

February 14, 2013

**Planning Commission Meeting**

- Cuyahoga County Public Library, 1876 South Green Rd, Set Public Hearing
- China Gate Restaurant, 13919 Cedar Rd, Sign
- Buy Backs, 13907 Cedar Rd, Signage

Co-Chairman Tracie Zamiska called the meeting to order at 7:07 p.m. Present: Arthur Goddard, Co-Chairman Ron Sabransky and Jennifer West. Also present: Paul Kowalczyk, Building Commissioner and Keith Benjamin, Director of Community Services

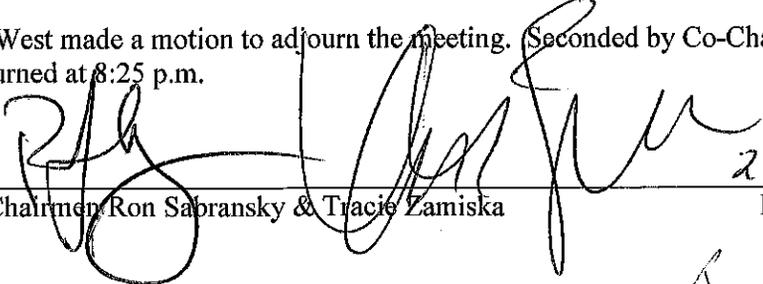
Cuyahoga County Public Library (CCPL) - Mr. Kowalczyk stated that applications were received for a conditional use permit, lot consolidation and site plan review. The vacation of Rosemary and Summit Roads will be handled by City Council. The commissioners received reports from Mr. Kowalczyk, the Fire Department and the Traffic Commissioner. City Engineer Andy Blackley, Stephen Hovancsek & Associates, owned one of the parcels which was sold for the proposed project. He chose not to be involved with the review process. Chagrin Valley Engineering has been retained by the city instead. Their reports are included, also preliminary plans, proposed grading, storm water report and traffic study are included. Michael Marz, project manager and Brian Tondra, both of GPD Group were present. GPD Group was hired by the CCPL to design the new facility, study and meet all requirements by the city and submit preliminary plans for a 30,000 square foot, one-story building with parking. When the commissioners discussed the traffic study, they determined that more streets needed to be included in it. Mr. Goddard suggested that the city planner should be involved. After some discussion, the date of April 11th at 7:00 p.m. was set for the public hearing. Mr. Goddard suggested that a meeting may be scheduled with the residents living within 200 feet of the proposed site to meet with city officials and GPD so that they could ask questions and voice any concerns. At the February 28th meeting the lot consolidation will be reviewed and discussed. City Planner John H. Cieszkowski, McKenna Associates, will be invited to attend the February 28<sup>th</sup> and March 14<sup>th</sup> meetings.

China Gate Restaurant - Mr. Goddard made a motion to approve the China Gate signage. Seconded by Ms. West. All ayes. Motion approved. (4-0-0)

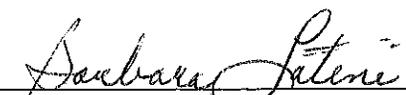
Buy Backs - Mr. Goddard made a motion to approve the signage for Buy Backs with the following correction: the total of the storefront middle and storefront right signs is 7.791 square feet. Seconded by Co-Chairman Sabransky. All ayes. Motion approved. (4-0-0)

After some discussion of the Resolution, Mr. Goddard made a motion to recommend approval of the zoning text amendment to Section 770.35 of Chapter 770 of Title Seven of Part Seven of the Planning and Zoning Code adding Section 770.35 (A) entitled "Development Monument Sign". Seconded by Co-Chairman Zamiska. All ayes. Motion approved. (4-0-0)

Ms. West made a motion to adjourn the meeting. Seconded by Co-Chairman Sabransky. All ayes. Meeting adjourned at 8:25 p.m.

  
Co-Chairmen Ron Sabransky & Tracie Zamiska

2-28-13  
Date

  
Barbara Latini, Recording Secretary