

## Minutes of the Planning Commission Meeting

October 5, 2017

6:00 P.M.

Mayor Katie Gallagher called the meeting to order.

PRESENT: Katie Gallagher, Mayor  
Tony DeMarco, Council Representative  
Jim Oper  
Joe Polidori  
Meg Ryan Shockey

ABSENT: none

### APPROVAL OF MINUTES:

**Motion** by Mayor Gallagher, second by Polidori to approve the minutes of September 7, 2017. **Vote Resulted:** *To approve:* Gallagher, Ryan Shockey, Polidori, Oper. No: None. Abstain: None (**APPROVED**)

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A request from Ellwood Ohio Machine for additional parking area in front of the building at 9000 Brookpark Road P.P. # 433-18-014 Docket 10-2017-1. Commissioner Kulcsar explained this request is for a visitor parking area outside their fenced in area. It still needs approval from city engineer although Building Department does not have a problem with the request. No variances will be needed. Kevin Elliott was present to represent Ellwood. After further discussion, **Motion** by Mayor Gallagher second by Polidori to **APPROVE PENDING CITY ENGINEER'S APPROVAL** the request from Ellwood Ohio Machine for additional parking area in front of the building at 9000 Brookpark Road P.P. # 433-18-014 Docket 10-2017-1. **Vote Resulted:** *To approve as amended:* Yes: Gallagher, Demarco, Oper, Ryan Shockey, Polidori. No: None. Abstain: Demarco (**APPROVE PENDING CITY ENGINEERS APPROVAL**)

Next a request from Yesco Sign & Lighting Service for two illuminated wall signs for a daycare business at 4674 Ridge Road P.P. # 433-07-004 Docket 10-2017-2. Commissioner Kulcsar explained they are located on the corner of the building they are asking for one sign on the front and side of the building. Melinda Arcko from Yesco was there. She explained that the side sign will not be illuminated just the front. After further discussion, A **Motion** by Oper second by Ryan Shockey to **APPROVE** the request from Yesco Sign & Lighting Service for two illuminated wall signs for a daycare business at 4674 Ridge Road P.P. # 433-07-004 Docket 10-2017-2 **Vote Resulted:** *To APPROVE:* Yes: Gallagher, Demarco, Oper, Ryan Shockey, Polidori. No: None. (**APPROVED**)

### Old Business

A request from Matthew L. Weber, P.E. for Preliminary Site Plan for a 4 story (85 room) hotel on Tiedeman Rd P.P.# 433-09-018 & 433-09-017 Docket 5-2017-3. A request from Matthew L. Weber, P.E. for Conditional Use for a 4 story (85 room) hotel on Tiedeman Rd P.P.# 433-09-018 & 433-09-017 Docket 5-2017-4. A request from Matthew L. Weber, P.E. for a Lot Consolidation approval at Tiedeman Road P.P. # 433-09-018 & 433-09-017 Docket 5-2017-5. Law Director Butler asked that the people speaking would be sworn in under Oath. 4 people were sworn in by Mr. Butler. Matthew Weber explained that they were required at the last meeting to bring two pieces of information back for review. Feasibility study and financial stability both were provided to the Commission. He explained based upon the feasibility study, the economic base for the City of Brooklyn was solid and multiple hotels could coexist in this six mile radius. The layout of the hotel is the same as is the lot consolidation. Mayor Gallagher asked if the brand was changed. Mr. Weber replied yes the brand was changed. Mayor Gallagher asked if this was because of

