

*Chairman McGrath stated it being at least 7:30, we will call the Public Hearing to Order.*

**The Planning Commission of the City of North Royalton met in the North Royalton Council Chambers, 13834 Ridge Road, on Wednesday, February 15, 2006 to conduct a Public Hearing. The Public Hearing was called to order by Chairman Edward McGrath at 7:32 P.M.**

Chairman McGrath stated will the Secretary please call the roll.

**Present:** Chairman Edward McGrath, Donald Willey, Council Representative, Vice Chairman Tony Sandora, Victor Bull, Rito Alvarez, Building Commissioner, Donna Vozar, 2<sup>nd</sup> Assistant Prosecutor, Clark Merdes, P.E., City Engineer and Brenda L. Fashempour, Secretary.

**Absent :** Mayor Cathy Luks. Ms. Fashempour stated she needs a motion to excuse Mayor Luks for cause. So moved Chairman McGrath. Second Victor Bull. Chairman McGrath stated moved and seconded, Secretary please call the roll. Roll call: Yeas: Four - Willey, Sandora, Bull, Chairman McGrath. Nays: None. Motion carried.

**Opening Ceremony - Pledge of Allegiance.** Chairman McGrath stated please stand for the Opening Ceremony - The Pledge of Allegiance. Pledge of Allegiance recited.

*Ms. Fashempour stated that reference to Town Center District - 2 was typo error, should say Town Center District - 1.*

**Public Hearing - Conditional Use Permit - Cyndi Cawthorne -**  
The Public Hearing will be on the question of granting a Conditional Use Permit for Cyndi Cawthorne for the purpose of operating a Drive Thru Beverage Store at 14232 Bennett Road, PPN 487-01-029, Town Center District - 1. Property Owner Robert Notarianni. Cyndi Cawthorne proposed that the Drive Thru Beverage Store will have an inventory of beer, wine, pop, soft beverages, snack food, ice, tobacco products, lottery, bread, milk, packaged items (cheese, eggs, ice cream, cookies, crackers, dips) candy and a product mix of convenience store items such as: bakery, batteries, charcoal, paper products and health aids. Proposed operating hours, seven days a week, 10 A.M. to Midnight.

Secretary read the Public Hearing Notice. Public Hearing Notice posted at the City's Public Posting Places and mailed to property owners within 500'.

Chairman McGrath stated is there anyone wishing to be heard on proposed Conditional Use. Chairman McGrath stated one more time, anyone wishing to be heard on proposed Conditional Use.

**Chairman McGrath stated there being no one wishing to be heard, is there a motion to refer this item to the Regular Order of Business.**

Don Willey stated second.

Ms. Fashempour stated she needs a motion.

Chairman McGrath stated is there a motion.

Tony Sandora stated so moved.

Don Willey stated so moved, second.

Chairman McGrath stated it's been moved and seconded, any discussion, Secretary please call the roll.

Roll call: Yeas: Four - Sandora, Bull, Chairman McGrath, Willey.  
Nays: None. Motion carried.

Chairman McGrath stated moved to the Regular Order of Business.

#### Adjournment

Chairman McGrath stated is there a motion to adjourn the Public Hearing.

So moved Tony Sandora.

Don Willey stated second.

Chairman McGrath stated moved and seconded to adjourn this Public Hearing, will the Secretary please call the roll.

Roll call: Yeas: Four - Willey, Sandora, Bull, Chairman McGrath.  
Nays: None. Motion carried.

*Chairman McGrath stated the Public Hearing is adjourn.*

Planning Commission Public Hearing for Wednesday, February 15, 2006 adjourned at 7:36 P.M.

*Chairman McGrath stated we will now call to order the Regular Meeting of the North Royalton Planning Commission.*

The **Planning Commission** of the **City of North Royalton** met in the North Royalton Council Chambers, 13834 Ridge Road on **Wednesday, February 15, 2006** in regular session. The meeting was called to order by Chairman **Edward McGrath** at 7:37 P.M.

*Chairman McGrath stated will the Secretary please call the roll.*

**Present:** Chairman McGrath, Donald Willey, Council Representative, Vice Chairman Tony Sandora, Victor Bull, Rito Alvarez, Building Commissioner, Donna Vozar, 2<sup>nd</sup> Assistant Prosecutor, Clark Merdes, P.E., City Engineer and Brenda L. Fashempour, Secretary.

**Absent :** Mayor Cathy J. Luks. Ms. Fashempour stated she needs a motion to excuse Mayor Luks for cause. So moved Don Willey. Second Tony Sandora. Chairman McGrath stated moved and seconded, discussion, Secretary please call the roll. Roll call: Yeas: Four - Willey, Sandora, Bull, Chairman McGrath. Nays: None. Motion carried.

**Approval of minutes:** February 1, 2006. Ms. Fashempour stated approval of minutes, February 1, 2006, if you so choose. So moved Tony Sandora. Second Victor Bull. Chairman McGrath stated moved and seconded to approve the minutes, discussion, Secretary please call the roll. Roll call: Yeas: Four - Sandora, Bull, Willey, Chairman McGrath. Nays: None. Motion carried.

**Old Business:**

**Speedway Super America, LLC**, 9191 Royalton Road, Motorist Service Zoning. Cooler Approval. *Tabled.*

Ms. Fashempour stated it is tabled. Ms. Fashempour stated she does need a ninety day time extension, there will be no action on this item tonight.

Chairman McGrath stated he moves to grant a ninety day extension.

Tony Sandora stated second.

Chairman McGrath stated moved and seconded, discussion, Secretary please call the roll.

Roll call: Yeas: Four - Sandora, Bull, Willey, Chairman McGrath.  
Nays: None. Motion carried. Chairman McGrath stated extension granted.

**Ordinance No. 05-166** - An Ordinance amending the Codified Ordinances of the City of North Royalton, Part 12 Planning & Zoning Code, Chapter 1284 Signs, Section 1284.18 Banners/Pennants in Local and General Business Districts; Permit; Free, Paragraph (a), and Declaring an Emergency. *Tabled.*

Ms. Fashempour stated it is tabled, there will be no action.

Tartan Development Company, **Chesapeake Subdivision No. 5**, extension of Chesapeake Drive, Part PPN 482-08-003 and 002, R1-A Zoning. Sketch Plan Approval for 4 lots. *Tabled.*

Ms. Fashempour stated it is tabled, there will be no action.

Recreation Allocation - **Abbeyville Townhouses**, Hinckley Ridge Ltd., Laurie Pribish, 11349 Abbey Road, PPN 481-27-021, RM-D Zoning, submitted to the City of North Royalton and that it be approved by the Commission pursuant to Section 1246.08 Allocation of Areas for Public Use (b) although less than the minimum area required by Section 1246.08 Allocation of Areas for Public Use (b) is to be dedicated to the City for public park or recreational uses - Approval. *Tabled.*

Ms. Fashempour stated it is tabled, there will be no action.

**Abbeyville Townhouses**, Hinckley Ridge Ltd., Laurie Pribish, 11349 Abbey Road, PPN 481-27-021, RM-D Zoning. Preliminary Plan Approval of 38 Townhouses. *Tabled.*

Ms. Fashempour stated it is tabled, there will be no action.

**Imagination Station**, York Road, PPN 482-27-006, General Business Zoning. Site Plan Approval. *Tabled.*

Ms. Fashempour stated it is tabled, the Applicants are here this evening, if you so choose, she needs a motion to remove it from the table.

So moved Tony Sandora.

Victor Bull stated second.

**Chairman McGrath stated moved and seconded, discussion, Secretary please call the roll.**

**Roll call: Yeas: Four - Bull, Willey, Sandora, Chairman McGrath.  
Nays: None. Motion carried.**

Chairman McGrath stated the Applicant is here, if you would step forward please and share what you will.

Chairman McGrath stated speak into the microphone and remember you are being recorded please.

Yes, Jim Quinn, representing Imagination Station.

Mr. Quinn stated any comments.

Chairman McGrath stated what would you care to share.

Mr. Quinn stated he a, he does have a letter stating, in regards to issues that you had as far as the site plan, we have had those addressed, he does have nine copies of the site plan with everything pretty much as you have asked to be done that he can show you at this time, if you would like to see them.

Chairman McGrath stated if you care to bring them forward.

Chairman McGrath stated does this differ from what we already have in our hand.

Mr. Quinn stated yes it does, it actually shows what was requested 48 hours ago in a letter from you and your comments. Mr. Quinn was addressing Mr. Merdes.

Mr. Merdes stated uh um.

Mr. Quinn stated we did address everyone.

Chairman McGrath stated he, he will suggest that the Engineer will want to take a look at them but you put us in a difficult spot of seeing something for the first time and expected to take action on it.

Mr. Quinn stated inaudible.

Chairman McGrath stated just so you understand.

Mr. Quinn stated yes.

Mr. Quinn passed out plan.

Chairman McGrath stated so what we have in our hand dated January 24<sup>th</sup> is not current.

Mr. Quinn stated some of the landscape, inaudible.

Chairman McGrath stated you need to speak into the microphone please.

Chairman McGrath stated Thank You.

Mr. Quinn stated you are welcome.

Mr. Quinn stated under a, the title site plan submitted, there are a number of items that the Engineer had questions on and all of those except for a Article 1282-13, the maneuvering space for the unloading and loading facilities.

Chairman McGrath stated okay.

Mr. Merdes stated Mr. Chairman.

Chairman McGrath stated please.

Mr. Merdes stated did you bring a copy of the wetlands investigation for the Planning Commission.

