

October 22, 2015

Planning Commission

- Mayfield Green Development, Site Plan

Chairman Jason Russell called the meeting to order at 7:00 p.m. at the South Euclid Community Center. Members present: Ramon Adams, Dan Ivins, Earl Stovall and Neil Weeks. Also present: Paul Kowalczyk, Building Commissioner and Mike Love, Director of Development.

Mayfield Green Development - Robert Brown of Deville Developments and John Walsh of GBC Designs were present. Mr. Walsh stated that the plans showed the following revisions: the access-way was widened to make it more accessible, two bioswales were converted into one and moved to one location and a gathering place was added. He displayed the drawing showing the cross section of the site; the current grades and the planned grades from the front to the back of the site and the area for the 7-8 foot high retaining wall with low level plantings at the back of the wall for the neighbors. In the front by Mayfield Road the right in and right out and the widening of the easterly drive for truck traffic. The green space calculation is still around 17% of the project.

Mr. Brown answered a question about the reasons for the site plan. He stated that since Marc's wanted to stay open during construction, the new building would need to be at the back of the site with the parking in front of it. Since the other tenants at the Maymore plaza have leases, a space on the westside of the new Marc's will be built so that the other businesses may move there if desired. Their businesses may stay open during construction then transition to the new store when the building is completed. When the front buildings are torn down then the second phase can be built at the front site for building "A" and "B". Mr. Brown stated that the project needs approval from the bank so the plans must show that it is a viable project that can bring in enough income. He stated that they discussed changing the drive-thru however interested tenants may want a drive-thru. He answered more questions from the commissioners, some of which pertained to the following: the retaining wall that will be built between the development and the neighboring residential properties, fencing will be in an earth-tone color, the wall will be 10 feet from the property line to give enough room for landscaping. Mr. Brown also indicated that there are enough parking spaces to meet the code.

Chairman Russell stated that the site-plan does not meet the requirements dictated by the zoning code for the Mayfield-Green District. Mr. Brown stated that a tenant may not need a drive-thru however he needs the flexibility of allowing a drive thru if that is the only type of tenant who would occupy the site. If he knew that he could sign on a tenant who would agree to a drive-thru on the north-side of the building and move the building up or if a tenant did not need a drive-thru; then a revision of the site plan could work. At this time Mr. Brown does not have a tenant and does not want to gamble the possibility of incurring a financial loss. Mr. Brown stated that Americans like drive-thrus and restaurant owners testify to the increase in sales because of them; that is why drive-thrus are so desirable.

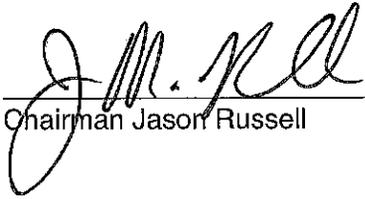
Chairman Russell asked Mr. Brown if he would prefer that the vote be deferred or to go ahead and receive a vote of denial. Mr. Brown indicated that he needed a vote on the site plan. Chairman Russell made a motion to deny the site plan as presented. Seconded by Mr. Weeks. Ayes: Mr. Ivins, Mr. Weeks and Chairman Russell. Nays: Mr. Adams and Mr. Stovall. Motion approved to deny the site plan as presented. (3-2-0)

Mr. Ivins made a motion to approve the minutes from the meeting on September 10, 2015. Seconded by Mr. Stovall. Ayes: Mr. Ivins, Mr. Stovall and Mr. Weeks. Abstained: Chairman Russell. Minutes approved. (3-0-1)

Chairman Russell deferred voting on the October 8, 2015 minutes until the commissioners have a chance to review the minutes.

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Mr. Ivins made a motion to adjourn. Seconded by Mr. Adams. All ayes. Motion approved. The meeting adjourned at 8:04 p.m.



Chairman Jason Russell

11/5/15  
Date



Barbara Latini, Recording Secretary