

- 1878 Warrensville Center Rd, Conditional Use, drive thru, outdoor dining, Steak 'n Shake, set date Public Hearing
- Dark store ordinance, discussion

Chairman Neil Weeks called the meeting to order at 7:02 pm at South Euclid City Hall, Community Room. Members present: Ramon Adams, Carlean Alford, Dan Ivins, Earl Stovall.

1878 Warrensville Center Rd, Conditional Use, drive thru, outdoor dining, set date Public Hearing-

Michael Couch, Arkinetics, told board there will be 3 tables for outdoor dining that can seat 4 people each. Also, there will be a drive thru. Ms. Alford asked if the building will blend with the city, Mr. Couch confirmed that it will, some of the materials will match other buildings in Oakwood Commons as recommended by the Architectural Review Board. There was discussion on location of the drive thru and lighting for evening dining. There will not be any extra lighting other than what is in parking lot. Mr. Ivins expressed concern for residents across the street from drive thru and headlights shining, especially since Steak 'n Shake is open 24 hours. Mr. Couch will bring landscape plan to next meeting, it may be that landscaping will block some of the view, could not say for sure.

Chairman Weeks made motion to schedule public hearing for conditional use for 1878 Warrensville Center Rd, Steak 'n Shake, drive thru and outdoor dining, for June 23, 2016 at 7:00 pm. Mr. Adams seconded. All ayes to approve motion. (5-0-0). Public hearing set for June 23, 2016, 7:00 pm, South Euclid Community Center, 1370 Victory Dr.

Dark Store Ordinance – Discussion

Chairman Weeks began discussion with some bullet points that he feels the board should focus on and do some research to see if and how these items would be written into the language.

- -square footage
- -aesthetics
- -time line for vacancy
- -options i.e. sale, demolition, non-compete clause
- -acreage as well as square footage?

Mr. Ivins asked if this ordinance has stifled development elsewhere. Mr. Adams said the one example they have for Georgia does not seem to have been affected negatively for business development. Will have to research impact on others further. There was short discussion on looking at master plan and how it will coincide with ordinance, board would like to stay consistent. Ms. Alford will draft language after board comes back with ideas, possibly next meeting. Members should come back to next meeting with suggestions based on outline.

Mr. Adams made motion to approve May 12, 2016 minutes. Chairman Weeks seconded. 3 ayes, 2 abstain. Minutes approved (3-0-2)

Mr. Adams made motion to approve May 26, 2016 minutes. Mr. Ivins seconded. 4 ayes, 1 abstain. Minutes approved. (4-0-1)

Mr. Ivins made motion to adjourn June 9, 2016 meeting. Mr. Adams seconded.
All ayes (5-0-0). Meeting adjourned at 7:43 pm.

Neil Weeks 6/23/16
Chairman Neil Weeks Date

Monica Ferrante
Monica Ferrante, Recording Secretary