

February 28, 2013

**Planning Commission Meeting**

- Shell, 14473 Cedar Rd, Site plan review
- Cuyahoga County Public Library, 1876 South Green Rd, Work Session

Co-Chairman Ron Sabransky called the meeting to order at 7:05 p.m. Present: Arthur Goddard, Jennifer West, newly appointed member Kevin Wynne and Co-Chairman Tracie Zamiska. Also present: Paul Kowalczyk, Building Commissioner and Mike Love, Economic Development Director

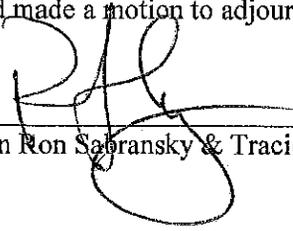
Shell (Truenorth) - An application for site plan review was submitted to the Building Department by Rick Turner, Diamond Z Engineering, agent for building owner Truenorth Energy LLC. The project involves building expansion, upgrading of fuel gas pumps, canopy removal and change, site plan alterations and an expanded convenience store. Mr. Kowalczyk stated that reports were received from the Fire Department and the Traffic Commissioner. The revised letter was received from City Engineer Andy Blackley dated February 26, 2013. All zoning requirements have been met. The Architectural Review Board will be reviewing the landscaping and building aesthetics at the March 13th meeting. Mr. Turner displayed the additions to the building and stated that the front canopy will be replaced and the side one will be removed. The commissioners discussed the different possibilities for the pathway of tanker trucks on the site. The commissioners agreed that Mr. Turner should return at the March 14th meeting with a redesign for the trucks entering and exiting the site.

Cuyahoga County Pubic Library (CCPL) - Michael Marz, project manager, Jesse Rufener and Ryan Gillespie of GPD Group were present. A discussion took place regarding the site and the lots included in the lot consolidation. Mr. Goddard stated that the commissioners just need to make sure that everything is correct. The commissioners discussed the Traffic Report: the traffic at different times of the day, the lining up of the Library driveway with the Notre Dame driveway, the need for a traffic signal, the possibility of a secondary access to the site for emergencies by safety forces only. Bob Abele, Traffic Commissioner, will be consulted regarding this issue. According to the GPD Group, Notre Dame would appreciate having a traffic signal installed and are willing to cooperate to make the needed changes on their site. Co-Chairman Zamiska requested that some consideration be made to plan on at least 6 spaces for parking bicycles but she would prefer 15. Mr. Marz stated that they will be looking at different possibilities for the positioning of the building and parking lot and looking at mounding or landscaping for buffer zones. Co-Chairman Zamiska suggested that the look of the building should tie-in with the Notre Dame campus and/or other buildings in the area. At the March 14th meeting some of the issues to be discussed are: traffic issues, buffer zones either with landscaping or mounding and site views from residents' perspective.

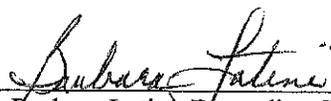
Mr. Goddard made a motion to recommend approval of Ordinance 02-13 the zoning text amendment enacting new Section 770.35 (a) of Chapter 770 "Sign Regulations" of Part Seven of the codified ordinances of the City of South Euclid Planning and Zoning Code. Seconded by Co-Chairman Sabransky. All ayes. Motion approved. (5-0-0)

Co-Chairman Sabransky made a motion to approve the minutes from the February 14, 2013 meeting. Seconded by Co-Chairman Zamiska. Ayes: Mr. Goddard, Ms. West, Co-Chairmen Sabransky and Zamiska. Minutes approved. (4-0-0)

Mr. Goddard made a motion to adjourn. Seconded by Ms. West. All ayes. Meeting adjourned at 9:00 p.m.

  
Co-Chairmen Ron Sabransky & Tracie Zamiska

3-14-13  
Date

  
Barbara Latini, Recording Secretary