have also been approved by the plans examiner. A motion was made by Mayor Balbier to approval Final Site Plans Approval to construct a new 1500 square foot Huntington National Bank located at 4260 Ridge Road. **Vote Resulted:** Yes - Mayor Balbier, John Patta, Joe Polidori, Jim Oper.

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

Meeting adjourned.


Tina Westfall
Acting Secretary


Mayor Richard Balbier
Chairman