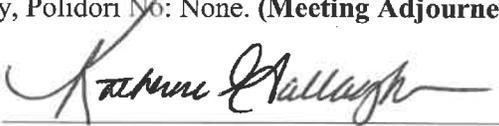
the conflicting Hiltons. Mr. Weber explained his understanding as to why it was changed was because of similarities of operations and logistics. There was discussion of the finding within the feasibility study. Mayor Gallagher asked why they (the company doing the feasibility study) used the 2013 CAPR and not 2015 CAPR which is readily available online. Mr. Weber stated he could not answer that because he is not part of that company. Mayor Gallagher explained that one of the glaring issues using the 2013 report is that American Greetings was still here. Mr. Polidori asked what class of hotel this was. Mr. Weber asked Hosh Patel and they concluded this is a mid-level hotel. Mayor Gallagher opened it up to the audience. David Gunning from McDonald Hopkins was representing the owner of Hampton Hotel. There are a couple of legal things he wanted to mention. He asked that the feasibility study be ignored because the author of this study was not there to cross examine. He feels there were incorrect facts within the study, incorrect information used and since the person who created the report is not available to question, this be tabled so the author of the report can be here to answer questions the Commission may have. Another legal issue they have is the Conditional use is not allowable based upon the city's zoning code. His final issue is that he does not feel that the applicant has given the Commission all the information they requested as in the financial impact the surrounding business may incur if the hotel was built. Chris Ellis from Hampton Inn spoke and passed out a spreadsheet. He expressed his concerns about the need for a hotel. He stated that this would be a good location for a hotel but it is not the right time to have one built. He went over some of the numbers within the feasibility study. Rum Chopra spoke on behalf of the Hampton Inn ownership group. He stated that at the last meeting these gentleman (the applicants) stated that this was a good project because Hilton said it was. Mr. Chopra stated he has correspondence from Hilton's Director of Development that they did their own analysis and this market could not support another hotel. He did not bring that information but could furnish it if necessary. He expressed concerns that if the new hotel would be approved they may lose business from their main account, Key Bank, and they may not survive that loss. He had questions about the feasibility study that was provided by the applicant. Mr. Weber stated he wanted to thank Chris for his thought on the good location for this hotel. He feels that this is a great time to put the hotel in to get it established and ready for when the market does have the need. Jim Oper asked Mr. Ellis if in last meeting he stated he was at 67% occupancy and that they need to be at 55% occupancy to make money is that correct. Mr. Ellis replied at 57 % you are not making it, there is a lot of factors that go in that. It has to do with the ADR and the occupancy coexisting and that is where that challenge is right now. Oper stated that if a new hotel goes in it may affect their business. Mr. Ellis stated yes with a second hotel going in Key Bank may ask for a better rate because there will be competition. Oper asked Mayor Gallagher if Medical Mutual will have many out of town visitors. Mayor Gallagher stated that deal is not final and this will be their back office not their main campus. Polidori stated we are not in the hotel business we have to look at what is best for the city. He believes another hotel within the city is a great idea and would do very well. The businesses in downtown are increasing and we are in a good location between the airport and downtown. Mr. Ellis said from a business prospective you have to make sure you do not over-build in a city. Take for instance the restaurants that were vacant for some time in that area which are now BW3 & Hooley House, they sat vacant for a while before they were able to get a new business in them. There was discussion about the reports submitted by both the applicant and Hampton Inn and the economy in the area. Law Director Kevin Butler spoke to the Commission about their opportunities and obligations. He also explained the Conditional Use code test the Commission should use. He also handed out the 1997 and 2001 proceedings. He explained the proceeding that was handed out. They are from the Planning Commission and City Council where they approved hotels in a light industrial area as a Conditional/Similar use. Because of those decision it is now a matter of law to allow a hotel in that area. Mr. Gunning asked the commission to defer the decision to allow the commission to speak to the author of the feasibility study. Mr. Butler stated he did not address the objection to accepting the feasibility study notwithstanding that its author may not be here. He was not certain we have inquired about the providence of any of the document we have tonight including the financial records from either party involved in this. He stated that if you go through that test he had explained you may not need to rely on the documents to make a decision one way or another. The Commission discussed concerns and positive thoughts they have over this applications. After further discussion, **Motion** by Demarco second by Polidori to **APPROVE** the request from Matthew L. Weber,

P.E. for Preliminary Site Plan for a 4 story (85 room) hotel on Tiedeman Rd P.P. # 433-09-018 & 433-09-017 Docket 5-2017-3. A request from Matthew L. Weber, P.E. for Conditional Use for a 4 story (85 room) hotel on Tiedeman Rd P.P.# 433-09-018 & 433-09-017 Docket 5-2017-4. A request from Matthew L. Weber, P.E. for a Lot Consolidation approval at Tiedeman Road P.P. # 433-09-018 & 433-09-017 Docket 5-2017-5. **Vote Resulted:** *To Approve:* Yes: Demarco, Polidori. No: Gallagher, Oper Abstain: Ryan Shockey. **(Not Approved)** A **Motion** by Oper second by Mayor Gallagher to **DEFER** the request from Matthew L. Weber, P.E. for Preliminary Site Plan for a 4 story (85 room) hotel on Tiedeman Rd P.P. # 433-09-018 & 433-09-017 Docket 5-2017-3. A request from Matthew L. Weber, P.E. for Conditional Use for a 4 story (85 room) hotel on Tiedeman Rd P.P.# 433-09-018 & 433-09-017 Docket 5-2017-4. A request from Matthew L. Weber, P.E. for a Lot Consolidation approval at Tiedeman Road P.P. # 433-09-018 & 433-09-017 Docket 5-2017-5. **Vote Resulted:** *To DEFER:* Yes: Gallagher, Oper, Ryan Shockey, No: Demarco, Polidori. **(DEFERED)**

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

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Secretary



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Chairperson