

MINUTES OF MEETING
PLANNING COMMISSION
MAY 27, 2020

Members Present: Capka, Allen, Long, DeMarco, Bishop

Presence Noted: Andrew Bemer, Law Director
Ray Reich, Building Commissioner

Chairman Bishop called to order the May 27, 2020 VIRTUAL meeting of the Planning Commission at 7:00 P.M. via ZOOM.

Mr. Bishop asked if there are any comments on the minutes they will be approving. Mr. DeMarco moved to approve the February 26, 2020 Planning Commission regular meeting minutes. Mr. Allen seconded.

4 Ayes – 0 Nays – 1 Abstain (Capka)
Passed

Mr. Bishop asked if there are any comments on the minutes of the February 12, 2020 and March 3, 2020 special meeting minutes.

Mr. DeMarco moved to approve the February 12, 2020 meeting minutes. Mr. Allen seconded.

4 Ayes – 0 Nays – 1 Abstain (Capka)
Passed

Mr. DeMarco moved to approve the March 3, 2020 special meeting minutes. Mr. Allen seconded.

5 Ayes – 0 Nays
Passed

1. THE GODDARD SCHOOL - 19336 Detroit Rd. – FINAL REVIEW – Change of Use to a Day Care Facility in an Existing Building in a General Business Zoning District with accompanying Development Plan. Mr. Bill Brink, Property Manager at Beachcliff Market Square, presented the plan for Final Review to the Planning Commission.

Mr. Brink introduced Randy Matejka, Architect, Mr. Brian Johnston, Site Development Coordinator and Mr. John Heisley, the Project Manager. Mr. Brink explained the portion of the project that has already received preliminary review by the Planning Commission and said that they are prepared to present the project signage tonight. Mr. Matejka said that the Design and Construction Board of Review reviewed the project and they presented a colored elevation and discussed materials, etc., with them, which were all approved. He added that the protection at the playground was presented to be 6' high perimeter fencing at the last meeting, and that has not changed.

Regarding signage, Mr. Brink explained that the illuminated sign reading, “The Goddard School” will be above the alcove archway and there will also be an unlit sign that reads, “Parking Garage Access” below it. Mr. Brink clarified that the Planning Commission should ignore the picture from the first proposal that does not include the horse logo on the sign over the archway or the parking garage access sign.

Regarding the sign that is being proposed for above the entrance to the school, Mr. Brink said that this location is at a disadvantage because the entrance does not face the street, so there is no visibility. Ms. Straub explained that a building is allowed a sign on each street elevation when it is located on a corner lot, but this is the corner space in a shopping center. Mr. Brink said that this is a unique location but they think it looks good and it will allow people to find the entry door. He added that there will be no lighting on the sign above the entrance.

Mr. Bishop said that at one time he felt strongly about the Beachcliff sign remaining above the arch, but as he looks at the monument sign on Detroit Rd., he thinks that one is actually the statement sign. Law Director Bemer said that he would call this location an inverted corner. Mr. Bishop said that he thinks it is better to have the sign above the entrance than to have an empty space in the center. Mr. Brink said that there will probably be a tenant panel on the front monument sign and Mr. DeMarco agreed that the tenant location is not easily seen, so the tenant panel on the monument sign will be helpful. Mr. DeMarco asked about the possibility that they could put a parking logo, which would be an illuminated circle with a “P” in it would help people understand that there is parking available in the garage. Mr. Brink said that he could definitely do that to make the parking known and Mr. Bishop said he thinks that is a good idea. Mr. Brink briefly described the directional signs and the “Caution Children” sign along Parson’s Court.

Mr. Allen said he would like to thank the applicants for bringing them back up to speed on the project and for answering some of the questions they previously had. Mr. Capka said that some clarity would help at the one-way access and Mr. Brink discussed how they will stripe it to be sure people know that it is one-way.

There being no further discussion, Mr. Allen moved to grant final approval to The Goddard School, 19336 Detroit Rd., for a change use to a day care facility in an existing building in a General Business Zoning District, with accompanying development plan. Applicant will include the “Circle P” parking symbol above the alcove, as discussed. Mr. Long seconded.

5 Ayes – 0 Nays
APPROVED

2. THOMAS O’BRIEN – 1206 Smith Court – PRE-PRELIMINARY REVIEW – Change of Use from a Non-Conforming R-1 Single Family Use to an Office Building Use in an OB-1 Office Building Zoning District with accompanying Development Plan. Mr. Tom O’Brien, Property Owner, came forward with Leon Sampat, the project Architect.

Mr. O'Brien began by explaining that they are proposing to repurpose the existing building at 1206 Smith Court so that it blends better with the surrounding businesses on Smith Court. It will become his personal office for O'Brien Marketing and its subsidiary. He is a manufacturers' representative and he has been waiting for the opportunity to convert the property into suitable office use.

Mr. Sampat explained that the building is an existing 1206 sq. ft. structure and they are repurposing it to office space. The residence that occupied the property has been removed. They are proposing to pave the parking area with new asphalt, add a ramp for the entry, provide new landscaping and create 5 parking spaces, which will include 1 handicap space. He discussed the exterior elevation, saying that they will be removing the existing 48" door and will install a 36" door with a side light, as shown in the elevation. The existing window will be replaced with a new glass block window. The middle overhead door in the middle of the front elevation will be removed and infilled with a double door so that products can be brought into the open office area. The overhead door on the far south will be replaced with a tempered glass overhead door. There will be new coping, new lighting, and horizontal hardy plank panels on the exterior elevation. The hardy panels will infill the overhead door space because the new double doors will be smaller. The use of the building will require 4 parking spaces and they are proposing 5 spaces. The signage is being proposed to be located on the building over the double door.

Mr. Bishop said that the code requires the parking to be 10' from the property line. Mr. Sampat said that in order to maintain the 24' drive lane, they could only achieve a 3.5' parking setback. Mr. Bishop said that there is some screening along that setback on the adjoining property to the north and asked if they can increase the parking setback to at least 5' from the northerly property line. He thinks that it would be fine to reduce the drive lane. He said that they should increase the landscaping in that setback. Mr. O'Brien said he has to be careful that he doesn't block access to the utility meters for the adjacent building along that line.

Discussion was had relating to the zoning adjacent to this property and the parking setback requirement on this lot from the residential district to the north. The lot to the north is zoned R-5 and the parking setback when the property abuts a residential property is 15' and 10' to non-residential. Discussion was had relating to flipping the parking to the other side of the site. Mr. Bishop said that this site plan works well and the elevation is very nice with the parking on the north of the site. The equivalency provision may come into play due to the existing lot width and other factors that present limitations.

Mr. Allen said that he was concerned about dressing up the double doors in the front, which was already addressed by the Architect. Mr. Capka asked about whether the entire parking lot will be newly paved and Mr. Sampat said that it is currently gravel and they will pave the entire parking lot. He said that the traffic heading south around the bend on Smith Court can be difficult to see sometimes, and he reminded the applicant to be cognizant of that southbound traffic when

planning for landscaping or with the last parking space. Mr. Long asked about outdoor security lighting and Mr. Sampat responded that there are 2 lights on the building but they can add a building light to illuminate some of the parking lot as well.

The applicants thanked the Planning Commission for their time.

There being no further discussion, the meeting adjourned at 7:55 p.m.

William Bishop, Chairman

Michael DeMarco, Member

Date: _____