

September 12, 2013

Planning Commission Meeting

- Cuyahoga County Public Library (CCPL), 1876 South Green Road, Conditional Use
- Ordinance 42-12, Discussion

Co-Chairman Ron Sabransky called the meeting to order at 7:00 p.m. Members present: Arthur Goddard, Jennifer West, Kevin Wynne and Co-Chairman Tracie Zamiska. Also present: Paul Kowalczyk, Building Commissioner, Keith Benjamin, Community Services Director and Michael Lograsso, Law Director.

Cuyahoga County Public Library - Mr. Kowalczyk stated that Rosemary Drive is no longer being vacated. The plat was revised and was signed off by Chagrin Valley Engineering however there were some minor comments that needed to be changed on the legal description. He also stated that on Tuesday, September 10th the Board of Zoning Appeals approved the variance to lessen the number of parking spaces to 132. Michael Marz, GPD Group, stated that the easement for the water department has been updated. He stated that he met with the Architectural Review Board yesterday. The board reviewed the plans, approved materials, and requested more detail on the building and more consistency regarding the use of modern and traditional elements. Mr. Marz answered questions from the commissioners and displayed the site plan. Co-Chairman Sabransky reviewed the conditions with the commissioners and Mr. Marz.

Since there was some concern by others regarding the trees that will be removed, Co-Chairman Zamiska stated that the trees, if left to stand, probably would not last for very long after the development is completed. Mr. Marz stated that the plan is to plant a large number of trees and also the buffer. After more discussion, Co-Chairman Sabransky made a motion to recommend approval of the Conditions of Use for the Cuyahoga County Public Library's Application for Conditional Use with the following conditions:

- 1. The Traffic Commissioner's comments in his report dated June 5th 2013 shall be addressed to the satisfaction of the Traffic Commissioner.*
 - a. The ingress / egress driveway on South Green Road for the CCPL is to align with the ingress / egress of Notre Dame College.*
- 2. The adequate buffering as defined between the specifically identified residential properties and the Cuyahoga County Public Library site located at 1876 South Green Road.*
 - a. The buffer for the properties numbers: 703-25-053, 703-25-054, 703-25-55 shall consist of a fencing as approved by the Architectural Review Board that attaches to the Cuyahoga County Public Library traverses north to the property 703-25-054 and then the fence shall traverse easterly to the approximate westerly property line of 703-25-55;*
 - b. The buffer for the Summit Drive ingress / egress onto Greenway Road shall be connected to the fencing employed in item "a".*
 - c. The buffer for the property 703-25-040 shall consist of a fence as approved by the Architectural Review Board that will attach to the Cuyahoga County Public Library and traverse north to the northerly boundary line of property 703-25-040;*
 - d. Access for property maintenance shall be provided to the rear portion of the property of the proposed Library Building that abuts the following residential properties 703-25-040, 703-25-058, 703-25-057, and 703-25-054;*
 - e. The buffer for the property south of Rosemary Drive, 703-24-030 shall consist of a six foot high black vinyl fence and a landscaping buffer as approved by the Architectural Review Board and the City landscape architect.*
- 3. Any future development or addition to the Cuyahoga County Public Library and / or its site located at 1876 South Green Road that requires a request for a variance from any requirement or condition imposed by the regulations of the South Euclid Codified Ordinance shall not be reviewed by the South Euclid Board of Appeals unless the Planning Commission grants permission for the applicant to submit the variance request..*

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Seconded by Co-Chairman Zamiska. All ayes. Motion approved. (5-0-0)

The vote on the site plan and the lot consolidation will take place at the next meeting, September 26th.

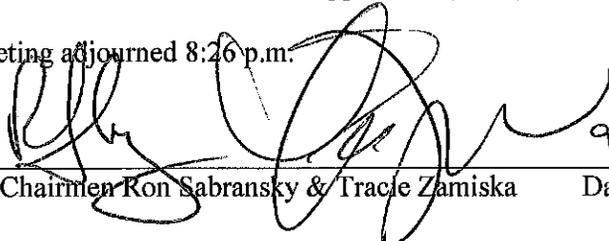
Discussion of Ordinance 42-12 - Co-Chairman Sabransky sent a letter via e-mail to the commissioners that went over the ordinance point by point. Mr. Goddard explained the two major concerns.

Co-Chairman Sabransky made a motion to approve the minutes from the July 25, 2013 meeting. Seconded by Mr. Wynne. All ayes. Minutes approved. (5-0-0)

Co-Chairman Sabransky made a motion to approve the minutes from the August 8, 2013 meeting. Seconded by Mr. Goddard. Ayes: Mr. Goddard, Ms. West, Mr. Wynne and Co-Chairman Sabransky. Co-Chairman Zamiska was absent. Minutes approved. (4-0-1).

Co-Chairman Sabransky made a motion to approve the minutes from the August 22, 2013 meeting. Seconded by Mr. Goddard. Ayes: Mr. Goddard, Ms. West, Mr. Wynne and Co-Chairman Sabransky. Co-Chairman Zamiska was absent. Minutes approved. (4-0-1).

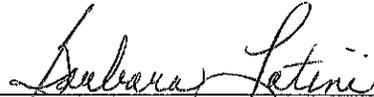
Meeting adjourned 8:26 p.m.



Co-Chairmen Ron Sabransky & Tracie Zamiska

9-26-13

Date



Barbara Latini, Recording Secretary