

## Minutes of the Planning Commission Meeting

February 1, 2018

6:00 P.M.

Mayor Gallagher called the meeting to order.

PRESENT: Katie Gallagher, Mayor  
Ron Van Kirk  
Jim Oper  
Joe Polidori

ABSENT: none

### APPROVAL OF MINUTES:

**Motion** by Gallagher second by Oper to approve the minutes of January 4, 2018. **Vote Resulted:** *To approve:* Gallagher, Polidori, Oper. Abstain: Van Kirk No: None. **(APPROVED)**

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Mayor Gallagher explained the Planning Commission needs to appoint a resident to the CRA Housing Council by next meeting on March 1, 2018

A request from Copper Stone Catering for a portable electric changeable copy sign at 4630 Ridge Road. P.P# 432-23-014 Docket 2-2018-1. The applicant was not present. After further discussion, **Motion** by Gallagher, second by Van Kirk to **Defer** the request from Copper Stone Catering for a portable electric changeable copy sign at 4630 Ridge Road. P.P# 432-23-014 Docket 2-2018-1. **Vote Resulted:** *To DEFER:* Yes: Gallagher, Van Kirk, Oper, Polidori. No: None. **(DEFERED)**

A request from Patricia Napoli for an internally illuminated wall sign for N.O. Canes Baseball at 8707 Memphis Ave. P.P. # 432-21-001 Docket 2-2018-2. Commissioner Kulcsar explained that N.O. Canes are having a fundraiser to be able to raise funds to change the temporary banner that is up in to a permanent cabinet wall sign. The city will need the construction drawing for this before we can issue a permit for the sign if approved tonight. Oper asked if the other issues the city had with this property will be addressed. Commissioner explained their approval for the work that was approved has expired. There has been talk about getting the stone façade but he does not see that getting done. The Building Department is pushing them to improve the site with landscaping and trying to make that property look presentable. Polidori stated that it is better than leaving it empty. Mayor opened it up to the audience. Pucci stated that ultimately the owner is responsible for the upkeep. Commissioner Kulcsar replied yes the owner is responsible for the building but a good tenant in this location can influence the owner to keep the property looking nice. Patricia Napoli explained they did sign a one year lease at this point. She mention that when they do go into negotiations for the next lease, they will be looking to improve the outside along with additional changes that will also be necessary. After further discussion, **Motion** by Gallagher, second by Van Kirk to **Approve** the request from Patricia Napoli for an Internally illuminated wall sign for N.O. Canes Baseball at 8707 Memphis Ave. P.P.# 432-21-001 Docket 2-2018-2. **Vote Resulted:** *To Approve:* Yes: Gallagher, Van Kirk, Oper, Polidori. No: None. **(APPROVED)**

A request from Mark Hays for a freestanding sign for Hays Equipment Inc at 3600 Ridge Road Unit. P.P. # 431-04-005 Docket 2-2018-3. Commissioner Kulcsar explained the specification on this request. He also explained the applicant will need a variance for this sign. The applicant was not present. After further discussion, **Motion** by Gallagher, second by Oper to **Defer** request from Mark Hays for a freestanding

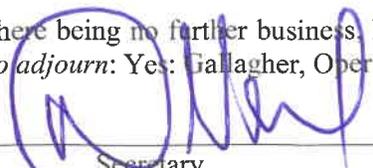
sign for Hays Equipment Inc at 3600 Ridge Road Unit. P.P.# 431-04-005 Docket 2-2018-3. **Vote Resulted: To DEFER:** Yes: Gallagher, Van Kirk, Oper, Polidori. No: None. **(DEFERED)**

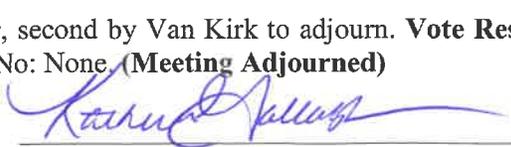
A request from Francys Quinones for an internally illuminated wall sign for LikeHome Childcare & Educational Center at 7003 Memphis Ave. P.P. #432-26-003 Docket 2-2017-4. Commissioner Kulcsar explained the specification on the request. He also stated the city will need the construction drawing for this before we can issue a permit for the sign if approved tonight. After further discussion, **Motion** by Gallagher, second by Oper to **Approve** the request from Francys Quinones for an internally illuminated wall sign for LikeHome Childcare & Educational Center at 7003 Memphis Ave. P.P. #432-26-003 Docket 2-2017-4. **Vote Resulted: To Approve:** Yes: Gallagher, Van Kirk, Oper, Polidori. No: None. **(APPROVED)**

A request from Fang Zhao for a new sign package for an Arby's remodel at 5160 Ridge Rd. P.P. # 433-20-002 Docket 2-2018-6. Commissioner Kulcsar explained the specification on the request. There are no size change for the signs. It looks to be just a design change. After further discussion, **Motion** by Gallagher, second by Van Kirk to **Approve** the request from Fang Zhao for a new sign package for an Arby's remodel at 5160 Ridge Rd. P.P.# 433-20-002 Docket 2-2018-6. **Vote Resulted: To Approve:** Yes: Gallagher, Van Kirk, Oper, Polidori. No: None. **(APPROVED)**

A request from Menard, Inc, for site approval for a Menards retail business at 7700 Brookpark Road. P.P. # 433-19-001 Docket 2-2018-5. Commissioner Kulcsar explained the specification on the request. He stated there was some minor changes from the original requests that was submitted in the past. They will be using split face block in lieu of paneled block system. Mayor Gallagher asked if they will have to go back for variance approval again. Commissioner Kulcsar explained that should not be necessary. Once a variance is in place it stays in place. Mayor Gallagher replied that the variance on the parking and the signs are still good. Commissioner Kulcsar explained that they do have 16 less parking spaces but still have adequate parking, He stated he did not think they had a parking variance in the past. Tom O'Neil was present for Menards. He explained this is their third visit to the commission. He said that Menards in 2016 put a hold on all projects. In 2017 the concentrated on building in Greater Detroit area and Missouri. In 2018 they are focusing in the greater Cleveland area. He stated with confidence this project is on the books for 2018. There was discussion about site layout and parking. Commissioner Kulcsar stated he did get questions about how Menards will buffer the back from the view of residents on Idlewood. O'Neil stated they are butted on a concrete shelf right by the railroad tracks. They will have a 14 foot high treated lumber fence. Mayor Gallagher opened it up to the public. O'Neil stated that they hope to be open by spring 2019. Councilwomen Pucci asked Commissioner Kulcsar if they will have to go back for variance approval. Commissioner Kulcsar explained, no the variance stays with the parcel. Commissioner Kulcsar reminded the Commission this is for a Preliminary Plan Approval. Final plan approval will come after the city Engineers reviews and approves those plans. After further discussion, **Motion** by Gallagher, second by Van Kirk to **Approve** the request from Menard, Inc, for site approval for a Menards retail business at 7700 Brookpark Road. P.P.# 433-19-001 Docket 2-2018-5. **Vote Resulted: To Approve:** Yes: Gallagher, Van Kirk, Oper, Polidori. No: None. **(APPROVED)**

There being no further business. **Motion** by Gallagher, second by Van Kirk to adjourn. **Vote Resulted: To adjourn:** Yes: Gallagher, Oper, Van Kirk, Polidori. No: None. **(Meeting Adjourned)**

  
Secretary

  
Chairperson