Mr. Quinn stated yes he does.

Mr. Merdes stated you do have one of those, okay.

Mr. Merdes stated and that, that wetlands category is labeled.

Mr. Quinn stated yes, you said you wanted it located and a verified on there, we have that.

Mr. Merdes stated right.

Mr. Merdes stated about the fifth bullet point down, he was wondering about your stormwater, your, your collecting it, you take it to a retention area an then it appears that the outlet of the retention you are taking all the way back to the storm sewer at the road, you are passing up essentially the wetlands which would be a better discharge point would, would that be something that you could consider.

Mr. Quinn stated yes, just to make a point, he means, he didn't want to put anybody in a difficult position of just showing this at the last moment, he just wanted to let you know that were, you know very respective to anything that you might wish us to do here, you know being that it's you know, affordable for this project, so yes, to answer your question, yes, he means that is something that we would be respective to do.

Mr. Merdes stated yeah as far as affordability it might even be cheaper because the, the wetlands comes up before the storm sewer in the street and the idea that, that they are wetlands, that's, he is more or less looking that is, the pattern of, of where the water is going is maintained, the water on this property sort of goes towards that wetlands that's why it's, the wetland and it, it could go there after development he thinks that would be a closer match of the, of the pattern and since it's, it does appear that it comes up closer to the retention area as, as, as you would just be passing it to try and hit the, the storm sewer out in the street, it might be, it might be more advantageous in a number of ways.

Mr. Quinn stated um, yeah, he, he does agree, a looking at it, and like he said before, he means anything you can do to help us, he means he knows there, you know there are things that you would like to see happen as far as the, you know, to retain the water, to slow it down so that we don't have any issues with the discharge so a yeah, he means yes, we would be respective to anything you might suggest.

Mr. Merdes stated okay, Thanks.

Mr. Merdes stated the last, he thinks it's the last, yeah, the last bullet point is the loading space, a, by Code it's suppose to be 12' wide by 40' in length, a, and then that's should be the, it should be exclusive of, of the maunvering space which means you can't count the aisle, would there be a way that this space could, could meet that, it appears that you have labeled like one normal parking space as, as the loading area.

Mr. Quinn stated correct.

Mr. Merdes stated it's, he, somehow it's going to need to be 12' wide and then 40' long, could it be not, he means, it's up to you to put, either you need to seek a variance which is, is a, is a time consuming procedure or perhaps the proposed play area, is any of that going to be paved.

Mr. Quinn stated a.

Mr. Merdes stated could you, maybe, take a look at, he doesn't know what you think about making it wider in those dimensions.

Mr. Quinn stated he means, yes, we would be receptive to do that, he, the main point that you had and he thinks that we had addressed that before, our drop off is going to be very minimal and he knows there is a Code in the General Business Code that's where, there is a problem, he understands your, it says that because he means, if you let us not do it, then everybody is going to do it, so bottom line is, you have a Code, we will try to accommodate that but he, at this point his Engineer has suggested that without altering the parking area and having an issue with not having enough parking a, we have to check and see first, the size of the building, he means we could do it but we are going to have to eliminate more parking spaces.

Mr. Merdes stated um.

Mr. Quinn stated and that is where it comes into an issue with, we might have another issue with the Code with minimal parking space per unit, so why, he means, we will go back and look at that and like, like he would like to reiterate he means, we didn't want to just come forward and give you all this information at that last moment, we just got the information, your, your letter, so we tried to accommodate what, everything you want and we can look at this and we will.

Mr. Merdes stated yeah, he, maybe he has a question for, for Donna would it be if, if they would show something that would be compliant with the Code they would, so that they could have essentially a Planning Approval, what if they, they went and tried to seek a variance would that, would they have to come back here then with a revised plan.

Mrs. Vozar stated yes, she thinks if, if they, if you are going to make any changes this is the time to do it and if you look at what Clark actually drew.

Mr. Quinn stated yes.

Mrs. Vozar stated you might determine right at that point that, that's going to be a problem that you don't want to encroach on the play area and if that's the case then you are going to need a variance, it's not that time consuming.

Mr. Quinn stated um, it would be a Conditional Use Permit, would it be.

Mrs. Vozar stated no, it would be a variance for that one aspect and a.

Mr. Quinn stated okay.

Mrs. Vozar stated and as far as the parking if it turns out that you decide to take part in what part you are proposing or what you are proposing then you might need a variance for, for the parking but she thinks it is a better way of handling it to make sure you get it all done the right way and, and stuff like that.

Mr. Quinn stated all right.

Mr. Merdes stated you, you know, the, since he, he has been, looked at this a few times and he is familiar with the comments, it appears that the drawing that you brought us would, between the drawing you brought us and the, indicate that, that you would be open to letting the, the ultimately the storm water go back into the wetlands.

Mr. Quinn stated correct.

Mr. Merdes stated he would feel find with a, with recommending this be approved but for this one issue with the loading zone.

Mr. Quinn stated he do, he, he agrees with your comment, he, coming here tonight he realized that was an issue he just, he, we were at a time constraint but the fact that we, we did not know what to do at this point.

Mr. Merdes stated uh um.

Mr. Quinn stated so.

Tony Sandora stated Mr. Chairman.

Chairman McGrath stated Mr. Sandora please.

Tony Sandora stated to Mr. Merdes, he a, he would somewhat agree with you, he doesn't have a problem with that but, the problem that he has is the loading area also, okay, he knows that, that a, there is probably, the Code was written for a larger a size truck a, this is more or less he guessed just dropping children on and off or delivery of the goods for the building itself, his concern though is that, you made mention of maybe using some of that play area, okay, he has a problem with that, he does have a problem with that a, they either would have to do away with the play area if they were going to use it for a loading and unloading purposes or they, they should seek a variance for it then, one of the things that the, and he agrees wholeheartedly with them at the ARB meeting on Monday, they suggested it to them with the, it should be, is, the proposed play area should be fenced in to keep the and vehicles or the kids running out into the parking lot or whatever and so if they would use that as a loading and unloading drop off area that could create a major problem.

Mr. Merdes stated uh um, but he may be able to place it on the other side, on the north side of the walkway.

Tony Sandora stated he agrees, there is stuff that could be probably worked out here but he means they have to decide what they want, what they want to do but he is just throwing that out because that's going to be an issue sooner or later.

Mr. Merdes stated uh um.

Don Willey stated Mr. Chairman.

Chairman McGrath stated Mr. Willey please.

Don Willey stated may he ask the Applicant a question please.

Chairman McGrath stated sure.

Don Willey stated Thank You, this, this unloading area, is this for commercial delivery.

Mr. Quinn stated a, they, in, in the Code they need that for a Commercial, a General Business he believes, if he is not mistaken, they require that, this facility is not really going to need anything other than, a maybe a delivery van, occasionally to drop off nothing more than you would do a large home, the supplies are going to minimal, we are not going to be servicing a lot of equipment, major amount of supplies but the Code states that it needs to have that so that's what they are addressing, it's a 12 x 40 area that they need for loading and unloading.

Don Willey stated yeah a variance would be better either that, unless, a you know just thinking out loud, that a, a would it be possible for the a, for the unloading area to be on the north side of the building Mr. Engineer and a would that driveway be wide enough and adequate enough that a, if there were a commercial vehicles there to a he knows it's 40' but to come back and forward, a would that be a possibility.

Mr. Quinn stated a you know yes it would and, and you know in the Engineer's defense he means this is short notice for him to try to determine where we need to put that and he knows he is addressing an issue that needs to be addressed and like he said before, he means, were going to try and accommodate that and he, he feels that we need to do that, he thinks whatever way he can suggest for us to accommodate that we, if we have to go back and, and put that area in at a 12 x 40 and then address the parking area a he can look through, he can have our Engineer look through the Codes to see if that, we are going to be in any kind of a violation as far as the size of the building per, per the amount of parking spaces, it, we did do quite a bit of preliminary work on it, so he knows that we are close for our handicap, you know the amount of extra parking that's why we put some in the front, we had to move that a little bit farther away from the building to, not to encroach more than 5', so he guessed we are going to look at that issue other than, either we need to get a variance or it needs to be approved as is he guessed. Mr. Quinn stated he, he really can't give you any more information at this time.

Don Willey stated well what there were, the possibilities of having a say eighteen wheeler go through there.

Mr. Quinn stated no there would not be one, only in, during the final stages of construction, but if that would be needed to be done he means, that would be an issue he means, we wouldn't be able to, you know, so we would need to have that then, so we would need to accommodate that if that would be a case.

Don Willey stated oh, because of, the reason, you might think about this, again we, we just got this but if you a, a, in the driveway to the, to the north, if you had an entrance there, or a building or a loading area then, then that might a, he is just guessing that might satisfy your 40'.

Mr. Quinn stated yes that's.

Don Willey stated if you were, if you were to leave this loading area where it is that whole width of the parking lot has got to be 40'.

Mr. Quinn stated correct.

Mr. Merdes stated yes.

Don Willey stated so.

Mr. Quinn stated okay.

Don Willey stated you might want to think about that.

Mr. Quinn stated okay.

Don Willey stated you can unload sideways.

Mr. Quinn stated right.

Tony Sandora stated Mr. Chairman.

Chairman McGrath stated Mr. Sandora.

Tony Sandora stated just to the Applicant, a Mr. Willey has made mentioned of that but also, but this unloading area in the back that's where you are, basically you are going to drop the kids off in the walkway to get them through the building, is he right.

