

September 25, 2014

Planning Commission

- Public Hearing, Daycare, 678 South Green Rd, Conditional Use

Chairwoman Tracie Zamiska called the meeting to order at 7:00 p.m. Members present: Megan Blubaugh, Jason Russell, Earl Stovall and Kevin Wynne. Also present: Paul Kowalczyk, Building Commissioner.

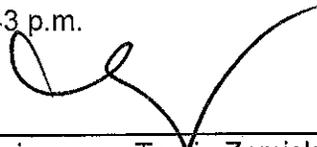
7:00 p.m. Public Hearing - Chairwoman Zamiska opened the Public Hearing, for the proposed Conditional Use for a daycare at 678 South Green Road. Mr. Kowalczyk explained that Taneka Veasley, business owner and agent for Shayona Enterprise LLC (property owner) submitted a request for a Conditional Use permit to occupy an existing portion of a commercial building for use as a child daycare facility. The building is in an M-1 Limited Manufacturing zoned district. Conditional Use must be recommended for approval by the Planning Commission and receive a majority vote by City Council. The notice was published in the September 11 and 25, 2014 editions of the Sun Newspaper. Eleven notices of the Public Hearing were sent out to property owners within 200 feet of the proposed daycare. Taneka Veasley and her husband Jermaine Glass were both present. Mr. Glass explained that he will be working with marketing the business and expanding more daycares throughout the area.

Mr. Ted Pederson, 664 South Green Rd, building owner, spoke about the shared driveway between his building and the building where the proposed daycare will operate. He stated that previously there was a daycare on the other side of the building however the play area was not near the driveway. He indicated his concern for safety of the children since there are a lot of heavy trucks and other vehicles entering and exiting the drive adjacent to the proposed area where the children would play. He opined that even if bollards were installed next to the proposed fence that would not be enough to hold back a heavy truck that could accidentally go off the drive. After some discussion regarding the safety concerns, Chairwoman Zamiska recommended that the play area be changed to the front of the building to provide a safer area for the children. Ms. Veasley provided the commissioners with recommendation letters from some of the parents. The commissioners agreed that Ms. Veasley needs to talk to the building owner about getting a survey done for the property lines before any plans for fencing could be submitted. Mr. Kowalczyk stated that the Architectural Review Board may need to review the plans for fencing or a wall at the front of the building. Chairwoman Zamiska continued the public hearing until October 9th at 7:00 p.m.

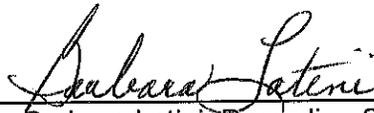
Mr. Wynne reported that he will talk to the police chief regarding any proposed gun legislation. Mr. Russell is looking into a dark store ordinance. Mr. Kowalczyk passed out documents from Professor Alan Weinstein, Cleveland State University, from 2009 regarding sexually oriented businesses.

Mr. Wynne made a motion to approve the minutes from the September 11, 2014 meeting. Seconded by Ms Blubaugh. Minutes approved. (5-0-0)

Mr. Russell made a motion to adjourn the meeting. Seconded by Ms. Blubaugh. Meeting adjourned at 7:43 p.m.

  
\_\_\_\_\_  
Chairwoman Tracie Zamiska

10/9/14  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Barbara Latini, Recording Secretary