

July 12, 2012

Planning Commission

- Public Hearing, Conditional Use, Outdoor Dining Areas and Drive-thru
- GetGo Lot Consolidation, 4254 Mayfield Rd and 1473 South Belvoir Blvd
- GetGo Site Plan review, 4254 Mayfield Rd
- Cedar Center Monument sign review
- Cedar Center, Chipotle sign review
- Cedar Center, Sprint sign review
- Walmart drive-thru, 1516 Warrensville Center Road, Set for Public Hearing

Chairwoman Jennifer West called the meeting to order at 7:03 p.m. Members present: Arthur Goddard, Andre Reynolds and Ron Sabransky. Absent: Tracie Zamiska. Also present: Paul Kowalczyk, Building Commissioner and Mike Love, Economic Development Coordinator

7:04 p.m. Public Hearing – Chairwoman Jennifer West opened the Public Hearing to review outdoor dining at the addresses between 13901 thru 13971 Cedar Road and a drive-thru at 13939 Cedar Road. She stated that the public hearing was advertised in the Sun Newspapers in advance. Mr. Kowalczyk stated that Robert Brown, agent for Cedar Center North LLC, applied for a conditional use permit for outdoor dining for the addresses listed above and a drive-thru for Starbucks, 13939 Cedar Road. The legal notice was published in the July 5th and July 12th editions of the Sun Newspapers. He stated that he did not receive any responses from the notices mailed out. Mr. Brown displayed the site plan that showed the outdoor seating areas. Chairwoman West asked if any of the commissioners had questions and then asked the audience for questions or comments. Karin Kleppel – 3940 Colony Road and Essie Henry – 3981 Colony Road commented. Chairwoman West closed the public hearing. Chairwoman West made a motion to recommend approval of the Conditional Use Permit for Outdoor Dining at 13901 – 13971 Cedar Road to the City Council of the City of South Euclid with the following conditions:

- Condition: 1 That, if tables and chairs are located in an outdoor dining area at one of the addresses listed above, 50% of the outdoor dining area must remain free of said tables and chairs, thus allowing the public to move freely throughout the premises, to include areas of ingress and egress. For the purposes of this calculation, the frontage of the relevant business establishment maintaining said outdoor dining area shall be used.*
- Condition: 2 That, if the property owner and/or lessee chooses to place one or more guard rails in the dining area of one or more of the addresses listed above, that said property owner and/or lessee present designs and/or plans for each said guard railing to the Architectural Review Board for review before installation.*
- Condition: 3 That if the property owner and/or lessee of an establishment provides outdoor dining in an area that includes a public walkway at one of the addresses listed above (i.e., city sidewalks or other maintained sidewalks within the development), a minimum passage of five (5) feet in width must be provided.*

Seconded by Mr. Sabransky. All ayes. Motion approved. (4-0-0)

Chairwoman West opened the Public Hearing for the drive-thru for Starbucks at 13939 Cedar Road. Karin Kleppel – 3940 Colony Road asked a question. Chairwoman West asked if there were any other questions or comments. Mr. Goddard read the possible conditions to Mr. Brown. Chairwoman West closed the public hearing then made a motion to recommend approval of the Conditional Use Permit for a drive-thru at 13939 Cedar Road, to the City Council of the City of South Euclid with the following conditions:

- Condition: 1 That if a drive through is provided at 13939 Cedar Road, that the property owner and/or lessee provide stacking space for the queuing of vehicles awaiting service as determined by the South Euclid Traffic Commissioner.*
- Condition: 2 That each stacking space shall be twenty (20) feet long, and a minimum of nine (9) feet wide.*

Condition: 3 That the lane widths should be delineated with pavement markings (individual spaces within the lane do not need to be marked).

Condition: 4 Stacking spaces shall be in addition to the required parking spaces and must not be located within a required driveway, internal circulation system, or parking aisle.

Seconded by Mr. Goddard. All ayes. Motion approved. (4-0-0)

GetGo Lot Consolidation – Chairwoman West asked Mr. Kowalczyk to explain the application. He stated that an application was received from Pasquale Avolio, agent for Giant Eagle, for a lot consolidation of the following four parcels (P.P. # 703-38-012, 703-38-013, 703-38-014 and 703-38-015) into one parcel which would consist of 1.9 acres. He stated that this is a minor re-subdivision. He also stated that the report by Andy Blackley, City Engineer, pointed out some technical deficiencies that were addressed by GetGo and a new corrected plat has been or will be submitted. Kevin Brett, engineer with Lennon, Smith, Souleret Engineer Inc. displayed the four parcels and answered questions. After some discussion, Chairwoman West made a motion to approve the consolidation of P.P. 703-38-012, 703-38-013, 703-38-014 and 703-38-015 into a single parcel, 4254 Mayfield Road. Seconded by Mr. Reynolds. All ayes. Motion approved. (4-0-0)

GetGo Site Plan Review – Mr. Brett introduced Joe Uhler then displayed the site plan that showed the building, pumps, parking spaces, underground tanks, outdoor seating area, trash enclosure, landscaping and driveways. Mr. Kowalczyk stated that the engineer's comments were addressed. Chairwoman West made a motion to approve the site plan for 4254 Mayfield Road to the Building Commissioner, with the following conditions:

1. That the 15 foot ingress lane on the corner of Mayfield Road and South Belvoir Boulevard shall be removed;
2. That the two proposed ingress/egress lanes shall be widened from 30 feet to 38 feet; and
3. That the City Engineer's comments, as detailed in his letter, addressed to you, and dated July 2, 2012 shall be resolved to your satisfaction.

Seconded by Mr. Goddard. All ayes. Motion approved. (4-0-0)

Cedar Center Monument Signs – After some discussion, Chairwoman West made a motion to approve the two monument signs. Seconded by Mr. Goddard. All ayes. Motion approved. (4-0-0)

Chipotle Signage, 13939 Cedar Road – After some discussion, Chairwoman West made a motion to approve the Chipotle signage. Seconded by Mr. Sabransky. All ayes. Motion approved. (4-0-0)

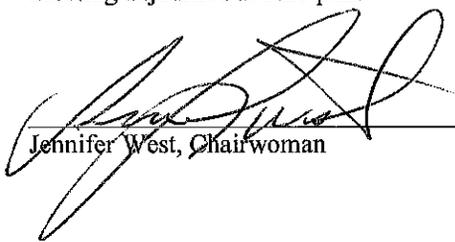
Sprint Signage, 13927 Cedar Rd – After some discussion, Chairwoman West made a motion to approve the Sprint signage with the following correction that the noted square footage of the sign of 59.72 sf. should be 69.47 sf. The noted square footage correction did not have an impact on the overall permitted signage of 90 square feet. Seconded by Mr. Goddard. All ayes. Motion approved. (4-0-0)

Walmart drive-thru – Chairwoman West stated that the drive-thru at Walmart is for prescription pick-up. There will be two windows for customers. The hours of operation are proposed to be from 8:00 a.m. to 8:00 p.m. After some discussion, Chairwoman West set the Public Hearing for Thursday, July 26, 2012 at 7:00 p.m.

Mr. Sabransky made a motion to approve the minutes from the June 28, 2012 meeting. Seconded by Chairwoman West. All ayes. Minutes approved. (4-0-0)

Mr. Reynolds made a motion to adjourn. Seconded by Chairwoman West. All ayes. (4-0-0)

Meeting adjourned at 8:28 p.m.


Jennifer West, Chairwoman

8.23.12
Date


Barbara Latini, Recording Secretary