MR. Quinn stated in the back, no, actually the back parking area is actually for employees and for people that need to have extended period of stay, if you look at the front elevation there, the unloading is actually setup to where they will be able to maneuver into the front and and do a drop off.

Tony Sandora stated so they are going to drop off in the front of the building through here.

Mr. Quinn stated correct.

Tony Sandora stated this back area is mainly for the employees to park.

Mr. Quinn stated and, and for any, anybody that needs to stay for an extended period of time, for a meeting or, or other issues.

Tony Sandora stated well then is it possible to put a service door on the north side of the building and use the driveway as part as the loading and unloading area.

Mr. Quinn stated that, that could be a possibility, yes it could, yes it definitely could be.

Don Willey stated that might satisfy the dimensions.

Don Willey stated he, you know, just, the other thing just kind of looking down the line if you ever change the use of that.

Mr. Quinn stated correct.

Don Willey stated then, then whoever the, the, the next, the next business coming in there would have the same problem.

Mr. Quinn stated yes in, in that, yeah.

Don Willey stated it could be a restaurant or whatever you know.

Mr. Quinn stated and that, that is why he does agree that you know we should try and comply with every, all the Code issues that, that he had addressed with us and all the other it's just that issue right there he did not, we could not figure out a solution in the time we had.

Chairman McGrath stated anyone else questions, comments, anyone in the audience any comments questions.

Chairman McGrath stated yes Sir, step forward please state your name, your address, share with us what you will.

My name is Ray Avramavich and his wife Monica is also with us and a we are the a, one of the principal owners of Imagination Station and a he just wants to Thank You for all your time and everything but yeah, the, we are talking about that, how it would work in a day to day business operation and it would work on that one north side entrance as a drop off and delivery, again it would be very minimal amounts of the drop off and delivery, we are looking at maybe some food for the kitchen and some office supplies possibility but that would be about it.

Chairman McGrath stated Thank You for that clarification.

Chairman McGrath stated anyone else anything.

**Chairman McGrath stated he is going to suggest that since the Engineer has much to ponder that we table this until at least the next meeting, anyone wish to table and or second.**

**Don Willey stated so moved, second.**

**Chairman McGrath stated moved and seconded.**

**Chairman McGrath stated he will table, Mr. Willey seconds.**

**Chairman McGrath stated he moves to table.**

**Chairman McGrath stated any discussion, Secretary please call the roll.**

Roll call: Yeas: Four - Bull, Willey, Sandora, Chairman McGrath.  
Nays: None. Motion carried.

Ms. Fashempour asked for a ninety day time extension please.

So moved Tony Sandora.

Second Chairman McGrath.

Chairman McGrath stated it has been moved and seconded, Secretary please call the roll.

Roll call: Yeas: Four - Willey, Sandora, Bull, Chairman McGrath.  
Nays: None. Motion carried.

Chairman McGrath stated the time extension is granted.

Mr. Quinn stated Thank You.

Chairman McGrath stated Thank You, Good Luck to you.

Fahim F. Gemayel, **Platinum Park Plaza**, Royalton Road, PPN 483-26-006,  
General Industrial Zoning. Site Plan Approval. *Tabled.*

Ms. Fashempour stated it is tabled, there will be no action, she does however need a ninety day time extension please.

Tony Sandora stated so moved for ninety days.

Don Willey stated second.

Chairman McGrath stated moved and seconded, Secretary please call the roll.

Roll call: Yeas: Four - Sandora, Bull, Willey, Chairman McGrath.  
Nays: None. Motion carried.

#### **New Business**

##### **Conditional Use Permit**

**Conditional Use Permit for Cyndi Cawthorne for the purpose of operating a Drive Thru Beverage Store at 14232 Bennett Road, PPN 487-01-029, Town Center District - 1. Property Owner Robert Notarianni.** Cyndi Cawthorne proposes that the Drive Thru Beverage Store will have an inventory of beer, wine, pop, soft beverages, snack foods, ice, tobacco products, lottery, bread, milk, packaged items (cheese, eggs, ice cream, cookies, crackers, dips) candy and a product mix of convenience store items such as: bakery, batteries, charcoal, paper products, and health aids. Proposed operating hours, seven days a week, 10 A.M. to Midnight.

Chairman McGrath stated he didn't hear Pet Food mentioned.

Ms. Cawthorne stated pardon me.

Chairman McGrath stated he didn't hear Pet Food mentioned.

Mr. Cawthorne stated oh, we planned on that too.

Chairman McGrath stated good deal, Thank You.

Ms. Cawthorne stated that's all in the plan.

Chairman McGrath stated good deal.

Chairman McGrath stated you are, name and address please.

My name is Cyndi Cawthorne and a, you want my address.

Chairman McGrath stated please.

Ms. Cawthorne stated it's 7699 Montello Road in Independence, Ohio and she is here to request a Conditional Use Permit for the Beverage Store which is located at 14232 Bennett Road.

Chairman McGrath stated Thank You.

Ms. Cawthorne stated your welcome.

Chairman McGrath stated to the Building Department anything you wish to share please.

Mr. Alvarez stated no comment Mr. Chairman.

Chairman McGrath stated good.

Chairman McGrath stated anyone in the audience anything you wish to share, question, ask, until the Engineer gets back we will see if anyone on the Commission has any questions that they care to.

Tony Sandora stated Mr. Chairman.

Chairman McGrath stated Mr. Sandora.

Tony Sandora stated to the Applicant, are you, are you going to, is this going to be your building, are you going to lease this building or, or what is the situation there.

Ms. Cawthorne stated they are going to be leasing from Mr. Notarianni who has owned the building.

Tony Sandora stated okay and a, what is your intentions for that building.

Ms. Cawthorne stated to operate it as a beverage drive thru which it has been operated as for the last she thinks 40 years in that capacity and it's been closed so they plan on re-opening it.

Tony Sandora stated what do you plan on doing to the improvements of the building.

Ms. Cawthorne stated as far as what inside or.

Tony Sandora stated inside, outside everything.

Ms. Cawthorne stated we are going to be painting the inside and then of course getting in there and you know, if, it's pretty much in tack right now, we just basically need to paint the inside.

Tony Sandora stated uh um.

Ms. Cawthorne stated and as far as the outside is concerned, we want to get in there and get operating and a what, what improvements are you referring to, let her ask him that.

Tony Sandora stated well you know in his opinion here and it's only his opinion okay, but you are going to be in the new downtown center district, okay, that's why you are here before us tonight because the zoning has been changed for that all right, now that place has been vacant for more than a year, it's hasn't been operated, it's been sitting there, as the Law Director has made comment about that a once before, if a business is not operated as such for a certain period of time a, it could no longer need to be in existence okay, now the second thing is, a his concern is because this is the new TCD District and everything is hopefully going to move towards a cleaner and a more western reserve type atmosphere through this entire area over here, he is very concerned about the fact that if your intention is not to do anything to do that building but leave it the way it is and operate it just the way it is then he has a problem with that, he will be honest with you okay, that's the first thing, the second thing is the fact that he hopes you realize that and the Building Commissioner he is sure will be, saying something along this line but before you can get an occupancy permit, the Building Department will go in there and everything in that building, inside, outside or whatever will have to be brought up to the new codes of today.

Ms. Cawthorne stated uh um, right.

Tony Sandora stated you could have been there a 100 years but whatever is going to be needed inside that building, has to be brought up to the Code of today, okay.

Ms. Cawthorne stated she is aware of that.

Tony Sandora stated but his concern is, he doesn't know who is going to spend all the money to bring this up to the new Code, okay.

Ms. Cawthorne stated uh um.

Tony Sandora stated so if this Conditional Use Permit is granted for this okay and if for some reason the cost are way over your head, what has to be done over there and you decide not to do it, now we have another problem, that's his concern.

Ms. Cawthorne stated uh um.

Chairman McGrath stated if he can shirrtail on Mr. Sandora and it's only his personal opinion, he can't speak for the Commission, the building is to put it kindly drab, and considering it's in the again the Town Center District and is in no way appearance wise compliant with what we are trying to achieve downtown, he is looking to see if anyone is thinking about at least a coat of paint on the outside to bring it more in compliance, and again we talk about western, excuse me a moment Sir, he

sees you there, a, you look up and down Route 82 at the CVS, up to the other end, the Rite Aid, beyond that McDonald's, the new facades on the building up and down 82 all of which are shades of red brick. Chairman McGrath stated in his personal opinion we really need to do something with the exterior appearance of that building, for your sake as a business owner and for the City's sake, now Sir you had a question, comment, step forward please and speak into the microphone and identify yourself please.

Chairman McGrath stated Thank You.

My name is Bob Notarianni, he is the owner of the property with his son inaudible over here, he owns inaudible to.

Mr. Notarianni stated the building is all brick, it's not to be painted is it, show him the pictures, do you have the pictures.

Chairman McGrath stated he is familiar, Sir, he has lived in this City 35 years, he is familiar with the building.

Mr. Notarianni stated it isn't brick,

Chairman McGrath stated pardon.

Mr. Notarianni stated the building is all brick.

Chairman McGrath stated it's block isn't it.

Mr. Notarianni stated no Sir.

Chairman McGrath stated okay, okay.

Mr. Notarianni stated it's all brick, and it even has, ceramic brick on the front. Mr. Notarianni stated he means it's a gorgeous building he doesn't know, show them the picture.

Chairman McGrath stated well gorgeous is in the eye of the beholder, were not going, we are not going to bickered about.

Mr. Notarianni stated go show them the picture.

Chairman McGrath stated Sir, you don't need to, you don't need to do that.

