

February 13, 2014

Planning Commission Meeting

- Lot Consolidation, 3901 & 3905 Eastway Road
- Lot Consolidation, 3879 & 3885 Grosvenor Road

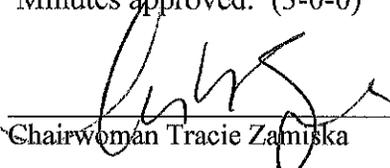
Chairwoman Tracie Zamiska called the meeting to order at 7:08 p.m. Members present: Earl Stovall and Kevin Wynne. Absent: Megan Blubaugh. Also present: Paul Kowalczyk, Building Commissioner

Lot Consolidation, 3901 & 3905 Eastway Road – Mr. Kowalczyk presented the case since the applicant was not in attendance. Mr. Ollie purchased (2) vacant lots on Eastway and needs to consolidate into one lot for the construction of a new house. These (2) lots became available through the program offered by One South Euclid. The Cuyahoga County Land Bank, through the tax foreclosure process offered the lots to the City of South Euclid. Mr. Kowalczyk stated that city engineer Andrew Blackley sent his letter of approval. After some discussion, Mr. Wynne made a motion to approve the lot consolidation of 3901 & 3905 Eastway Road. Seconded by Mr. Stovall. All ayes. Motion approved. (3-0-0) (Note: Mr. Ollie showed up at the conclusion of the Planning Commission meeting.)

Lot Consolidation, 3879 & 3885 Grosevnor Road – Mr. Kowalczyk presented the case to the Commission. The property owner, Pete Costanzo was in attendance. Mr. Costanazo purchased the adjacent lot and needs to consolidate with his existing lot per the agreement with One South Euclid. This lot became available through the program offered by One South Euclid. The Cuyahoga County Land Bank, through the tax foreclosure process offered the lots to the City of South Euclid. The city offered the adjacent property owners the opportunity to purchase the lot and the Costanzo's decided to do that. Mr. Kowalczyk stated that city engineer Andrew Blackley sent his letter of approval. After some discussion, Mr. Wynne made a motion to approve the lot consolidation of 3879 & 3885 Grosvenor Road. Seconded by Mr. Stovall. All ayes. Motion approved. (3-0-0)

The minutes from the January 23, 2014 meeting were voted on. Ms. Zamiska made a motion to approve the meeting minutes and they were seconded by Mr. Wynne. All Ayes. Meeting minutes approved (3-0-0).

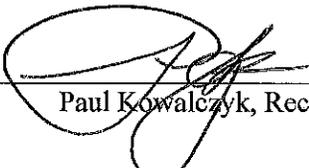
Mr. Wynne made a motion to adjourn the meeting at 7:24 p.m. Seconded by Mr. Stovall. All ayes. Minutes approved. (3-0-0)



Chairwoman Tracie Zamiska

5/22/14

Date



Paul Kowalczyk, Recording Secretary

March 27, 2014

Planning Commission Meeting

- South Belvoir Blvd Lot Consolidation, Preliminary Review

Chairwoman Tracie Zamiska called the meeting to order at 7:00 p.m. at the D'Amico Community Center. Members present: Megan Blubaugh, new member appointed by City Council - Jason Russell, Earl Stovall and Kevin Wynne. Also present: Paul Kowalczyk, Building Commissioner.

South Belvoir Blvd Lot Split, Preliminary review - Paul Kowalczyk explained the case. The Planning Commission looked at this same application in 2005-06 and approved it however it was never recorded. The new applicant, Michael Abdelnour, is presently only in control of two of the three lots. The three lots will be consolidated then split into four lots and developed. The leftover piece of land will then be donated back to the city. The commissioners will need to review it again for the final lot split. No public hearing is required since there are less than five lots. Mr. Abdelnour plans to build on parcels "B", "C", "D" and "E". Mr. Kowalczyk stated that the four parcels meet the requirements for buildable lots. There is a storm sewer that runs through the front of the property. The parcels are at the border of South Euclid and Cleveland. Chairwoman Zamiska will write a letter to Michael Lograsso, Law Director, stating that the commissioners are in agreement and giving tentative approval when the applicant owns all the parcels. The applicant will return for approval when he has the ability to move forward.

Mr. Kowalczyk stated that an upcoming issue will be the school board's plans to build a new bus garage on their property. The Conditional Use application requires a public hearing which may include interest from residents of both cities of South Euclid and Lyndhurst.

Chairwoman Zamiska suggested the possibility of revising the Sign Code that could include more options for signage. She also stated that the updating of the Comprehensive Plan should be completed this year.

Mr. Wynne made a motion to approve the minutes from the February 27, 2014 meeting. Seconded by Chairwoman Zamiska. All ayes. Minutes approved. (3-0-0)

Chairwoman Zamiska suggested that when the Planning Commission introduces legislation that was not requested by City Council that along with the letter of approval a memo be sent to them that includes a detailed explanation.

Mr. Wynne made a motion to adjourn the meeting. Seconded by Mr. Russell. All ayes. Meeting adjourned at 7:25 p.m. (4-0-0)


Chairwoman Tracie Zamiska

5/27/14
Date


Barbara Latini, Recording Secretary