

**BEREA MUNICIPAL PLANNING COMMISSION
NOVEMBER 20, 2008**

The Berea Municipal Planning Commission met on November 20, 2008 and was called to order by Mr. Madzy. Present: Borowski, Draves, Fay, Madzy, Rump, Sawyer. Absent: None. Also Present: Tony Armagno, City Engineer.

This meeting was held in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and Chapter 109 of the Codified Ordinances of the City of Berea.

Moved by Draves, seconded by Sawyer to approve the minutes from the April 3, 2008 and April 17, 2008 meetings. Vote on motion was all ayes; no nays. The above minutes were approved.

Witnesses were sworn in by Mr. Madzy.

REQUESTS FOR VARIANCES/APPEALS:

**Application#08-11-04
Approval of Height Variance for a Garage
Mary Beth Golinski – 149 Wellington Street**

Mr. Madzy read the Administrative Review. He reported that a 3' 6" side setback variance for the new garage was approved at the last Planning Commission meeting on November 6, 2008. Ms. Golinski is back this evening to get approval for a 3' variance for the height of the new garage. Mrs. Draves asked if there were any neighbors here this evening regarding this application and no one was present.

Moved by Rump, seconded by Draves to approve the 3' height variance for a new garage. Vote on motion was ayes: Borowski, Draves, Madzy, Rump, Sawyer. Abstain: Fay. Nays: None. The motion carried.

**Application#08-11-05
Approval of Variances to Construct Addition, Site Plan & Expand Current
Conditional Use
Baldwin Wallace College – 33 Seminary Street**

Mr. Madzy read the Administrative Review.

Richard Durst, President of Baldwin Wallace College and the agent, Douglas Hoffman of Weber, Murphy & Fox were present this evening. President Durst explained that the college is facing its most critical period in its

history. They have aging facilities that also have overcrowded conditions, particularly in the Conservatory of Music. The college is proposing to reuse the First Congregational Church building to expand the rehearsal rooms, classroom space and office space for the Conservatory of Music. He emphasized that it was important to understand the parking issue. They are not adding students but rather only expanding their existing facilities. They currently have five faculty members sharing one office in the Conservatory of Music. The music practice rooms are substandard and use of the church will offer them the opportunity to take full advantage of the current buildings instead of construction of entirely new buildings.

Mr. Hoffman displayed photographs of the site. He used a model to show the existing buildings and then showed what the site will look like after the addition is completed. He reported that Kulas Hall and the church are zoned Commercial Center (CC) with Merner-Pfeiffer Hall being in a Residential Single Family (R-SF-B) District. He pointed out that they would like to maintain the landmark status of the church. By connecting the buildings, it gives them the opportunity to have all practices moved to the church building so Kulas Hall can be used for performances. Merner-Pfeiffer Hall will be turned into offices.

Mr. Hoffman indicated that they tried to create a link to integrate the landscaping into the building plans and also create an entrance at Merner-Pfeiffer Hall that would serve as an invitation to the Conservatory. They will be environmentally friendly with the use of geo-thermal heating. He used the model to show how the 10,000 square foot addition will be linked to the existing buildings and how a second floor will be extended. Mr. Hoffman discussed each section of the site plan noting there would be an amphitheatre area located outdoors. The grade differential creates a gradual sloping which they have included an amphitheatre area with a handicap ramp leading into the building.

Mr. Hoffman emphasized that they tried to harmoniously integrate this plan with the existing neighborhood. He displayed material samples and reported that they will use limestone/sandstone panels. He displayed various renderings which showed the brick & stone cladding. In response to Mr. Fay, Mr. Hoffman stated that they will use Low E clear glass and the addition will be a two-story glass reception space with a balcony which will have a nice glow at night. Discussion ensued regarding the materials to be used.