Mr. Notarianni stated he, he only wants to show you the picture.

Chairman McGrath stated you don't need to do that Sir.

Mr. Notarianni stated okay.

Chairman McGrath stated okay.

Chairman McGrath stated he is telling you in his opinion the building needs, ser, serious freshening, in his opinion, his personal opinion.

Mr. Notarianni stated we just did that Sir, if you go look at the building it's been refinished.

Chairman McGrath stated okay fine.

Mr. Notarianni stated inaudible, painted, the sign has been painted, everything.

Chairman McGrath stated okay.

Mr. Notarianni stated the whole building, the doors, brand new door in the front.

Chairman McGrath stated fine.

Mr. Notarianni stated a new roof on it, he means there is nothing that he can tell you that's on the building.

Chairman McGrath stated okay he appreciates that.

Mr. Notarianni stated all right, he means he doesn't know when you saw it last but, it's been done within the last year.

Chairman McGrath stated Thank You, he appreciates that.

Chairman McGrath stated is there anything else that you wish to share with us.

Mr. Cawthorne stated no not at the moment.

Chairman McGrath stated Thank You, to the Engineer please anything you wish to.

Mr. Merdes stated no, no Engineering comments.

Chairman McGrath stated Thank You, anyone on the Commission anything else.

Mr. Alvarez stated if he may on this.

Chairman McGrath stated please Mr. Alvarez.

Mr. Alvarez stated adding on to what Mr. Sandora was saying, in terms of the Building Code, we are primarily looking at the health, welfare and safety of people in that building and there could be also issues of accessibility which is, handicap accessibility is what we are talking about.

Ms. Cawthorne stated right, well it's a drive thru first of all so handicap people don't even need to get out of their car.

Mr. Alvarez stated right, okay, even the workers he guessed would.

Ms. Cawthorne stated there's, either way they don't, there is no steps going into the building so, a worker or.

Mr. Alvarez stated in the restrooms as well.

Ms. Cawthorne stated she doesn't need restrooms, she asked her attorney that already, because nobody, were not serving food there where you sit down and eat.

Mr. Alvarez stated well just to let you know that's what we are looking at in terms of Building Codes, your know wiring, if it's safe wire or not, that's one of the things.

Ms. Cawthorne stated okay, she means, if somebody needed to use the bathroom she means it's there, so you know, is that what you are referring to, it's not a public restroom though.

Mr. Alvarez stated well, restroom for the employee there.

Ms. Cawthorne stated oh yeah, of course, there is restroom there for employees, she thought you meant just somebody came off the street and asked to use the restroom or something or.

Mr. Alvarez stated okay, no, he didn't think, he was sure it had a restroom in there.

Ms. Cawthorne stated right.

Don Willey stated it's that whole building in the back with the half moon on it.

Mr. Alvarez stated that's primarily my comment on that.

Chairman McGrath stated okay, Thank You.

Ms. Cawthorne stated excuse me, so what, what are exactly are the, you know, the suggestions for the building as far as you know she heard you say red brick or.

Chairman McGrath stated he is going to defer that comment until he has had a chance to drive pass it again and take another look at the improvements that have been made more recently.

Ms. Cawthorne stated all right.

Chairman McGrath stated okay, Thank You.

Mrs. Vozar stated Mr. Chairman.

Chairman McGrath stated Mrs. Vozar please.

Mrs. Vozar stated if she could, she would just like to point out perhaps more so for the Applicant then the, for anyone, under our Code, in order to get a Conditional Use you obviously need to get Planning Commission to look at this and determine that you are both in compliance with Chapter 1262.07 and also all of the TCD so the Board is going to be looking at what, what TCD, what the Town District Center, what they are looking for as far as what the goal of the City was when they enacted that Ordinance so that's what they are going to be looking at for their criteria, that's the first thing they will be looking at, they will also be looking at like she said, 1262.07 and in there, there, they obviously have the authority there to set whatever conditions they believe are appropriate and that's under subsection 3 under this particular application and that's what they are going to be looking at, they also have the authority to set time limitations and they can put conditions

and when those conditions could be, if for whatever reason you didn't comply with whatever they were going to require obviously they don't need to grant the Conditional Use, so she just wants you to be aware that they are going to be looking at all the criteria under the Town District Center, so she wanted you to be aware of that, okay.

Chairman McGrath stated Thank You.

Chairman McGrath stated anyone else in the audience wishing to be heard.

Chairman McGrath stated anyone else on the Commission wishing to be heard, are there any.

Tony Sandora stated well Mr. Chairman.

Chairman McGrath stated Mr. Sandora.

Tony Sandora stated a, maybe the Gentleman who owns the building could step up here again and let's see if a, if he understands this correctly then from his comment that he made earlier, you have heard what this Commission has said, you have heard what the Law Director has stated okay, a what do you intend to do with the building.

Mr. Notarianni stated well, he would still like to show you a picture of the building.

Tony Sandora stated he was there, he was there today, he was there before.

Mr. Notarianni stated were you.

Tony Sandora stated he knows what the building looks like.

Mr. Notarianni stated all right, what is wrong with outside that he has to fix.

Tony Sandora stated well in his opinion the building was built in 1967, it is 2006.

Mr. Notarianni stated uh um.

Tony Sandora stated okay, you need to do an upgrade on that building whatever it takes, false facades, whatever it takes in his opinion that's what would have to be done because it is a new, in the new TCD District, now he doesn't know, you know all he is asking is, you know, what you intend to do, he means you can't just.

Mr. Notarianni stated well we, we would do anything that, that you say we have to do but he means he can't understand, what, what you are talking and what we have got to do to upgrade it, that's what he doesn't understand, put shrubbery in the front or something.

Tony Sandora stated no, you are going to have to probably do something to the building itself, you know the unfortunate part about this is that fact that a it was a nice building in it's time.

Mr. Notarianni stated yeah, um uh.

Tony Sandora stated it's beyond it's time, he guessed it's as simple as that he doesn't know how, how else to say it.

Mr. Notarianni stated well he will tell you, he can't see where the.

Tony Sandora stated this is a drive thru but in today's standard it's not a drive thru anymore, a drive thru is what you see at the new National City Bank that was just built on 82 where it, it matches the you know the the building itself, and drive thru is the McDonald's Drive Thru, there is the Burger King drive thru, those are the Drive thru's of today, okay, even a car wash that you drive thru has a much better façade and a better looking a, building he means you know, this thing should have a different look on it, instead of a flat roof it should have more design on the front of today's standards, he means, he, he, he just don't, what, what to say to you, you know.

Mr. Notarianni stated what kind of a roof would you put on there.

Tony Sandora stated he doesn't know, he is just, all he is doing Sir is throwing this out to you and trying to see what you know, you are going to come up with or whatever because if a, he doesn't want this young lady to waste her time and he doesn't want you to waste your time.

Mr. Notarianni stated yeah, she has been working for five months.

Tony Sandora stated and he doesn't want the City to be in, in, in a position that a this is granted and everything else is removed in a number of years around it and we have what we have there now, he means we are trying to clean up the entire area from.

Mr. Notarianni stated his problem was this, the fellow that was in there before, he hired a roofer to fix a little leak in the roof, well the man put holes all over it and the ceiling fell inside, we had to put a new roof on the building and redo the inside drywall back up in the ceiling and all, repaint everything now this was right before they closed the street when they were ready to open, now they closed the street on us for almost a year, now he couldn't rent that to somebody and tell them oh you are going to be out there, the streets blocking you from going both ways, in, in his heart he can't do that, so he didn't rent it, we left it empty, we still paid the taxes, the sewer bill's, the water bills, the electric, we paid all that, as that, the electric has never been off, the water has never been off, the building been there, we put a new door on the front of the building, a new garage door, it's beautiful, he doesn't think that building is bad looking himself from what it was, we painted everything outside is painted newly done, he put a new fence up along the side, it would catch all the debris of papers so it doesn't go in the neighbors yard, he means we did everything we could, we cut the grass, the grass has never been over an inch long, he means we tried to do the best we could.

Tony Sandora stated if the Building Department goes there next week or whatever.

Mr. Notarianni stated uh um.

Tony Sandora stated and goes through that building and says whatever has to be brought up to Code are you going to.

Mr. Notarianni stated we can do it, yes Sir.

Tony Sandora stated you are, you are going to do this to the fullest extend.

Mr. Notarianni stated in consideration Sir.

Tony Sandora stated in consideration.

Mr. Notarianni stated well he means just in reason what you are talking about.

Tony Sandora stated he knows, he knows, he knows that's what this is all about and that's why we are trying to have this conversation.

Mr. Notarianni stated very good.

Tony Sandora stated to understand where you are going, where she's going so we can come to some conclusion here, that's what we are trying to do.

Mr. Notarianni stated okay, all right.

Tony Sandora stated okay, and he has, you know, he means, because she is not going to be able to open up, you have to understand that.

Ms. Cawthorne stated she does.

Tony Sandora stated if the building is not brought up to their specifications, there standards of today's Codes.

Ms. Cawthorne stated right.

Tony Sandora stated it is not going to be.

Mr. Notarianni stated uh um.

Tony Sandora stated allowed to open.

Mr. Notarianni stated okay, he.

Chairman McGrath stated you, you mentioned earlier Sir that this lady has been waiting five months.

Mr. Notarianni stated he knows.

Chairman McGrath stated you want to talk, you want to talk us about, this is the first time we have seen this Lady Sir.

Mr. Notarianni stated he understands.

Chairman McGrath stated so tell us about this five month wait and how that becomes our problem.

