

Minutes of a Meeting  
of the  
City of Bay Village Planning Commission  
Held April 3, 2013

Present: Bruckman, Dzienny, Maddux, Majewski, Persanyi

Also Present: Kris McGivney, Father Tim Gareau, St. Raphael's Parish,  
Bob Zarzycki, Jim Malik, Zarzycki-Malik Architects

Audience: Bruce Geiselman, Sun Newspaper

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 March 6, 2013.

**Motion** by Persanyi, second by Bruckman, to approve the minutes of the meeting held March 6, 2013, as prepared and distributed. Motion passed 5-0.

Mr. Majewski excused himself from the remainder of the meeting due to the fact that he is a long-standing member of St. Raphael's Church.

**St. Raphael's Catholic Church**

**525 Dover Center Road**

**Phase 2 Church Project- Removal and Replacement of Church with expanded Worship Space and related Community Room**

Mr. Bob Zarzycki and Mr. Jim Malik of Zarzycki-Malik Architects, Inc. presented plans for the new worship space for St. Raphael Catholic Church, Phase 2 of the church project. Mr. Zarzycki advised that the existing St. Raphael's Church will be replaced with a brand new facility. The worship area will seat approximately 1100 people, and a choir of 100, totaling 1200 people. A small model of the new church, which included all of the grounds and buildings occupied by St. Raphael's presently, was displayed for the benefit of the Commission. The new worship area will be about 20,000 square feet, and the old church is about 12,000 square feet. The existing building formerly used as a rectory will be demolished. The church has acquired the neighboring parcel to the north, and hopes to demolish the residence on that parcel this summer.

The purpose of the project is to be able to accommodate more people as the community of Catholics grows in Bay Village, and to recognize the diminishing number of priests available for Mass. In seating 1100 people, the seating will be closer to the altar than it is now. In the existing long, narrow church, the seating is 110 feet back. With the new construction, the most remote seat will be 70 feet away from the altar.

The entrance pattern on the site will be changed. The acquisition of the corner parcel has allowed for a boulevard feel as you access the property, with a landscaped island as you drive

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through the entranceway. There will be a separate lane for pulling in and dropping off handicapped people under shelter provided by a canopy over the drive.

Mr. Zarzycki displayed the elevations of the church, noting it is a transept plan which will afford the opportunity to reduce the size of the components. Gables at the corners minimize the impact of the building. All of the materials will match the existing church materials. A material board was displayed. On the front elevation there will be a centerpiece of a cross done in polished granite. The sign to be constructed was displayed on the elevations. The sign reflects the shape and character of the existing building and will be constructed reusing the building materials.

Mr. Malik distributed a document showing the baseline total square footage of St. Raphael Parish, and new construction square foot calculations. The baseline counts that were taken in January of 2007 indicate a total baseline square footage of 89,275 with an allowable 35% increase of 31,246 square feet. Total allowable square footage buildable out would be 120,521 square feet. The existing administration building was demolished for a reduction of 3,412 square feet. Phase I construction added an additional 3,230 square feet for the new rectory, and 21,159 square feet for the Parish Activity Center. Total square footage after Phase I construction is 110,252 square feet.

The Phase II construction will result in an additional square footage for the new church and community room of 23,007 square feet for the actual footprint. The existing church demolition will result in a reduction of 11,827 square feet, and the demolition of the former rectory will be an additional reduction of 2,673 square feet. Total square footage with Phase I and Phase II construction will be 118,759 square feet. Total allowable is 120,521 square feet.

Traffic and parking observations were done by Zarzycki-Malik Architects during Palm Sunday services on Saturday, March 23, and Sunday, March 24, 2013. It was learned that the 4:30 p.m. Mass on Saturday, and the 9:30 a.m. Mass on Sunday have the highest attendance, with people standing in the aisles and in the back of the church. Based on the attendance observed, it was estimated that there were 700 people in the church at each of those two Masses. There were 106 empty, striped parking spaces, and 24 spaces at the post office, which is also used for parking. The current striped parking spaces on the site are 294, at the administration office an additional 29, at the post office an additional 29. Total – 352 striped parking spaces. Subtracting the 130 striped parking spaces available, the total parking spaces used at that time was 222. Using the 222 spaces as the number of spaces used to fill the existing church to capacity, that equals 58% of the 1200 spaces of the new church. The remaining 40% would equal 163, or total parking spaces required for a totally filled new church of 385, based on the observations.

Mr. Persanyi pointed out that Codified Ordinance Chapter of the City of Bay Village specifies two ways of calculating the number of needed parking spaces. One method of calculation is one space for every six people. The other method of calculation is one space for every 42 square feet. The second calculation creates a much larger number as a requirement. Calculating the size of the sanctuary would require about 450 spaces. Mr. Zarzycki stated that there are 10,000 square feet of seating space. Dividing that by 42 square feet calculates out to 239 parking spaces. The 23,007 square feet shown on the plans includes the community room. There would not be anyone in the community room while Mass is going on. Father Tim Gureau stated that

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they do not allow anything else going on while Mass is being heard. The purpose of the community room is funeral lunches and meetings. The new community room will have a capacity of 200 to handle speakers' series and other events. The sanctuary of the church occupies 10,044 square feet. The community room will be used for refreshments between Masses, with a two-hour space between each Mass. Mr. Malik noted that there is a provision in the code that allows for accounting 50% of parking requirements with off-site parking in the neighborhood. There is adequate parking on site without using the allowance for the off-site parking allowance. Mr. Persanyi noted that approval with a certain number of parking spaces is required. If a variance is needed for parking spaces, that will have to be part of the process for approval.