Mr. Hoffman explained the variances that are being requested this evening. Mr. Fay asked about the west elevation (area behind the Thrift Shop). Mr. Hoffman reported that they will replace the windows in this area, however, there will be no changes to the façade. He displayed a drawing of this area of the plan. Mr. Madzy noted that the Heritage Architectural Review Board (H.A.R.B.) approved this proposed plan at a meeting on October 24, 2008 and he asked Mr. Sawyer to discuss what H.A.R.B.'s findings were. Mr. Sawyer

said that H.A.R.B. passed this unanimously and recommended that the architectural component of the plan be approved by the Planning Commission. The H.A.R.B. questioned what would happen to this property if the proposed plan is not approved by the Planning Commission.

Martha Chenault, Pastor, First Congregational Church, 33 Seminary Street, explained that the church is already struggling to maintain this aging building. She said it was time for them to let go of the building and Baldwin Wallace College will be able to care for the building which the church can no longer do. The church supports this plan for their building to be used for educational purposes. Pastor Chenault emphasized that at least the church will know their building will be in good hands.

Mr. Fay inquired where the trash dumpsters will be located and Mr. Hoffman used the model to show where they would be placed off of the alley. Mr. Fay raised concerns regarding being able to see into the alley as you walk up Church Street and felt it looked very stark. Mrs. Draves suggested that some type of brick enclosure be built for the dumpsters.

Mr. Madzy stated that this was a unique situation regarding the parking variance. There are two municipal parking lots in close proximity and most students would be walking or riding bicycles on campus. The college was not adding more faculty/staff/students, just expanding the space. Mrs. Draves agreed and felt that this will free up parking around Kulas Hall and the Front Street area. The new proposed entrance off of Seminary will help with the parking situation. Discussion ensued.

In response to Mr. Sawyer, Mr. Hoffman used the model to show where the existing parking spaces are located. President Durst reported that in the spring, there will be a new parking area built near Kulas Hall. Bill Kerbusch from Baldwin Wallace College added that the college will be working with the City on the parking lot where the old optical office was. Mr. Sawyer asked how many new parking spaces would be created with this project and Mr. Armagno, City Engineer, indicated that there will be at least ten additional parking spaces in this parking lot.

Jim Maxwell, Ward 3 Councilman asked if the alley was City-owned property and Mr. Madzy said, yes. Mr. Maxwell asked if the City would consider forfeiting this alley and Mr. Madzy replied that would be something to work with City Council on. Mr. Maxwell felt that the parking situation in the downtown Berea area is very difficult. No matter what happens with these three parcels of land, additional downtown parking will be needed. He recommended that this application be approved this evening and said he would not want to see buildings torn down in the downtown area so paved parking can be added.

Ken Martin of 63 E. Grand Street discussed the zoning of the church property and how many years ago this was addressed. City planners could have zoned the church property a residential district but due to the daycare center, they chose commercial center which gave it a more town-center atmosphere. He felt there was an offsetting effect here which would make the parking situation work. He commended the architects for being able to tie this historical district and educational area together. He stated that he believed this plan clearly works.

Jim Saylor of 173 Beech Street raised concerns regarding how they will move large equipment and people through the connecting addition. Mr. Kerbusch explained that there will be an elevator large enough to move a grand piano. Mr. Saylor said he was not opposed to this project, however, he does take exception to the fact that there will not be additional parking to what is currently there. He felt this would create a greater need for parking in his neighborhood because students do not walk but rather drive to classes. Sometime in the future parking will need to be addressed.

Ken Weber of 120 Adams Street reported that he owns several buildings on Front Street in the downtown area. He was very concerned regarding the parking situation for the downtown business community. He pointed out that businesses were already suffering with the parking situation in the downtown area and he said a variance for 106 parking spaces was rather ambitious. He emphasized that the college is a business and a great asset to Berea, however, they need to do more homework on the parking situation. This was not fair to the existing downtown businesses. He feels this looks like a great facility but consideration needs to be given to the business community.

In response to Mr. Weber, Peter Landgren, Director of the Conservatory of Music explained that one of his roles is to manage enrollment and faculty for the Conservatory of Music. They are currently at capacity with approximately 300 students in the Conservatory. The proposed addition will spread out this capacity. He also pointed out that he does see students walking and bicycling across campus to classes.