Mr. Notarianni stated he didn't ask you to be a problem Sir, he didn't tell you that he.

Chairman McGrath stated what, then what was your point, what's your point that she has been waiting five months, he is missing, he is missing your point.

Mr. Notarianni stated he is saying that, we couldn't open the place because of the road being closed for almost a year.

Chairman McGrath stated understood.

Mr. Notarianni stated that's why we didn't open Sir.

Chairman McGrath stated okay, but the road was open he believes on or about the middle of October.

Mr. Notarianni stated he called, he called, yeah.

Chairman McGrath stated let's split hairs, let's, for two weeks, let's.

Mr. Notarianni stated well he called, that's fine, they told him that, you are right.

Mr. Merdes stated Mr. Chairman.

Chairman McGrath stated Mr. Merdes please.

Mr. Merdes stated just to clarify, the road was never, was not closed.

Mr. Notarianni stated you could only go down, you couldn't come back out, that was the problem you know.

Mr. Merdes stated it was restricted, it was restricted, yeah, there was, there was, restricted to, to one way.

Mr. Notarianni stated one way uh um.

Mr. Merdes stated okay.

Chairman McGrath stated and it was open to two way traffic on or about when, approximately.

Mr. Notarianni stated November 1<sup>st</sup>, right.

Mr. Merdes stated he would have to look but it was.

Chairman McGrath stated okay.

Mr. Merdes stated it was in the fall.

Chairman McGrath stated Thank You.

Mr. Notarianni stated so he had her since December trying to get the permits Sir.

Chairman McGrath stated so where is the five months then that you are referencing.

Mr. Notarianni stated pardon me.

Chairman McGrath stated then where is the five months that this lady been waiting Sir.

Mr. Notarianni stated well, four months, whatever it is.

Chairman McGrath stated okay.

Chairman McGrath stated pardon.

Ms. Cawthorne stated excuse me, we actually started looking at the property in the middle of, maybe the beginning, middle of November and then in that, mean time she actually had service people come in there, such as a cooling, refrigeration company to check out the cooling unit, her plumber, her Attorney you know.

Chairman McGrath stated sure.

Ms. Cawthorne stated so we have been working, we have been going through the motions of you know getting towards it so it's probably maybe more like three months.

Chairman McGrath stated more like three months.

Ms. Cawthorne stated yeah, is what it is.

Chairman McGrath stated okay, Thank You.

Ms. Cawthorne stated it just seems like a very long time.

Chairman McGrath stated he is sure it does, he is sure it does.

Ms. Cawthorne stated and then of course what happen was, she did ask all those questions, she had called the Building Department and had asked you know, what's necessary, they said we need an occupancy permit, she had spoken with the Economic Development Director and a to talk to him and then he said, come on in and let me show you the different zonings that we have, or she is sorry the TCD plan that you have, she also talked to the Fire Marshall and then he said exactly the same thing that you said that it would have to be brought up to Code, or she is sorry, and so she is aware of all that but it's taken a long time to talk to these people.

Chairman McGrath stated right.

Ms. Cawthorne stated and she called ODOT to make sure that the roads weren't going to be closed you know or restricted or you know she just wanted to make sure, she wants to get in there and did a lot of research, you know other businesses in the area and what they are doing and went around and talked to some of the people in the neighborhood to see what there thought was because a everyone who, who she has spoken to have always said they, they missed the drive thru, it was on there way to and from work, on the weekends, you know in the middle of the night, you don't feel like getting dressed and you just leave your pajamas on and you go through the drive thru and she means it's a very big convenience for a lot of people.

Chairman McGrath stated right.

Ms. Cawthorne stated and even when she went and had those pictures developed, the lady at Walgreen's even said are you opening a drive thru, she goes gee, she lives over in that area and ever since it closed, she really misses it, so it's even people she is not looking to ask the question of, when they find out that it might be reopened again they are happy to hear about it.

Chairman McGrath stated good, that speaks for the potential of the business.

Ms. Cawthorne stated yeah and also the need to, there is really no convenience type store in the area, she knows there was a convenient food mart she thinks across the street there, over there Thank You, she is not sure why it closed up but a that's gone and then she made mention in her letter that yes there is the Giant Eagle and the Clark Gas Station and Giant Eagle, she has heard from many mothers and or young parents she should say that they don't want to take their kids out of the car seats and, and she has been there and done that before anytime she could have found a drive thru herself she went through it for that very reason.

Chairman McGrath stated right.

Ms. Cawthorne stated and then the gas stations they, they offer convenience items but sometimes the parking is not very convenient and there first and foremost priority is to sell gasoline so.

Chairman McGrath stated we appreciated that, Thank You.

Ms. Cawthorne stated uh um.

Chairman McGrath stated he thinks that he is going to stick with the fact that he still feels the exterior appearance of the building, his personal opinion, granted everything that you may have done and probably did do still is dated for want of a better word, mint green was a great color in the 60's, red brick is what we are doing out here in.

Mr. Notarianni stated red brick.

Chairman McGrath stated red brick is what we are doing.

Mr. Notarianni stated you want him to paint it red, that can be done.

Chairman McGrath stated or all right that, that would certainly be helpful, red with, red with the white trim to carry out this Western Reserve theme would be very helpful.

Mr. Notarianni stated that's what you want to do, now the side is brown.

Chairman McGrath stated well, that's what he, pardon.

Mr. Notarianni stated the side is brown brick, beige.

Chairman McGrath stated he is aware of that.

Mr. Notarianni stated now does that have to be painted to or is beige good enough.

Chairman McGrath stated that side.

Mr. Notarianni stated the side is brick.

Chairman McGrath stated well the side, well the whole building would be painted Sir, not just, not just the front.

Mr. Notarianni stated now even the beige brick on the side should be painted.

Chairman McGrath stated in his personal opinion yes.

Mr. Notarianni stated well what, you mean there is no, no other building in, in North Royalton.

Chairman McGrath stated we didn't say that, you said that.

Mr. Notarianni stated oh.

Chairman McGrath stated and if it.

Mr. Notarianni stated but he means it is just your opinion.

Chairman McGrath stated his personal opinion.

Mr. Notarianni stated okay, now is that for everybody's opinion.

Chairman McGrath stated he can't speak for everyone Sir.

Mr. Notarianni stated all right.

Mr. Notarianni stated well that's, he has to know what he's got to do, that's what he is trying to find out.

Chairman McGrath stated he is saying, he is saying that the building is dated, it's not in keeping with the Town Center District theme and if probably would have been helpful to you if you had checked with someone prior to painting the building a year ago or within the past year or wherever you did.

Mr. Notarianni stated he talked to what's his name about painting it.

Chairman McGrath stated who is what's his name.

Someone stated Joe.

Someone stated Hartman.

Chairman McGrath stated okay, all right.

Mr. Notarianni stated he never said nothing about painting the building.

Chairman McGrath stated okay.

Ms. Cawthorne stated the building actually isn't painted, it's porcelain, it's a porcelain brick, is what it is, so he never, he really hasn't painted it in the last, ever.

Mr. Notarianni stated he would never paint it you know, he thinks it's beautiful himself.

Ms. Cawthorne stated it's been that original.

Tony Sandora stated Mr. Chairman.

Chairman McGrath stated Mr. Sandora.

Tony Sandora stated if he could maybe, he didn't know if a he doesn't know if this might help the situation or not but a, a you think maybe we could pass this on to the ARB.

Chairman McGrath stated that would be good thought.

Tony Sandora stated and let them present their, their building to them, see what type of an idea that they can come up with and see if maybe, a, a the owners, the Applicant, the ARB can come up with something with, help from them and you could get your thoughts together and see if you want to go through with it, you can get your thoughts together to see if you want to go through with it and maybe we can come back and make a better assessment of this project, he means, he is not, you know he is not, he doesn't think any of us up here is trying to discourage you or discourage you from your building, it's your building, it has served a good purpose.

Mr. Notarianni stated yeah, he wants, he wants, he wants to do what's right, you know what he means.

Tony Sandora stated it served a good purpose, it served a good purpose the time it was here and you know we need businesses here there is no doubt about it, okay but there is a fine line he thinks that we have to, we have to work under and by, that's all, inaudible.

Chairman McGrath stated Mr. Sandora makes a good suggestion, if you go before, if you go to the ARB, find out, because there, the Architectural Review Board basically determines the standards if you will they can give you specific guidelines as to what they are looking for and what they will, what they will ask from you and what they will accept from you in the meantime perhaps have the Building Department come down and see what the building needs, determine whether bottom line this whole program makes any sense and then we will table this, come back to us when you are ready and we can have a probably a more meaningful conversation if that works for you.

Ms. Cawthorne stated okay.

Chairman McGrath stated that way by tabling it, you don't pay another application fee and you stay on the Agenda and when you are ready to go, call Brenda tell her, we are good to go and we have got the answers to these questions and then you will be on the next meeting.

Ms. Cawthorne stated that's what we will do. Ms. Cawthorne stated can she speak with Mr. Alvarez about getting an appointment scheduled.

Chairman McGrath stated yes, right after this meeting, yes after this meeting you can do that.

Ms. Cawthorne stated yes, okay.

Don Willey stated Mr. Chairman he has one more question if he might.

Chairman McGrath stated pardon.

Don Willey stated may he, may he ask a question.

Chairman McGrath stated sure.

Don Willey stated when were, when are you anticipating opening or are you, once it's approved or last week or.

Ms. Cawthorne stated actually we were anticipating to have it open by March but then again as we did, we just started in November with this.

