

NEW CASES: (Public Hearing Required):

**LORAIN COUNTY METRO PARKS
KOPF FAMILY RESERVATION
STORAGE SHED
CONDITIONAL USE SITE PLAN
(PUBLIC HEARING)**

REQUEST OF LORAIN COUNTY METRO PARKS, 12882 DIAGONAL ROAD, LAGRANGE FOR A RECOMMENDATION OF APPROVAL FOR A CONDITIONAL USE SITE PLAN TO CONSTRUCT A STORAGE SHED FOR USE IN THE KOPF RESERVATION METRO PARK. THIS PROJECT IS LOCATED IN AN R-1 RESIDENTIAL ZONING DISTRICT. THE APPLICANT IS REQUESTING A WAIVER TO THE PLANNING COMMISSION AGENDA FEE OF \$200.

Mr. Reitz stated this request is to install a 10ft. by 16ft. storage shed for use by the Metro Parks. The shed will be placed on the High School property south of the existing baseball field north of the vacated Groveland right-of-way. The shed is an accepted use in a park and the location is acceptable for the Board of Education/High School. This project is an improvement to a Conditional Use and requires a Public Hearing by Planning Commission. Notice of the hearing has been posted on site, mailed to properties within 300 feet, advertised in a newspaper and posted at various locations within the City.

Mr. Knilans opened the meeting to the public. There were no comments from the public. Mr. Knilans closed the public portion of the meeting.

There were no comments or questions regarding this case from the commission.

Mr. Simonovich moved to approve the request of the Lorain County Metro Parks, 12882 Diagonal Road, LaGrange for recommendation to City Council the approval for a Conditional Use Site Plan to construct a storage shed for use in the Kopf Reservation Metro Park. The approval granted a waiver to the Planning Commission agenda fee of \$200.

Let the record show that Mr. McNamara arrived to the meeting at 7:35. Mr. McNamara had reviewed the cases before the meeting and had no comment on this case.

Mayor Zuber stated that in the contract between the City and the Metro Parks the contract states that no fees will be charged for fees involved in the Metro Parks.

Law Director Kerner stated that he felt the waiver should still be included in the motion.

Mr. Knilans seconded the motion.

AYES: All NAYS: None

Mr. Knilans stated that this case has passed and will now move on to City Council for approval of the waiver of fees.

NEW CASES:

**CASE NO. 002-09
LORAIN COUNTY METRO PARKS
KOPF FAMILY RESERVATION
SIGNAGE SITE PLAN**

REQUEST OF LORAIN COUNTY METRO PARKS, 12882 DIAGONAL ROAD, LAGRANGE FOR A RECOMMENDATION OF APPROVAL TO INSTALL IDENTIFICATION SIGNAGE AT THREE LOCATIONS IN THE KOPF RESERVATION METRO PARK. THIS PROJECT IS LOCATED IN AN R-1 RESIDENTIAL ZONING DISTRICT. THIS REQUEST WILL REQUIRE WAIVERS: 1262.05 MINIMUM SETBACK FROM RIGHT-OF-WAY, PLANNING COMMISSION AGENDA FEE OF \$50.00.

Mr. Reitz stated this request from the Metro Parks will install free standing identification signs at three locations within the park. Two of the three locations are within undeveloped City right-of-way and all three are at the entrances to the paved walking paths. The existing informational signage at these locations which show maps of the park do not require Planning Commission approval since they are instructional.

There were no comments or questions regarding this case from the commission.

Mr. Knilans moved to approve the site plan to install identification signage at three locations in the Kopf Family Reservation Metro Park, the approval also granted a waivers to 1262.05 minimum setback from the right-of-way and waiver of planning commission agenda fee of \$50.00. Mayor Zuber seconded the motion.

AYES: All NAYS: None

POSTPONED CASE:

**CASE NO. 042-08
LAKE ROAD BARBER SHOP
SIGNAGE**

REQUEST OF CINDY CANTY, 33803 ELECTRIC BOULEVARD, FOR A RECOMMENDATION OF APPROVAL FOR WINDOW AND PROJECTING WALL SIGNAGE FOR THE LAKE ROAD BARBER SHOP. THIS PROJECT IS LOCATED IN A B-3 BUSINESS ZONING DISTRICT.