Moved by Draves, seconded by Fay to approve the 17.5' front setback (Seminary Street) variance for the Merner-Pfeiffer addition, as submitted. Vote on motion was ayes: Draves, Fay, Madzy, Rump, Sawyer, Borowski. Nays: None. The motion carried.

Moved by Draves, seconded by Fay to approve the 54' front setback (west alley) variance for the Merner-Pfeiffer addition, as submitted. Vote on motion was ayes: Fay, Madzy, Rump, Sawyer, Borowski, Draves. Nays: None. The motion carried.

Moved by Draves, seconded by Fay to approve the 75' side setback variance for the Merner-Pfeiffer addition, as submitted. Vote on motion was ayes: Rump, Sawyer, Borowski, Draves, Fay, Madzy. Nays: None. The motion carried.

Moved by Draves, seconded by Fay to approve the expansion of the pre-existing conditional use for the Merner-Pfeiffer property, as submitted. Vote on motion was ayes: Sawyer, Borowski, Draves, Fay, Madzy, Rump. Nays: None. The motion carried.

Moved by Draves, seconded by Fay to approve the 92'4" front setback (Seminary Street) variance for the First Congregational Church addition, as submitted. Vote on motion was ayes: Borowski, Draves, Fay, Madzy, Rump, Sawyer. Nays: None. The motion carried.

Moved by Draves, seconded by Fay to approve the 100' front setback (Church Street) variance for the First Congregational Church addition, as submitted. Vote on motion was ayes: Draves, Fay, Madzy, Rump, Sawyer, Borowski. Nays: None. The motion carried.

Moved by Draves, seconded by Fay to approve the 98' front setback (west alley) variance for the First Congregational Church addition, as submitted. Vote on motion was ayes: Fay, Madzy, Rump, Sawyer, Borowski, Draves. Nays: None. The motion carried.

Moved by Draves, seconded by Fay to approve the 75' side setback variance for the First Congregational Church addition, as submitted. Vote on motion was ayes: Rump, Sawyer, Borowski, Draves, Fay, Madzy. Nays: None. The motion carried.

Moved by Draves, seconded by Fay to approve the 2.44 acres variance for the First Congregational Church property, as submitted. Vote on motion was ayes: Sawyer, Borowski, Draves, Fay, Madzy, Rump. Nays: None. The motion carried.

Moved by Draves, seconded by Fay to approve a variance of 30.44% lot coverage for the First Congregational Church property, as submitted. Vote on motion was ayes: Borowski, Draves, Fay, Madzy, Rump, Sawyer. Nays: None. The motion carried.

Moved by Draves, seconded by Fay to approve a variance for 106 parking spaces, as submitted. Vote on motion was ayes: Draves, Fay, Madzy, Rump, Sawyer, Borowski. Nays: None. The motion carried.

Moved by Draves, seconded by Fay to approve the conditional use permits for higher education facilities and the proposed site plan with the condition that enclosed dumpsters be built similar to what was installed at the BW Recreation Center. Vote on motion was ayes: Fay, Madzy, Rump, Sawyer, Borowski, Draves. Nays: None. The motion carried.

NEW BUSINESS – GENERAL PLANNING MATTERS:

Application#08-11-06

Approval of Two Business I.D. Signs

Fred Maher Motors – 850 Front Street

Mr. Madzy read the Administrative Review.

The applicant, Fred Maher, and the agent, Walt Kearns from Up Signs, were present this evening. Mr. Kearns displayed a sample of the material that would be used for the proposed signs. He explained that the material is solid plastic poly center. The signs will have white backgrounds with blue vinyl letters.

Moved by Draves, seconded by Fay to approve the two business identification signs, as submitted. Vote on motion was ayes: Rump, Sawyer, Borowski, Draves, Fay, Madzy. Nays: None. The motion carried.

Application#08-11-07

Approval of Revision to Site Plan

A & F Machine Products Company – W. Bagley Road adjacent to RR tracks

Mr. Madzy read the Administrative Review.

