

1. Planning Commission Minutes (PDF)

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**City of Parma
Planning Commission Minutes
January 29, 2024
6:00 p.m.
Open Meeting**

- 1.) **Call to Order**
- 2.) **Roll Call**
- 3.) **Pledge of Allegiance**
- 4.) **Approval of Minutes from 12/04/24**
- 5.) **Oath of Testimony**

Tony Vannello: Good evening, everybody I would like to call the January 29, 2025, Planning Commission meeting to order. Madam Secretary, please call the roll:

Kathy McLaughlin:

- Andy Schofield – Here
- Joesph Giamio – Here
- Tony Vannello – Present

Tony Vannello: Alright, if everyone would stand and face the flag. We will say the Pledge of Allegiance.

Everybody: *“I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands one nation under God indivisible with liberty and justice for all.”*

Tony Vannello: Alright, I am going to do the really quick I am going to Planning Commission before you are the minutes from the December 4, 2024, meeting. If there are no objections, the minutes will be approved. Hearing no objections the minutes are approved. With that, anybody that plans on speaking tonight, please stand and raise your right hand and our esteemed Law Director will swear you in.

Milos: Do you swear to tell the truth the whole truth and nothing but the truth.

Everybody: Yes.

Milos: Thank you.

Tony Vannello: Madam Secretary please call the first item on the tonight’s agenda.

Kathy McLaughlin: First item on the agenda is P.C. 25-02 Rami Chalhub, Marathon Gas Station, Susan Garson, et al., 7498 Broadview Road, Parma, Ohio 44134. Commercial Renovations. Ward Nine, Zoned: Retail Business, Permanent Parcel No. 452-34-011. Requesting Final Approval.

Tony Vannello: Alright, thank you. I see, if you don’t mind signing in at the podium. There should be a Sign-In Sheet for you there. Hopefully, the microphone is on.

Kathy McLaughlin: Yes, I turned it on.

Tony Vannello: Okay, good.

Applicant: Where do I sign.

Kathy McLaughlin: Next to your item on the agenda.

Applicant: Okay.

Tony Vannello: While you are signing in. Have you received a copy of the Engineer's Comments?

Applicant: Yes.

Tony Vannello: Do you have any questions?

Applicant: Yeah, just the last items about the AT&T pole. We were just informed so, tomorrow I will contact AT&T and start on that process.

Tony Vannello: Melissa.

Melissa Morrow: Sounds good.

Tony Vannello: Alright, why don't you give us a brief description of what you're doing. It looks like it is just a rebranding.

Applicant: Correct. I purchased the gas station from Circle K end of June, and they took down their signs within hours of the sale. I am branding it Marathon but right now the gas station looks abandoned. There is no proper signage on it or street sign and there is only like a cover. So, business is really hurting and doesn't look good. So, we submitted branding for the Building Department, but they also ask me to do a few adjustments, and I did. I installed a gate. We took down all the signs that were littering the walls and the doors and we did some landscaping. There is a little bit of cracks in pavement and when we are approved, and we get the permit we will take care of that as well.

Tony Vannello: Okay, we did see that you made some upgrades. We appreciate that investment in the building and in the city. Melissa is there anything you want to discuss here.

Melissa Morrow: Mr. Chairman, it is important to note that the applicant also put in some landscaping around the monument sign. It does look good. I think the only way can be improved is if they put in a few perennials to give it some pops of color in the spring and fall.

Applicant: Okay, no problem.

Tony Vannello: Planning Commission members, anybody have anything any comments.

Andy Schofield: Mr. Chairman, to the applicant. I just had a question that I don't even know if you can answer this. Is mostly Marathon Gas stations, do they still get all of the gas for their stations from I think there two refineries in Ohio.

Applicant: Correct.

Andy Schofield: Oh, it is. Down by Canton area.

Applicant: Brecksville, and yeah.

Andy Schofield: Oh, okay. That's great. Thank you.

Applicant: You're welcome.

Tony Vannello: Any other questions, anyone from the public? Alright, seeing none. I will make a motion to approve based on the Engineer's comments and the AT&T items that you're going to that Melissa had in the last item in the Engineer's comments. I would like to make a motion to approve. Do I have a second.

Andy Schofield: Second.

Tony Vannello: Madam Secretary, call the roll.

Kathy McLaughlin:

- Andy Schofield – Yes
- Joseph Giamio – Yes
- Tony Vannello – Yes

Tony Vannello: Congratulations.