Mr. Dzienny asked if the building formerly used as a rectory is empty and not used for any activity. Father Tim stated that the building is being used for storage.

Mr. Dzienny noted that a memorandum has been received from Fire Chief Lyons, dated Tuesday, April 2, 2013. Chief Lyons strongly urges for a sprinkler system to be part of the new facility. Mr. Dzienny has been personally advised through a professional associate that a sprinkler system is required for an assembly area. Adequate water pressure is needed at the street for a large facility.

Mr. Malik stated that for the Phase 1 construction they hired a sprinkler contractor that did all of the hydraulics for the entire school, the new church, and the entire building. There is an 8-inch line coming in with a future tap-off for developing the sprinkler system. There is adequate water flow based on the design from Phase 1. Mr. Dzienny commented that he is sure this will be addressed during the plan review process. Mr. Malik stated that they are planning on sprinkling to Ohio Basic Building Code. There is an exception to the Building Code that says the space where the pews are does not have to be sprinkled. Mr. Maddux stated that this is his understanding. In a sanctuary setting there is not much of a threat of causing fire.

Councilman Clete Miller has advised by email on March 4, 2013 that some of the buffering required as part of the approval of the Phase I expansion of Saint Raphael is deficient of the density required. Mr. Dzienny requested that the buffering be revisited by looking at fencing or plantings that would be addressing the buffering as a whole site issue.

Mr. Zarzycki stated that they did an on-site inspection of the buffering recently and there are a number of dead plants. Mr. Malik displayed photographs that he took of the buffering and noted that some of the plantings fill in between the solid fencing but there are others that have died. There is also a section in the back that needs attention. Mr. Zarzycki stated that they will have their landscape architect look into this. They will also create a drawing that shows what they are doing to improve the situation. Mr. Persanyi suggested that the property owners along the property lines where the buffering is not taking be asked if they would prefer a section of opaque fence.

Mr. Dzienny commented further that there are proposed temporary storage pods indicated on the site plan. He has no problem with the one tucked behind the building. There are two pods right off of Osborn Road. Those neighbors will be heavily disrupted with the construction. Mr.

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Dzienny asked consideration of the neighbors in providing pods that are not aesthetically offensive. Mr. Bruckman noted that the pods are likely to be in place for the duration of the construction period.

Mr. Dzienny reviewed City of Bay Village Codified Ordinance Chapter 1129, Approval Process, and stated that everything that was requested by the Commission has been received. Mr. Persanyi noted that Code 1177.01 calls for a “bird’s eye view” of the proposal, but the model received this evening serves that purpose.

**Motion** by Bruckman, second by Maddux, to refer the matter of the proposal of Phase II of the St. Raphael’s Church Project for new worship space and related community room to Public Hearing. **Roll Call Vote – Yeas – Bruckman, Dzienny, Maddux, Persanyi. Nays – None. Motion carried 4-0.**

The public hearing will be held May 1, 2013.

Mr. Persanyi stated that as a member of the Planning Commission he has an obligation to look at this project and try to make it fit into the community and the requirements of the code. As a dormant member of St. Raphael’s Church, he would emphatically vote against the project. The new Pope in the Catholic Church in Rome would not approve of this plan and it would be very low on his priority list. It would be almost like he came in and directed that St. Peter’s Basilica be torn down because there is not enough room in St. Peter’s and we need a bigger St. Peter’s Basilica. Mr. Persanyi noted that is his opinion as an individual, not as a Planning Commissioner. Mr. Persanyi will not vote on this project as a Planning Commissioner. He will recuse himself. But, he believes this is the wrong way to go. He has read enough about the Pope to know that this is not what he intends to do with the Church. It should go forward and the other members of the Planning Commission should consider the matter.

Mr. Dzienny advised that there are only four voting members that will be voting on this project. Three members of the Planning Commission, Mr. Majewski, Mr. Lee, and Mr. Persanyi are members of St. Raphael’s and have advised that they will not vote. Four votes are needed for passage. Mr. Dzienny cautioned that all four members will have to be present at the meetings. He noted that this is a voluntary position. Everyone makes their best effort to be here, and asked if someone knows in advance that they will not be available it would be appreciated to receive that notification. If there is a postponement, every effort will be made to try to have a special meeting to accommodate the schedules.

Mr. Maddux asked if there is concern about the fact that there is only one lane in the access drive to the handicap entrance. The churches that Mr. Maddux worked with in the past have tried to maintain an ability to get past a stopped vehicle. Mr. Malik noted that there are two lanes in the additional access drive. Mr. Zarzycki expressed appreciation to Mr. Maddux for his comments.

**Council Up-Date**

In the absence of Mr. Lee, the Council Up-Date was postponed until the next meeting of the Planning Commission.

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There being no further discussion, the meeting adjourned at 8:15 p.m.

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Andy Dzienny, Chairman

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Joan Kemper, Secretary