The agent, Jerry Burke, was present this evening. Mr. Burke gave an overview of this project. The front building is the Berea Children's Home Childcare facility and they have requested that the driveway be closer to their building. This would make it easier for parents to drive in, drop their children off and then exit. The Planning Commission had originally approved the driveway to be opposite Karl Street, however, due to Karl Street being so narrow and having a very tight radius as you enter from Bagley Road, they are now proposing to move the location of the driveway.

Mr. Burke displayed sketches of an intersection that they will be submitting to City Council and the Planning Commission in the near future. He explained that A & F Machine Products owns the property directly opposite the proposed new entrance. This property is wide and they would like to put in a new industrial street which will tie into the existing Karl Street. They will offer to build a cul-de-sac and then ask the City to vacate the remaining portion of Karl Street so there would not be an entrance onto Bagley Road.

They will remove the Karl Street pavement. With the width of the property and a new roadway, they will be able to install a 35' pavement in there. They will be able to sweep the returns into the existing Karl Street so that trucks would have an easier time of maneuvering.

Mr. Burke noted that this plan would also give A & F Machine Products the opportunity to landscape the entrance and put in a sign for the Helwig Industrial Park. There is not room for this at the existing location. This new plan would be better development because it would be easier to enter the industrial area and then exit opposite the driveway of the Helwig Whistle Stop. Mr. Burke reported that they are proposing to install a traffic light at this location immediately. There has also been a site distance survey done to ensure a light in this location will be safe. This survey has shown there is enough sight distance to have the light here.

Mrs. Draves asked if a traffic light in this location would be acceptable to the City and Mr. Madzy stated yes. In response, Mrs. Draves stated that this revised driveway plan appears to be more safe for parents with children in their vehicles. Mr. Sawyer raised concerns regarding the revised plan having all traffic coming through where the childcare facility will be. Mr. Burke replied that the retail center will be comprised of smaller units and will not require many semi-trucks to come into the center. Deliveries would be made primarily by box trucks during nonpeak drop-off and pick-up times at the childcare facility.

Mr. Fay inquired if the Engineering Department was in approval of this revision. Tony Armagno, City Engineer, indicated yes and that he has received a report from Traff-Pro regarding a traffic study that was conducted. Mr. Armagno discussed this report. In response to Mr. Fay, Mr. Armagno reported that A & F Machine Products Company would be paying for the new traffic light.

Rebecca Corrigan, Executive Director of the Berea Community Development Corporation (BCDC) was sworn in by Mr. Madzy. Mrs. Corrigan explained that the BCDC acts as a planning agency for the City of Berea. The BCDC is in full support of this revised plan which will create access to an industrial park on the north side of Bagley Road. This will act as a catalyst for the W. Bagley Road Corridor.

Moved by Fay, seconded by Draves to approve the revision to the site plan (location of the driveway), as submitted. Vote on motion was ayes: Sawyer, Borowski, Draves, Fay, Madzy, Rump. Nays: None. The motion carried.

OLD BUSINESS:

Mr. Fay referred to the minutes from the April 17, 2008 meeting which was approved this evening. He noted that the Planning Commission was to review Planet Aid's Conditional Use in six months. In response, Mr. Madzy reported that he has called Ms. Lopez and left a message for her. He is still waiting to hear back from her regarding this. Mrs. Draves stated that she has not noticed the Planet Aid container looking bad the past six months. Mr. Fay agreed with Mrs. Draves.

OTHER BUSINESS: None.

ADJOURNMENT:

There being no further business to come before the Planning Commission, moved by Fay, seconded by Draves to adjourn. Vote on motion was all ayes; no nays. The meeting was adjourned at 8:58 p.m.

Matthew Madzy, Chairman

Attest: _____
Carol A. Hubler, Secretary

CERTIFICATE OF COMPLIANCE

The meeting of the Municipal Planning Commission held this 20th day of November, 2008, has been conducted in compliance with all legal requirements, including C.O. Chapter 109 and Section 121.22 of the Ohio Revised Code.

Carol A. Hubler, Secretary