

November 5, 2015

Planning Commission

• Mayfield Green Development, site plan

Chairman Jason Russell called the meeting to order at 7:03 p.m. in the Community Room at South Euclid City Hall. Members present: Ramon Adams, Earl Stovall and Neil Weeks. Absent: Dan Ivins. Also present: Paul Kowalczyk, Building Commissioner, Mike Love, Director of Development and Councilman Moe Romeo.

~~Mayfield Green Development - Robert Brown of Deville Developments and John Walsh of GBC Designs were present.~~ Mr. Kowalczyk explained that in addition to being the building commissioner he is also the zoning administrator. According to 761.04 (b)3 of the code the zoning administrator may approve site plans even if the Planning Commission after reviewing the plans does not vote to recommend approval. At the last meeting the vote for the site plan was not approved. Mr. Kowalczyk stated that he would rather have the backing of the Planning Commission. He asked Mr. Brown to look at the site plan to try to comply with as many requests by the city as possible. Mr. Brown displayed the site plan and explained in detail site plan D and site plan E and answered questions from the commissioners. The traffic commissioner reviewed the plans and sent his report. He preferred site plan D. After some discussion, Chairman Russell stated that if there is a drive-thru he would prefer it to be as far back from Mayfield Road as possible.

Mr. Kowalczyk indicated his concern about the houses that are at the low point of Lilac Road and the view that they will be looking at. He asked the developers to be sensitive to developing the wall, fencing and landscaping at the north elevation, especially at that low point.

Chairman Russell reviewed everything that needs to be done: lot consolidations, conditional use for buildings C, D and E if a drive-thru is needed, Board of Zoning Appeals variance for setbacks and ARB review for landscaping, lighting, site plan and buildings. He asked Mr Brown to at least try to adhere to the spirit of the code.

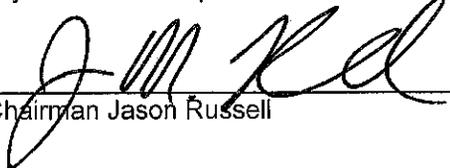
Mr. Kowalczyk explained that working with the site has been a struggle. If the existing Marc's was empty, the building was torn down, and the site was a clean slate, the plan could be different and probably better. However, Marc's plans to be open while the new building is built so there are limitations. Mr. Kowalczyk stated that even though the site may not be ideal it still can be a viable project. As a long time resident of the city, Councilman Romeo stated that he is in favor of this project that will invite people to come to a new and modern center of the city.

Mr. Adams made a motion to recommend approval of the Mayfield Green site plan "D". Seconded by Mr. Stovall. Ayes: Mr. Adams, Mr. Stovall and Mr. Weeks. Nay: Chairman Russell. Motion approved. (3-1-0)

Chairman Russell made a motion to approve the minutes from the meeting on October 8, 2015. Seconded by Mr. Stovall. Ayes: Mr. Adams, Mr. Stovall and Chairman Russell. Abstained: Mr. Weeks. (3-0-1)

Chairman Russell made a motion to approve the minutes from the meeting on October 22, 2015. Seconded by Mr. Adams. All ayes. Minutes approved. (4-0-0)

Mr. Weeks made a motion to adjourn. Seconded by Mr. Adams. All ayes. Motion approved. (4-0-0) The meeting adjourned at 7:43 p.m.

  
Chairman Jason Russell

12/3/15  
Date

  
Barbara Latini, Recording Secretary