

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Planning & Zoning Committee Meeting

September 2, 2014

Call to Order The meeting was called to order by Mr. Mader, Chair, at 6:32 p.m. A quorum was present.

Approval of the Minutes Without objection, the minutes from the meetings of July 7, 2014 and July 21, 2014 were approved as submitted.

Agenda Items

Temp. Ord. A-61 An ordinance authorizing the Director of Public Service to issue an encroachment permit to McDonalds Real Estate Co. for the purpose of constructing and maintaining a business identification sign in a portion of Graham Road Circle right of way and declaring an emergency.

Proponent testimony was offered by the Planning Director, Fred Guerra, who stated that this encroachment permit is applicable to the right-of-way between Graham Road and Graham Road Circle. It is for a monument sign approximately 10 feet tall. McDonald's believes that this sign is necessary to alert westbound motorists to the opportunity to turn in to McDonald's at this intersection. Without the sign, motorists may mistake the intersection as allowing access only to Red Lobster or the motel.

The Chair stated that he has spoken to Mr. Blickle and the administration about the issue. The Chair stated both he and the administration are in favor of the sign. An unfamiliar traveler now exiting Route 8 southbound would turn right and then make an illegal left turn to access the McDonald's. This creates a risk of accidents. The sign will instruct motorists how to get to McDonald's without making an illegal turn. The City also has an established precedent of allowing commercial signs in the Graham Road Circle right-of-

way. The City also has a moral obligation to honor the commitments made to McDonald's over the years regarding the right to use this location for a sign, whether they were oral or written.

The Chair recognized Mr. Rubino, who stated that he supports the legislation for the same reasons stated by the Chair.

The Chair recognized Mr. Weinhardt, who asked how far the sign would be from the intersection of Graham Road and Graham Road Circle, and whether there is a stop sign there which would cause traffic to stop, blocking the view of traffic westbound on Graham. Mr. Guerra stated that there is a 4-way traffic signal at that intersection, synchronized to control traffic from both Graham Road and Graham Road Circle. Mr. Weinhardt asked whether the sign will obstruct the view of traffic eastbound on Graham Road Circle. Mr. Guerra stated it will not.

The Chair stated that the traffic signals at the exit ramp and at Graham Road are synchronized and do not conflict with each other.

The Chair recognized Mr. DeRemer, who stated that the sign will direct motorists bound for McDonald's to get off of Graham Road in the safest manner possible.

The Chair recognized Mrs. Pyke, who asked if there will be landscaping around the sign. Mr. Guerra stated there are no plans for landscaping. Mrs. Pyke asked if it is possible to make a right turn on red from Graham Road Circle to Graham Road, and then another right turn on red to enter Route 8 southbound. Mr. Guerra stated he does not believe this is permitted. Mrs. Pyke asked if Mr. Guerra had calculated the signage limitation for McDonald's as requested by Mrs. Klinger at the last committee meeting. Mr. Guerra stated the monopole sign exceeds the signage limitation all by itself. The

monument sign and the building signs without the monopole sign would be under the signage limitation. It is difficult to calculate the signage limitation with the monopole sign included.

The Chair recognized Mr. Iula, who stated that many people have been employed by McDonald's over the years, and the Council should try to help any business that employs local residents.

The Chair recognized Mr. Pallotta, who asked if the Graham Road/Graham Road Circle intersection is the only entrance to McDonald's. Mr. Guerra stated that there are two entrances. The main entrance to McDonald's is adjacent to the plaza behind Starbuck's. Mr. Pallotta asked if there are any plans to put a "left turn only" indication at that entrance. Mr. Guerra stated there is not.

The Chair recognized a member of the public, John Blickle (no address given), who stated that McDonald's will landscape around the sign.

There was no opponent testimony.

Motion by Mr. Rubino to release Temp. Ord. A-61 with a favorable recommendation. Seconded by the Chair. Motion adopted by acclamation, 2-1, Mr. Weinhardt objecting.

Non-Agenda Items

None.

Adjournment

Without objection, Chairman Mader adjourned the meeting at 6:50 p.m.

  
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Terry Mader, Chair  
  
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Paul A. Janis, Clerk of Council