Don Willey stated inaudible.

Ms. Cawthorne stated and after you know she talked with the Building Department and she had every intention of talking to everybody any way in the first place just because she knows that you need to do that and a so then once we found out that we had to go before the Review Board, now this pushed things back.

Don Willey stated uh um.

Chairman McGrath stated he will also suggest that when you come back that you will have your sign proposal ready, if you are, if you do come back, come back with your sign proposal at the same time so that you are not loosing additional time and Brenda will tell you how to do that.

Ms. Cawthorne stated okay, very good.

Chairman McGrath stated Thank You, Good Luck to you.

Ms. Cawthorne stated Thanks.

Chairman McGrath stated Thanks.

**Chairman McGrath stated is there a motion to table.**

**Tony Sandora stated motion to table.**

**Victor Bull stated second.**

**Chairman McGrath stated moved and seconded, Secretary please call the roll.**

**Roll call: Yeas: Four - Willey, Sandora, Bull, Chairman McGrath.  
Nays: None. Motion carried.**

Chairman McGrath stated that item is tabled.

**Ms. Fashempour stated before we go on she needs a ninety day time extension on that because she believes that the Code only allows her sixty day and then it automatically gets approved, so can she have a ninety day time extension on the Condition Use Permit.**

Tony Sandora stated so moved for ninety days.

Don Willey stated second.

Chairman McGrath stated moved and seconded, Secretary please call the troll.

Roll call: Yeas: Four - Sandora, Bull, Willey, Chairman McGrath.  
Nays: None. Motion carried.

Ms. Fashempour stated Thank You.

Chairman McGrath stated granted.

### Sign Approval

**Century Bank**, 6160 Royalton Road, Town Center District - 2. **Signs Approval.**

Chairman McGrath stated if the Applicant or their Representative is here please and step forward.

Chairman McGrath stated share with us with your name, home address and speak into the microphone please.

Yes, Mr. Chairman, Members of the Commission, he is Greg Harris with Brilliant Sign Company, 4811 Van Epps Road, Cleveland, Ohio. Mr. Harris stated he is here on behalf of Century Bank, he also has Mr. Barry Zell of Century Bank here with him and so hopefully between the two of them they can answer any questions that the Commission may have concerning their sign proposal.

Chairman McGrath stated good.

Mr. Harris stated in general this proposal is basically to allow the bank to use their new logo and we are proposing to replace the existing three wall signs, primarily wall signs that are there now with two wall signs. Mr. Harris stated we are replacing the, both of the existing signs on the building now, the two illuminated signs which you are probably familiar with one on the east side facing State Road and one on the south side facing Royalton Road, these are both illuminated channel letters with their old blue logo and then further back on the wall, they had a set of non-illuminated letters reading Century Bank and he believes this was granted as a variance in 1997 because of the, the hardship of the projection of the canopy blocked the, the viewing of the a the signage from both directions you couldn't see it when you were coming east bound on Royalton Road, so they allowed this second wall sign so what we are trying to do now is to reduce the overall square footage of the signage there and reduce the number of signs that are there, we basically have 80, he thinks it is 81 square feet Mr. Alvarez he thinks.

Mr. Alvarez stated 81.

Mr. Harris stated it is 81 and were, were going to downgrade to about 50 square feet, we are proposing that both signs be illuminated there again channel letter type construction with Casacryl faces. Mr. Harris stated

this is a new, a relatively new material that appears as black during the day so that we have optimum a readability contrast between the mounting surface and the letters and then at night they illuminate as white. Mr. Harris stated it's, it's, it's not an extremely bright white, it's not as bright as say white, white plastic would be but it does offer that white illumination at night so you are getting some, you are getting the best of both worlds so to speak, that's the advantage of the Casacryl material. Mr. Harris stated so basically we are going from about 81 square feet down to just under 50 square feet with the two sets of letters, the, were also going to a, on the, on the canopy, the architectural feature that in the past has been painted blue is going to be painted out so that it matches the background so it will essentially disappear and become a true architectural feature it will not be shown as a contrasting band. Mr. Harris stated and then, and then the, the copy will just be reversed in color essentially the same as, as is there now. Mr. Harris stated the third, the third element of our proposal is a directional sign at the far west entrance, far west curb cut, and a in our original submission we made a incorrect assumption of where the right of way was and Mr. Alvarez's physical measurements pointed out this so we have come back with a more accurate site plan which he would like to pass out and these reflect the dimensions that Mr. Alvarez pointed out and to correct those issues with the right of way and therefore we have positioned the sign so it is in the correct setback distance.

Mr. Harris stated obviously our concern is the when you look at the bottom two photo simulations on the bottom of the site plan you can see our concerns is the visibility of the a directional sign because of the fence, in order to be at the proper setback with the fence comes into play in the visual line to that directional sign, maintaining the proper traffic flow is the key to this directional sign, we do not want west bound traffic pulling in to the first curb cut, it's very important that they see the directional sign pointing that there to go to the second curb cut and vice versa, east bound traffic is to see that they are to turn into the first curb cut so that they don't go to the second one so than the proper traffic flow is maintained you can see the parking spaces are angled and there is a general one way flow of traffic, we want it to flow one way into the, to the ATM and teller and also one way with regard to parking so we don't have people going in different directions and you know having conflicts there so that is the purpose of that directional sign so we, we set it back further, in, in researching your Ordinance he could find no height restriction for directional signs, he found a 2 by, a, a six square foot restriction in size but the only height restriction mentioned in the Ordinance is for ground signs in general being seven feet so he doesn't think we are in conflict with with anything on that so in general he, he, he thinks we've, oh, also the issue of poles that was the other thing, he was little confused on that because he thought that the poles related only to ground signs and not directional but he could be wrong and if that is an issue we are willing to fill that space so that you don't have exposed poles if, if that is an issue. Mr. Harris stated in, in other words if the poles, about being limited to 25% of the overall height, that is one of the, criteria for a ground sign it doesn't particularly say it is a criteria for a directional sign but it may apply to a directional sign and that's an interpretation that you can make and if it does and that's a problem we will fill it so that the poles are not exposed beyond 25%.

Chairman McGrath stated Thank You.

Mr. Harris stated uh um.

Chairman McGrath stated Mr. Alvarez we will start with you please.

Mr. Alvarez stated okay, Thank You Mr. Chairman. Mr. Alvarez stated looking at the overall project, he broke it down into three areas and he picked on the directional sign first.

Mr. Harris stated right.

Mr. Alvarez stated there is a definition for a directional sign but saying that free standing sign it is also a free standing sign.

Mr. Harris stated okay, so it does apply.

Mr. Alvarez stated it really does, it really is a ground sign, it is still the same animal itself, knowing that you have the pole, the clearance here has to be no more than 25% so you have to do something with a that sign, lower it or fill it in like you were saying.

Mr. Harris stated yeah, he was going to, here's a better shot of that location and what we have there.

Mr. Alvarez stated yeah he saw it.

Mr. Harris stated and he was going to just drop the bottom, you know just make this solid, make this area solid.

Mr. Alvarez stated oh to dress it up a, make it longer you mean.

Mr. Harris stated but to make the, the area between the poles solid in here so that, that issue of the 25% goes away in other words just drop this down so that the grade clearances what could be zero for that matter.

Chairman McGrath stated while you're talking about dropping and moving how would you feel about making those poles brick and enclosing the poles with brick so that they are compatible with the brick wall adjacent.

Mr. Harris stated he, he wouldn't have any problem with it, that would be a.

Chairman McGrath stated using, using the same type of brick.

Mr. Harris stated yeah that would be a, a bank decision actually.

Discussion between Mr. Merdes and Chairman McGrath.

Chairman McGrath stated yeah we had a precedent in that Shopping Center when Giant Eagle had a brick monument sign, almost a monument.

Mr. Harris stated yeah it's a, it's the one that has red letters on red brick and you can't read it.

Mr. Merdes stated yeah, it's a end wall.

Chairman McGrath stated you know the sign that we are referring to.

Ms. Fashempour stated the Royalton Plaza sign.

Mr. Harris stated yes.

Ms. Fashempour stated you are talking about the one in front of the plaza not the Giant Eagle.

Mr. Harris stated correct.

Ms. Fashempour stated the Giant Eagle sign was a sandstone sign she believes.

Chairman McGrath stated Giant, Giant Eagle had a specific sign.

Mr. Harris stated oh ok, that's a separate thing.

Mr. Harris stated but the point of this was see originally we had proposed to the bank this as a ground sign with Century Bank and then the directional information on it but then when he read your Code about directional signs it was restricted from having any advertising so we took that header off there and now strictly arrows, strictly directional so we are trying to do everything we can to comply in this.

Chairman McGrath stated he understands.

Mr. Harris stated okay.

Tony Sandora stated Mr. Chairman.

Chairman McGrath stated Mr. Sandora.

Tony Sandora stated yeah, to the applicant a you know again we are getting into this, this is the new TCD District.

Mr. Harris stated uh um.

Tony Sandora stated okay, we are getting into the same situation here he agrees that, that these poles here are not going to do it.

Mr. Harris stated no problem.

Tony Sandora stated okay, they are going to have to be some sort of columns to match that a he can understand your point he guessed, what your point is, is you are trying to put one sign here on the west side of the driveway, high enough so that it can be seen either direction for either driveway.

Mr. Harris stated yes, visually that fence will form basically form a solid line.