Mr. Reitz stated this request for signage is for a new business locating in the True North Center on Lake Road. The window signage and projecting barber pole signage have been reviewed and approved by the landlord and meet all code requirements. The hours of operation signage and open/closed signs are an administrative approval by the Zoning Administrator and are shown for graphical location purposes in relation to the propose Planning Commission request.

Ms. Canty stated that she would like to amend the projecting wall sign to a window sign because the electrical will not work on the outside of the building. She is meeting with the owners/lease holder to decide where on the inside of the unit she will place the standing barber pole. The barber pole will be on a stand and will be somewhere inside the unit, not directly in the window, but will be seen from the outside during business hours.

Mr. Reitz stated that Ms. Canty had called and spoke to him and Ruth Booher, Zoning Administrator today about the change. Mr. Reitz stated that with the revisions the window signage as opposed to the wall sign will still meet the requirements of the code.

Mr. McNamara moved to approve the request of Cindy Canty for window signage. The original projecting wall signage was amended at the meeting tonight to be included as a window sign as opposed to the original wall sign. Mayor Zuber seconded the motion.

AYES: All NAYS: None

NEW CASES CONTINUED:

**CASE NO. 003-09
GRAMERCY SUBDIVISION NO. 2
FINAL PLAT**

**REQUEST OF GAMELLIA
CONSTRUCTION, 32745 WALKER ROAD
FOR A RECOMMENDATION OF
APPROVAL OF THE PLAT FOR
GRAMERCY SUBDIVISION PHASE NO. 2.
THIS SUBDIVISION IS WITHIN AN R-1
RESIDENTIAL ZONING DISTRICT.**

Mr. Reitz stated this request is for approval to plat the second of three phases of the subdivision. This phase includes 11 sublots on 5.96 acres of land and will dedicate to public use portions of public streets on Gramercy Lane and Balthazar Circle. The agreement to buffer along the north and easterly subdivision limits are shown on the plat as was agreed to during Preliminary Plan approval. All improvements for this subdivision have been approved and accepted. The comments for the Planning Department have also been taken care of. A Wetlands Delineation Study was submitted to our department on Friday.

Mr. McNamara asked what happens if the EPA does not approve the delineation after we approve the plat and let it go through.

Mr. Reitz stated that the response will go to the developer and the home owner. If changes need to be made the plat will have to come back through planning for a revision. It is unlikely that the EPA would not allow the delineation.

Mr. Simonovich asked how the site is picked for where the new wetlands will be placed.

Mr. Sayler stated that a wetland consultant tell the developer what sites are available. They generally want the closest available area to this area. It must be within the same district.

Mr. Simonovich moved to approve the request of Gamellia Construction for the Final Plat for Gramercy Subdivision Phase No. 2. Mr. McNamara seconded the motion.

AYES: All NAYS: None

INFORMATIONAL ITEM

Mr. Reitz stated that he and the Fire Department had gone out to several areas within the City to see about the pavement and radius. In most areas the radius was very narrow and the truck had to do a two or three point turn to get through. In all the areas that had problems I believe there should be no parking on the cul-de-sacs. I will put a report together for the February meeting to discuss this item further when all the members are present.

DISCUSSION ITEM

None

GENERAL PUBLIC COMMENT

None

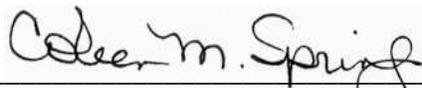
ADJOURNMENT

Mr. Knilans moved to adjourn at 8:05 p.m. the January 6, 2009 Planning Commission meeting. Mr. McNamara seconded the motion.

AYES: All NAYS: None

The next regular meeting of the Planning Commission will be on February 3, 2009.

Gary Fell, Chairperson



Coleen M. Spring, Recording Secretary