

October 8, 2015

Planning Commission

- Mayfield Green Development, site plan

Chairman Jason Russell called the meeting to order at 7:00 p.m. in the Community Room at South Euclid City Hall. Members present: new member, Ramon Adams, Dan Ivins, Earl Stovall and Absent: Neil Weeks. Also present: Paul Kowalczyk, Building Commissioner and Councilman Moe Romeo.

Mayfield Green Development, site plan - Mr. Kowalczyk introduced Robert Brown of Deville Developments and John Walsh of GBC Designs. Mr. Kowalczyk stated that all comments are in the commissioners' packets from the departments. Mr. Brown stated that Marc's contacted him asking to start the process because they would like to build a new store that is twice the size of the one at the present site. He opined that the new store will be a really nice amenity for South Euclid. Next to Marc's there will be 14,000 square feet of space that will house some of the tenants that occupy the Maymore shopping center. Mr. Brown indicated that the marketing response has been great. There are no tenants yet for the two new buildings planned for the front of the site. During construction the existing parking spaces will be restriped and more striping will be done to areas where there is no parking presently. When the new building is finished, Marc's and the local shop spaces will move, then the entire building in front will be raised. No specific businesses have signed on for the front buildings but there is interest.

Mr. Kowalczyk stated that the minimum 20% open green space required by the zoning code has not been met. He also stated that there needs to be a walkable path. Mr. Walsh displayed some changes that include a walkable space. With the changes, he raised the amount of open space to 17%. Mr. Kowalczyk gave information about what was done at Cedar Center North to comply with the the 20% requirement and some of the issues regarding the need for applicants to go before the Board of Zoning Appeals for variance requests.

Mr. Brown commented that Marc's needs every bit of parking and does not want to lower the number of spaces by requesting a variance for less parking. He explained about the changes planned for the grading of the site. The parking lot at the rear of the site will be raised 5 feet. The difference in height from Mayfield Road to the northerly property line is a depth of approximately 7 feet. The height of the building will be 24 feet approximately. At the northerly border and a portion of the easterly border between the residential properties and Marc's a masonry wall with fencing on top made of either vinyl or other durable material will be installed along with a landscaped area. Mr. Brown stated that they are aware of the neighbors and will make sure that every consideration will be looked at. After the site is developed the standing water that is presently there will no longer be there. Bio-swales, stormwater management and flood control are part of the plan and pervious pavement too. Mr. Kowalczyk gave more information about the planning for Cedar Center North. Variances were required for most of the development because the retail stores did not want the building at the sidewalk and the parking behind. The market drove what the zoning became. Chairman Russell stated that the intention of the zoning code is not being met by the proposed plan especially with the plan showing a drive-thru being built in the front. Mr. Brown indicated that he is looking to break ground in the early spring of 2016. The two out-parcels (Out-lot A and Out-lot B) in front are tentative until they have a tenant.

Councilman Romeo indicated that the proposed development is in his ward. He made comments and asked questions regarding his concerns and that of a neighbor on Lilac Road who was present and had concerns about noise from delivery trucks and garbage trucks. Mr. Brown indicated that the loading docks at the new site would make it quieter when deliveries are made.

Mr. Kowalczyk continued to go over the reports from the fire and police departments and the engineer's office. He stated that all concerns have been addressed. There still needs to be a lot consolidation done on

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the property. A detailed landscape plan needs to be submitted. The Architectural Review Board needs to review and approve the landscape plan also. Chairman Russell would like the applicant to remove the drive-thru. Mr. Brown and Mr. Walsh understood the changes that the commissioners want to see at the next meeting. Mr. Brown will send pdfs electronically and paper copies in time for review by the commissioners for the next meeting. Chairman Russell made a motion to defer the vote on the site plan until a later time. Seconded by Mr. Ivins. All ayes. Motion approved. (4-0-0)

Chairman Russell made a motion to approve the minutes from the meeting on August 27, 2015. Seconded by Mr. Stovall. Ayes: Mr. Ivins, Mr. Stovall, and Chairman Russell. Abstained: Mr. Adams. Minutes approved. (3-0-1)

Mr. Ivins made a motion to defer the vote on the minutes from September 10, 2015. Seconded by Mr. Stovall. All ayes. Motion approved. (4-0-0)

Chairman Russell made a motion to adjourn. Seconded by Mr. Ivins. All ayes. (4-0-0) Meeting adjourned at 8:24 p.m.


Chairman Jason Russell

11/5/15
Date


Barbara Latini, Recording Secretary