Tony Sandora stated right and he, he understands that okay but he means this, this really looks out of proportion here and he doesn't know how to a, to bring it down into proportion where it would still look decent

all right a, as Mr. or as the Chairman had stated before, the fence goes around all this property and even Giant Eagle on the corner they had two angles with their sign it was right there just like the Shopping Center on, or the sign on Route 82 where it's in between the column in the sandstone and everything.

Mr. Harris stated uh um.

Tony Sandora stated somehow or another that, that really has to be dressed up and a.

Mr. Harris stated are you talking in terms of masonry.

Tony Sandora stated yeah.

Mr. Harris stated okay, that's our, our main problem with this sign is location because we have virtually no place to put it.

Tony Sandora stated and he, and he understands, he understands a and Mr. Alvarez now this new, the new a sketch that he gave us here tonight is that, everything into compliance is it all, does it meet all the setback and everything.

Mr. Alvarez stated well his only concern would be if it would still be in parking lot in that little no parking zone.

Mr. Harris stated yeah, there is a, a little island, like a little curved area there that.

Tony Sandora stated so you are going to do away with one parking area and move the sign into that or it's going to be right to the edge of it.

Mr. Harris stated no, it's, right on the edge it, there is a.

Tony Sandora stated okay.

Mr. Harris stated you see the rocks, a there is a rocky area the extends.

Tony Sandora stated right, no, he sees it, he sees it on this one here that you gave us, he means he.

Mr. Harris stated right, and that, to stay out of the setback, that's the only place we can put it, because the setback begins at one foot in front of the fence, that's our problem so the only place we can put it is to put it behind the fence, part of it has to go behind the fence and therefore it has to be above the fence or it's pointless otherwise we just do a regular little post and panel that high if we could sit it out in front of that fence but we would be in the setback if we did that, he means it would fit.

Chairman McGrath stated Mr. Alvarez do you see a solution, he means we all see the problem do you see a solution.

Mr. Alvarez stated yeah, one, one thing he thought would be and again if it was in, in front of fence and lower you would need a variance from our Zoning Board.

Mr. Harris stated you say would or wouldn't.

Mr. Alvarez stated you would.

Mr. Harris stated yeah that's what, see we are trying to avoid that because they are trying to get open and get their signage.

Mr. Alvarez stated well he understands, he understands that, but that's the solution the Chairman asked me for.

Mr. Harris stated in other words for the positioning to request a setback variance.

Mr. Alvarez stated right, then it can be a lower sign you know.

Mr. Harris stated sure.

Tony Sandora stated well that's, bank is open now isn't it, it's not closed is it.

Mr. Harris stated he is sorry, no, no, no, he is just trying to get their, the new identity is what he meant.

Tony Sandora stated oh.

Chairman McGrath stated Mrs. Vozar, do you have something that you might like to add.

Donna Vozar stated Mr. Chairman.

Chairman McGrath stated please.

Donna Vozar stated as the Board knows she is not the usual representative so, she is going to first state that so then obviously if the Board has treated differently in the past you can let her know, but when she is looking at this auto teller and the 24 hour ATM, her first thought is it's really not a directional sign it is a an advertisement for a bank, auto teller and ATM's our banks. Mrs. Vozar and the only thing on there that is directional are the arrows pointing and while that's what directional signs are intended to do is say in and out that's not what this is really doing, it is saying bank is over here rather than having the words banks put there so she is not sure that actually fits within a directional sign definition and that's her position, if the bank, if this is true, if we have in the past treated this type of advertisement as directional please tell her but to her when she is looking at this it, she doesn't believe it's actually directional.

Chairman McGrath stated a directional in the past has been enter/exit, things of that nature.

Mrs. Vozar stated and she thinks that's, that's her interpretation of what our Code states when it talks about directional signs and she thinks if you actually look at this there is no question that it is an advertisement which is actually what's, not prohibited on directional sign so if you want to have an in and out on this sign in her opinion that's permissible anything other than that is not permissible.

Chairman McGrath stated he is thinking there is a couple of fast food restaurants where it may say drive thru entrance or something of that nature or drive thru.

Mrs. Vozar stated uh um.

Chairman McGrath stated but that is more directional perhaps than ATM and auto teller.

Mrs. Vozar stated correct.

Mr. Harris stated Mr. Chairman if he might respond.

Chairman McGrath stated please.

Mr. Harris stated Section 1284.10 Location and Supplementary Area Regulations for sign in Business Districts looking at paragraph f, permanent directional signs indicating traffic routes and similar function shall be permitted in addition to the limitation of this section provided each sign does not exceed 6' square feet in area and is not closer than 25' to a side lot line which this isn't nor closer than 5' to a street right of way, it does not specify what the copy has to be it just says similar functions and he believes this would fall under that.

Chairman McGrath stated yes, he can see your point on the other hand he can see Mrs. Vozar's point when it says, if it says drive in entrance or something of that nature or drive in enter or enter here for drive in or other than just drive in and ATM, he means, it needs to tell you something other than the fact that the ATM is there, it, it may be perhaps enter here or enter there or exit only or other than just, you know that.

Tony Sandora stated you know.

Chairman McGrath stated and now, now it's a question of semantics and he is going to leave you and the Law Department, or the Applicant and the Law Department to sort that one out and whatever you guys come back with is fine with us, once you agree on the verbiage.

Mr. Harris stated okay.

Don Willey stated Mr. Chairman.

Chairman McGrath stated Mr. Willey.

Don Willey stated just a couple comments he thinks that a you know as he looks at this in his personal view and, and, he, he concurs with some of the thought that, that sign is too close to the parking lot and then also even if you put a solid sign there then it will block that, that end pillar and, and he would think that a, a maybe a variance would be practical both for the business and for the community if that sign were brought out and of course if you used the same material it would look like part, part of that, part of that, part of that fence and maybe the solution might be wrought iron he doesn't know, he is not a, he, he, thinks that today and he hasn't looked across the street the, the directional signal, auto teller this way, 24 hour ATM and so forth he is

just reminded when you go into the hotels and airports and it has it has an arrow and it says washrooms, gate so and so and so forth, so he is not sure maybe it, as Mr. McGrath said it's a matter of semantics anything that might help a, a you know the, the customer driving down Route 82 and seeing that and being able to identify what's there he would think would be somewhat appropriate but that's kind of his thoughts on it, Thank You.

Chairman McGrath stated Thank You.

Chairman McGrath stated back to Mr. Alvarez anything you want to go on from there.

Mr. Alvarez stated a yes, he mentioned this earlier to the Applicant about the fire hydrant, for the sake of accuracy, there is a fire hydrant over there.

Mr. Harris stated okay.

Mr. Alvarez stated so where are you going to locate that sign.

Mr. Harris stated did, does it show up in this picture.

Mr. Alvarez stated no, it showed up when he kicked it the other day.

Mr. Harris stated in that larger picture, he was trying to see if it showed up.

Tony Sandora stated Mr. Alvarez he believes that the fire hydrant is by the west, by the east drive.

Mr. Alvarez stated well he was there, that, that cold day he was out there measuring.

Tony Sandora stated by the west drive there is one also.

Mr. Alvarez stated no, right where he wants to place his sign.

Mr. Alvarez stated again it's a question of accuracy of the plan, for it, you know, again he talked to the Fire Department, they didn't seem to have a problem with it.

Mr. Harris stated they, they didn't have a problem with it.

Mr. Alvarez stated no.

Mr. Harris stated okay.

Mr. Harris stated if the, if he, Mr. Chairman if he could address the Commission.

Chairman McGrath stated sure.

Mr. Harris stated if there is a problem with the directional sign and we need to rework that he is sure that we can come up with something and if we need to go through the BZA if that's the right way to do it which it may be to get the type of sign that is more reasonable from a design

point of view, if we can get some bending on the setback issue that, he doesn't think that would be a problem but you know it could, maybe we could table that part of it but could we get, could we get some as far as the building signage, can we get some procedure on that, we do have separate application for each one so.

Chairman McGrath stated he has no problem with the building signage if, as long as Mr. Alvarez and Mr. Merdes have, can indicate that they are okay with what we are doing on the building.

Mr. Alvarez stated if he may.

Chairman McGrath stated please.

Mr. Alvarez stated again he kind of broke up this analysis into three areas, the signage on the face, wall facing Royalton Road, that's in compliance with the Code okay in terms of total square footage of signage and he did a real cheap addition and used the existing 81 square feet that you had and as you see he tacked on the inaudible.

Mr. Harris stated right, and that ATM we are not going to do.

Mr. Alvarez stated oh your not.

Mr. Harris stated no.

Mr. Alvarez stated oh okay.

Mr. Harris stated no.

Mr. Alvarez stated well never the less it's, it's still at compliance even when he did it so if you are going to have less signage it will be fine then.

Mr. Harris stated yeah, we are going from he thinks around 81 to around a little under 50.

Mr. Alvarez stated 50 right.

Mr. Harris stated and instead of three signs we are just proposing two.

Mr. Alvarez stated right.

Mr. Harris stated so the sign that is on the east of the drive thru canopy is going away completely, on the south elevation but east of the drive thru canopy.

Mr. Alvarez stated okay.

Mr. Harris stated that would be this sign.

Mr. Alvarez stated okay, that's, okay.

Mr. Harris stated so we are just going to go, just down to two.

Mr. Alvarez stated then the other issue that he had was a signage excuse me.

Chairman McGrath stated excuse me, do you have a corrected copy of what we are doing then, you said one is going away and we are not doing.

Mr. Harris stated no, he is just saying that.

Ms. Fashempour stated what you have submitted to me is what you are proposing.

Mr. Harris stated yes.