Applicant: Thank you.

Tony Vannello: Next item.

Kathy McLaughlin: Next item on the agenda is P.C. 25-02 Rolan Brothers Fence Co., Inc. 4323 Brookpark Road, Parma, Ohio 44134. Zoned: Commercial Site Fencing. Ward Three. Zoned: Commercial Manufacturing "A". Permanent Parcel Number 443-28-007. Requesting Final Approval.

Tony Vannello: Thank you. I see you are signing in next to your agenda item. I will ask you if you have looked over the Engineer's comments?

Applicant: Yes.

Tony Vannello: Do you have any questions?

Applicant: No.

Tony Vannello: So that the Planning Commission are aware I did have a brief conversation with the owner along with Melissa regarding the material of the fencing and the height of the fencing. So, we summarize that as a 5ft. chain link vinyl coated fence in lieu of the 6ft. fence. They have concrete, all

the way to the public sidewalk, for that reason and they were recently cited by the Building Department. They made repairs to the parking lot, and we are not going to ask them to cutout and provide a buffer since it is a pre-existing condition. They have already put investments in that area. So, with that there was an issue with pedestrian traffic, vehicle traffic. I guess there is a bar a couple door's away and so he is just trying to secure the property from our discussions, and I will let you continue with that.

Applicant: Yeah, that is correct and there is a gate in front and there is a gate on the side. Alot of people will cut through just to get out to Brookpark Road from 44th Street. They are just driving right through from 44th Street.

Tony Vannello: And just to summarize our discussion earlier. We are talking about no buffer requirement now. You can put the fence within 1ft. of the public walk. All we ask is that a little bit more aesthetically pleasing. Obviously, a galvanized chain link does not meet that criteria. We know that some do exist in the community. However, this Planning Commission has been pretty consistent with trying to make an impact with curb appeal and aesthetics in the community. So, with that being said, we would like to see a 5ft. vinyl chain link coated fence as we discussed with the gates, and we limit the buffer accordingly as we discussed, so is that agreeable?

Applicant: That is agreeable for me. (inaudible)

Tony Vannello: Appreciate that, thank you. Melissa do you anything you would....

Applicant: So, vinyl just in the front or the whole thing?

Tony Vannello: Are you able to do it on the whole thing?

Applicant: We were thinking about doing the whole thing.

Tony Vannello: That would be terrific. If you could, hopefully you'll have see a little money savings from going 6ft. to a 5ft. and I think it will look a lot nicer for your business in the community.

Applicant: Absolutely, we can do that.

Tony Vannello: Thank you, appreciate that. Melissa...

Melissa Morrow: And then yeah, and just to reiterate that we would ask that it would be 1ft. off the public sidewalk.

Tony Vannello: Okay, agreeable.

Applicant: Yes.

Tony Vannello: Very good.

Applicant: That's pretty standard.

Tony Vannello: Planning Commission members? Do you have anything you want to bring up?

Andy Schofield: Mr. Chairman, I just wanted to mention what you already said the fence all the way around. 5ft. in the black, like you were saying. Other than that, it is fine with me. Thank you.

Tony Vannello: Alright, with no other questions. I will entertain a motion on this.

Melissa Morrow: Mr. Chairman. I am sorry just one more clarification. That they also not install slats, if that is ever going to be a thought.

Applicants: We have never discussed slats in the fence. Like privacy slats?

Melissa Morrow: Yes, that is correct. Let's not do that.

Applicant: We don't want to do that.

Tony Vannello: Yeah, those end up looking bad in no time, so.

Applicant: We want it to look nice too.

Tony Vannello: With that, I will make a motion to approve based on the Engineer's comments, our discussion on the revisions to the fence being a 5ft. tall vinyl coated chain link fence both on Brookpark and 44th.

Applicant: Black

Tony Vannello: Black, correct.

Applicant: We use an 8-gauge wire, so it is thicker as well. So, that it stands up (inaudible).

Tony Vannello: Terrific. I made the motion for approval. Do I have a second.

Joseph Giamio: Second.

Tony Vannello: Madam secretary, please call the roll:

Kathy McLaughlin:

- Andy Schofield – Yes
- Joseph Giamio – Yes
- Tony Vannello – Yes

Tony Vannello: Congratulations. Thank you.

Applicant: Thank you. Thank you, take care everybody.

Tony Vannello; Alright with that, no further business here. We will adjourn the Planning Commission meeting at 6:10 p.m.

