

March 3, 2011

**Planning Commission**

- Work Session: Rezoning request for the former Oakwood Country Club Property

Chairman Arthur Goddard called the meeting to order at 7:00 P.M. Members present: Andre Reynolds, Ron Sabransky, Jennifer West and Tracie Zamiska. Also present: Paul Kowalczyk, Building Commissioner, Andy Blackley, City Engineer, Ed Gallagher, Economic Development Director, Keith Benjamin, Community Services Director and John Cieszkowski of McKenna & Associates, City Planner.

Rezoning request for the former Oakwood Country Club Property – Chairman Goddard stated that the reason for the meeting was again for a work session regarding the request to rezone a portion of the former Oakwood Country Club property. Mitchell Schneider, President, Chris Goodrich, Vice-president of First Interstate Ltd and Michael Schweickart of TMS Engineers Inc. were present.

Mr. Kowalczyk stated that the Ohio Department of Natural Resources (ODNR) oversees the two gas wells on the South Euclid section of the former Oakwood Country Club and the two gas wells on the Cleveland Heights side as well. The city has no authority regarding the gas wells.

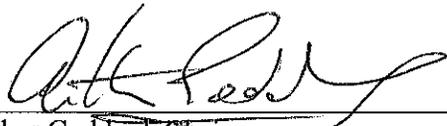
Mr. Blackley discussed with the commissioners and answered questions regarding his report “Traffic Impact on Surrounding Neighborhoods” dated February 28, 2011. Mr. Blackley spoke about traffic related issues and identified some of the traffic calming remedies that may be used. He also addressed the creation of escrow accounts that would include funds that may be needed after the development is completed to remedy increased traffic on the “West 5” streets or those on the east side of Warrensville Center Road. Mr. Schweickart stated that in comparing South Euclid with other comparable cities throughout the world he believes that there shouldn’t be problems with traffic. He believes that a minor signal change for instance at the left turn signal for westbound traffic at the Mayfield & Warrensville Center Roads intersection may be necessary but no major changes.

Chairman Goddard read aloud the permitted uses in the Code for residential, commercial and conditional uses.

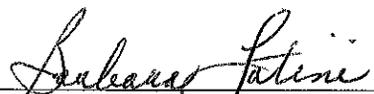
Mr. Cieszkowski submitted his report dated and delivered on March 2, 2011 to the commissioners regarding his review of the request for rezoning. He also reviewed the City’s Comprehensive Plan, Zoning Ordinance and Map and other documents including those that were submitted by the applicant, FISE LLC. He went over his detailed review which included his comments and recommendations and answered questions from the commissioners. He displayed the zoning map and showed the commercial areas that presently exist on Warrensville Center and Cedar Roads. He stated that the proposed site is a logical extension of the commercial districts that already exist. Mr. Cieszkowski recommended that the city revisit the Comprehensive Plan which he considers a broad guide. He also recommended approval of the proposed rezoning and gave his reasons.

Chairman Goddard recommended that the commissioners reread the Comprehensive Plan again.

Chairman Goddard adjourned the meeting at 8:15PM.

  
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Arthur Goddard, Chairman

3/10/2011  
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Date

  
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Barbara Latini, Recording Secretary