Ms. Fashempour stated you haven't corrected anything or changed anything since.

Mr. Harris stated no, no.

Ms. Fashempour stated okay.

Chairman McGrath stated okay, so what we have is what you are going with.

Mr. Harris stated right.

Chairman McGrath stated all right.

Mr. Harris stated he is just saying that in relation to what' there now we are reducing the number of signs and the square footage.

Ms. Fashempour stated okay.

Tony Sandora stated oh okay.

Chairman McGrath stated okay.

Mr. Alvarez stated yeah, he doesn't think that is an issue Mr. Chairman.

Chairman McGrath stated he is going down to your Item C.

Mr. Alvarez stated okay.

Chairman McGrath stated this will require a variance for 7.61 square feet.

Mr. Alvarez stated right and how that came about that was a, back in 97 when they used the south face as the façade and to get the total allowable area, one times the building width of 100 square feet.

Mr. Harris stated uh um.

Mr. Alvarez stated then for a side or corner lot they used the maximum of 20% of that amount for a maximum allowable for the side and a adding the logo, the area of the logo plus the Century Bank letters came out to around 27 square feet which is a little bit over the allowable.

Mr. Harris stated but he means in terms of aggregate because were reducing, we are reducing the overall square footage and he thought that if we were granted a variance before this would stay with the property he thinks the Law Department would back him on that, when a variance is granted it stays with the land.

Mrs. Vozar stated well generally that's true, this is a sign issue and a this is a different type of variance that she is assuming was sought, was there a variance at some time on this property for signage only.

Mr. Harris stated it was his understanding that there was because there was a hardship demonstrated to allow a second wall sign on that south elevation.

Mrs. Vozar stated and when was that granted do you know.

Mr. Harris stated his understanding was, was 1997.

Mrs. Vozar stated oh, not that long ago, okay.

Mr. Harris stated right, and, and the reason being that if you are traveling west bound on Royalton Road the canopy, excuse me, east bound on Royalton Road, the canopy would block the viewing of the Century Bank sign just to the east of the canopy so that's why we had the second wall sign and that's why this time we are positioning the proposed wall sign on the Royalton side, we are positioning it west of the canopy so that east bound traffic is going to see that sign, then they are going to see the canopy, west bound traffic is going to see the sign on the front of the building so now we feel that that's, even though we are reducing substantially the, over number of square footage, we do feel that, that's going to be adequate for, for, we don't want people pulling in that that curb cut to the east and then going the wrong way there.

Mrs. Vozar stated okay.

Mr. Alvarez stated understand, understand, but still the way, the way we look at the Code okay, the maximum allowable area is 20 square feet on that side, the south side so that would be the east side facing State Road will be a maximum of 20 square feet and with the addition of the logo and what sign you had there it just makes it a little bit larger, the total aggregate area so we will need some type of a variance there.

Mr. Harris stated so does that mean we have to go to Board of Zoning Appeals.

Mrs. Vozar stated uh um.

Mr. Harris stated even though we are reducing square footage.

Mr. Alvarez stated well what he is saying yes, you are reducing the overall but he is looking at maximum allowables on both surfaces, on the south side and then on the east side as well.

Tony Sandora stated is there anyway you can downsize that side, that sign just a little bit to pick up that 7 square feet.

Mr. Harris stated well we could but the only thing he is thinking of is we are so far from State Road we are trying to maintain some chance of being seen from State Road.

Chairman McGrath stated do you need the logo's then.

Mr. Harris stated that's a bank call.

Chairman McGrath stated okay well.

Mr. Harris stated he, he.

Chairman McGrath stated thinking if you want to keep the size and he can understand wanting the visibility and the size, is it more critical to have the larger letters and perhaps loose the logo and again that's, that's.

Mr. Harris stated on, on, on the east side.

Chairman McGrath stated and again that's personal.

Mr. Harris stated on the east side.

Chairman McGrath stated well whatever it takes to loose the seven square feet, 7.61 square feet.

Mr. Harris stated yeah.

Ms. Fashempour stated can you downsize the logo.

Mrs. Vozar stated or go through BZA.

Chairman McGrath stated or go to BZA and get a variance.

Mrs. Vozar stated or go through the BZA and get a variance.

Mr. Harris stated yeah he thinks one thing we are trying to avoid is the time lapse on that so it's, he is thinking that it may be a trade off of whether we want to sacrifice square footage or sacrifice time that's basically the the question.

Chairman McGrath stated understood.

Chairman McGrath stated we are going to take a thirty second break and change the tape.

Chairman McGrath stated were back.

Mr. Harris stated okay, on the Board of Zoning Appeals, can you give me an idea of when they meet next.

Chairman McGrath stated Brenda can.

Ms. Fashempour stated let's see this is February, her meeting was cancelled in February, so her deadline will be coming up towards the end of the month, so you are probably looking at the end of March.

Ms. Harris stated the end of March for the next possible.

Ms. Fashempour stated yeah, fourth Monday in March.

Mr. Harris stated since this is such a long term commitment the concern is trying not to sacrifice too much of size if we have a chance of getting that.

Chairman McGrath stated understood.

Mr. Harris stated and a so we may want.

Ms. Fashempour stated and you will have a delay period as far as you are going to have to go to ARB.

Mr. Harris stated right.

Mr. Harris stated now will we, do we have to get through Planning to go to ARB.

Ms. Fashempour stated well they will look at it but they won't approve it until Planning Commission approves it.

Mr. Harris stated okay.

Ms. Fashempour stated she means you can go there if we table it and you, you choose to go on to BZA, you can go before ARB, they will look at it, look at the colors and that give you an idea of what they are looking for, they will table it wait for BZA and come back to Planning Commission.

Ms. Harris stated so Planning Commission must approve before ARB can approve.

Ms. Fashempour stated yes.

Mr. Harris stated okay.

Chairman McGrath stated but you can go forward concurrently like Brenda say.

Mr. Harris stated with the BZA case.

Chairman McGrath stated and it would probably be wise to do that.

Ms. Fashempour stated yeah, and they may even be able to give you an idea as far as the ground sign as far as how to put that in there.

Mr. Harris stated okay then a he thinks that we would probably want to request to be tabled but we can, if we can get approval on the south side sign since we are meeting Code on all.

Chairman McGrath stated south side isn't it all tied to the total square footage.

Mr. Alvarez stated well total square footage for the south side is adequate, in terms, they need a 100 square foot, they are less than that, it's the east side and the directional sign we have a problem with.

Mr. Harris stated right.

Chairman McGrath stated okay, he has no problem with the south side, anyone else.

Mr. Alvarez stated that's fine.

Tony Sandora stated no he doesn't have a problem with it.

Don Willey stated no.

Chairman McGrath stated okay.

Ms. Fashempour stated so what we will do if they so choose will, will take that one out, approve it, table the rest of it, she will make note to ARB that they are to look at that side of it, if they approve it, then you can get your permit for that in the meantime if you look at the rest of it, in-between there, get some ideas, go to BZA you know apply for your variance, you may want to look at the ground sign and see if you want to take both of them to BZA.

Mr. Harris stated okay.

Ms. Fashempour stated make your application so that you don't get caught applying for one and not the other.

Ms. Harris stated okay.

Ms. Fashempour stated and you can always withdraw if you don't need it.

Mr. Harris stated right okay so a we probably have what a couple weeks before we have to apply to BZA.

Ms. Fashempour stated yeah she thinks you have got maybe, today's the 15<sup>th</sup>, she doesn't know what her deadline is, why don't you give me a call tomorrow and she can tell you or she will give you a call and let you know, okay.

Mr. Harris stated okay, Thank You.

**Chairman McGrath stated so then is there a motion to approve the wall logo and signage over the ATM machine on the south elevation facing Royalton Road as proposed.**

**Don Willey stated so moved.**

**Don Willey stated so moved.**

**Tony Sandora stated second.**

**Chairman McGrath stated moved and seconded, discussion, Secretary please call the roll.**

**Roll call: Yeas: Four - Willey, Sandora, Bull, Chairman McGrath.**

**Nays: None. Motion carried.**

**Chairman McGrath stated that has been approved.**

**Chairman McGrath stated now is there a motion to table the balance of the application.**

Ms. Fashempour stated which would be the east wall sign and is it one ground sign, one directional sign.

Tony Sandora stated one directional sign and the east side of the building.

So moved Tony Sandora.

Victor Bull stated second.

Chairman McGrath stated moved and seconded, any further discussion, Secretary please call the roll.

Roll call: Yeas: Four - Bull, Sandora, Willey, Chairman McGrath.  
Nays: None. Motion carried.

Chairman McGrath stated that is approved, Good Luck.

Tony Sandora stated Thank You.

Mr. Harris stated Thank you very much.

Ms. Fashempour and Mr. Harris discussed procedures.

#### **Miscellaneous**

Ms. Fashempour stated she has nothing under Miscellaneous.

Chairman McGrath stated nor does he.

#### **Adjournment**

Chairman McGrath stated is there a motion to adjourn.

So moved Don Willey.

Second Tony Sandora.

Chairman McGrath stated moved and seconded, Secretary please call the roll.

Roll call: Yeas: Four - Sandora, Willey, Bull, Chairman McGrath.  
Nays: None. Motion carried.

*Chairman McGrath stated we are adjourned.*

Planning Commission meeting for Wednesday, February 15, 2006 adjourned at 9:06 P.M.

Approved: Edward McGrath  
Chairman - Planning Commission

Attest : Brenda L. Fashempour  
Secretary - Planning Commission

Date : March 1, 2006