

Minutes of a Meeting
of the
City of Bay Village Planning Commission
Held January 16, 2013

Present: Bruckman, Dzienny, Lee, Lesny Fleming, Maddux, Majewski, Persanyi

Also Present: Councilman Miller, Building Official Milburn, Stephen Wall, Pizza Hut

Audience: Bruce Geiselman, Sun Newspaper

Mr. Dzienny welcomed Mr. Steven C. Lee, the newly appointed Councilman-at-large for the City of Bay Village, and newly appointed representative to the Bay Village Planning Commission.

Chairman Dzienny called the meeting to order at 7:30 p.m. in the Council Chambers of Bay Village City Hall. Following the roll call, Mr. Dzienny called for approval of the minutes of the meeting held December 5, 2012.

Motion by Persanyi, second by Lesny Fleming, to approve the minutes of the meeting held December 5, 2012 with correction by Mr. Bruckman noted in the minutes. Motion passed 5-0. (Mr. Maddux arrived after approval of the minutes; Mr. Lee was not on the Planning Commission in December)

**Pizza Hut
380 Dover Center Road
Commercial Establishment**

Mr. Steven Wall of Pizza Hut stated that the project was conditionally approved by the Architectural Board of Review on January 9, 2013, with some follow-up items requested and as submitted to the Planning Commission this evening.

A cedar fence for screening of the HVAC unit on the roof will be painted black as requested by the Architectural Board of Review. The handicap ramp will be painted tan as requested by the Architectural Board of Review. The roof screen cannot be pulled in as requested because the HVAC unit does not have interior duct work.

The items were addressed as requested by the Planning Commission relative to the lighting of the handicap ramp and landscaping concerns. The condensing units from the walk-in cooler and freezer have been removed from the side of the building to the roof. The existing dumpster on the site will be repaired by the contractor.

Councilman Lee was briefed on the project by Mr. Wall.

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Mr. Milburn stated that the signage was discussed at the Architectural Board Meeting on January 9, 2013. The Board approved the two signs plus the additional 20 square feet of size.

Mr. Majewski asked if the Architectural Board of Review addressed the color of the paint. They did not address the paint color but they did request that the screening around the HVAC system be painted black.

Mr. Majewski asked if there is a roof plan that the Architectural Board of Review requested. Mr. Wall stated that the roof plan as shown on the drawings submitted January 14, 2013 is the roof plan requested by the Architectural Board of Review.

Mr. Majewski asked if the dimensions for storage and the internal dimensions are available to determine if the parking is adequate. Mr. Milburn stated that he does not have those dimensions. Mr. Majewski asked Mr. Milburn if he is comfortable with the seven parking spaces that are delineated and the excess parking spots that are part of the shopping center. Mr. Milburn stated that the Building Department is comfortable with that parking, since this business will be pick-up and delivery only, without any dine-in eating. Vehicles will rotate in and out of the site. Employees will park in the rear of the building.

Mr. Majewski asked about lighting at the rear entrance. Mr. Milburn stated that the Building Code will require lighting at each ingress and egress.

Mr. Majewski asked if the traffic pattern in and out of the site will be labeled "Enter Only" and "Exit Only." Mr. Milburn stated that there are parking spaces on the south side of the building. That will not change except one of those spaces will be converted to a handicapped parking space. The traffic pattern will be the same. They will not be labeled "Enter Only" and "Exit Only."

Mr. Majewski asked if semi-trucks will have space to load and unload. Mr. Wall stated that the trucks will pull up next to the building. All of the loading will be done early in the morning, prior to the 11 a.m. opening time, and a dolly will be used to load through the front door. Mr. Majewski noted that his concern is if there is enough room for a semi-truck to be moving in the ingress and swinging through. Mr. Wall stated that with the bowling alley the way it is the movement should be workable. They may have to request that a car be moved. Mr. Dzienny stated that the bowling alley is not busy in the morning. The parking occurs in the evening when the leagues come in. Mr. Persanyi noted that the parking of the truck for unloading should not be on Dover Center Road.

Mr. Majewski submitted pictures that he took today of the Pizza Hut location in Cleveland. He noted that there are window signs hanging at that Cleveland location. Mr. Majewski requested that Mr. Milburn inform the Pizza Hut representatives that they be aware of the City of Bay Village ordinance for temporary window signs. Mr. Milburn stated that the Building Department will advise the manager that the city does not allow window signs, but they could approach City Council for a temporary 30-day sign to advertise any special promotions. A two square foot "Open" sign is permitted, as well as the smaller signs placed on the doors indicating hours of operation and methods of payment.

Motion carried 7-0.

Council Update

Councilman-at-large Lee reported that Bay Village City Council met Monday, January 14, 2013 and appointed Mike Young as the new Vice President of Council. Council also approved new Committee Assignments for 2013. There were no changes on the Finance and Claims Committee and the Environment, Safety and Community Services Committee. Mr. Clark and Mr. Tadych switched places on the Public Improvements and Recreation and Parks Committee. Clete Miller will now be Chair of the Public Improvements, Streets, Sewers and Drainage Committee. Mr. Lee will replace Mr. Pohlkamp on that committee. On the Services Utilities and Equipment Committee, Mr. Lee will also replace Mr. Pohlkamp, and on Planning, Zoning, Public Grounds and Buildings Committee, Clete Miller and Mike Young will continue as members, and Mr. Lee has replaced Scott Pohlkamp and will chair that committee.

A new codified ordinance, Chapter 1723, was enacted formalizing the Westshore Regional Community Emergency Response Team. This team was formed in 2007 and the resolution was to document the team with similar measures being adopted in the other Westshore communities.

Council also passed an ordinance reducing by \$6,100 the 2012 Sidewalk Repair Program.

Resolutions of Intent with respect to the financing for the Bradley/Naigle Road Improvement and the Cahoon Creek Aerial Sewer were adopted.

Codified Ordinance, Chapter 1370, the electrical stand-by generator systems ordinance, was placed on second reading. There were some revisions that will be made and Council will consider the ordinance on the 28th of January.

The presentation by the Mayor of the results of the Resident Satisfaction Survey that was originally on the agenda was moved to January 28, 2013 because of the depth of the agenda.

Mr. Lee reported that this afternoon he learned that Columbia Gas Co. will be commencing a significant gas line replacement project in Bay Village. There is a public meeting to be held at the Police Station Community Room on January 29. The project goes as far east as Dover Center Road, as far west as Bassett Road, south to Osborn, north to Wolf Road and also picks up the Northfield and Longbeach area.

Mr. Dzienny noted that there needs to be more vigilance by the Columbia Gas Company in reestablishing lawns when they have completed their work. Service Director Galli stated that this past year was not a good year for tree lawn restoration due to weather conditions. The Service Department has a long list of unsatisfied residents that will receive attention.

Mr. Majewski stated that the Planning Commission would be remiss if they did not recognize the many years of service of Clete Miller to the Planning Commission. Mr. Majewski and Mr. Dzienny thanked Mr. Miller for his time and noted that it was a pleasure serving with him. Mr.

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Miller served a combined total of seven and one-half years as a citizen member of the Planning Commission and as Council's representative to the Planning Commission.

Meeting adjourned at 8:00 p.m.

Andy Dzienny, Chairman

Joan Kemper, Secretary