

April 11, 2013

Planning Commission Meeting

- Notre Dame Athletic Fields, 4545 College Rd, Conditional Use Application
- Proposed Synagogue, 2120 South Green Rd, Conditional Use Application
- Public Hearing: Cuyahoga County Public Library, 1876 South Green Rd, Conditional Use

Co-Chairman Tracie Zamiska called the meeting to order at 7:10 p.m. The meeting was held at the Community Center, 1370 Victory Drive. Members present: Arthur Goddard, Jennifer West and Kevin Wynne. Absent: Co-Chairman Ron Sabransky. Also present: Paul Kowalczyk, Building Commissioner, Mike Love, Economic Development Director and Keith Benjamin, Director of Community Services.

Notre Dame College - Dave Armstrong, Vice-President and General Counsel, Tom Meeks, Director of the Physical Plant, Scott Swain, Director of Athletics, all of Notre Dame College and Mike Cyvas of T-K Engineering & Design Group were present. Mr. Armstrong is requesting a Conditional Use permit to resurface the athletic fields with an all weather surface. He stated that it is important to upgrade this year to retain funding from a donor. Phase 1 is the field to the north and Phase 2 is the field to the south (baseball field). Co-Chairman Zamiska set the Public Hearing for April 25, 2013 at 7:00 p.m. The location will be determined. Mr. Goddard asked about a traffic study and aesthetics of the netting. He indicated that the reconfiguration of the drive will be addressed. The city engineer will be reviewing the surface material for the fields and the location of the detention basin.

Proposed Synagogue, 2120 S Green Road - Avi Meystel, co-owner of the building and applicant, was present. He stated that he knows many people who are looking for retail space. He stated that a 1000 square foot room in the basement is proposed to be used for Jewish Orthodox services during the week. Co-Chairman Zamiska set the Public Hearing for April 25, 2013 at 7:15 p.m. The location of the meeting will be determined.

Public Hearing: Cuyahoga County Public Library (CCPL) - Michael Marz, Jesse Rufener, Ryan Gillespie, of the GPD Group and Roger Riachi representing the CCPL were present. Mr. Kowalczyk stated that the city received an application for a conditional use permit from Michael Marz, project manager of the GPD Group and agent for the CCPL to construct a new library on five existing lots that need to be consolidated along South Green Road and Langerdale Blvd. Property owners within 200 feet of the site were sent notices of the public hearing. 22 notices were sent to owners on South Green Road, Langerdale Blvd and Greenway Road. The notice was advertised twice in the Sun Messenger on March 28 and April 4, 2013. Mr. Marz is working to put together plans for the Library. The plans for a 30,000 square foot Library are not yet complete. The site is on South Green Road across from the former Regina High School which is now part of Notre Dame College. The entrance will be coordinated with the reconfiguration of the Notre Dame Drive. He stated that he met with Lauren Lanphear and will maintain some trees that have been identified by him as significant. They will provide a landscaped screening between the parking lot and the property to the south; the property to the north side will also have a landscape barrier. They may request a variance from the Board of Zoning Appeals to lessen the number of parking spaces required.

Co-Chairman Zamiska asked if anyone had questions or comments. Residents from South Euclid were heard from first then others afterwards. There was a two-minute time limit to speak. The following spoke: Victoria Koehn - 1936 South Green Rd submitted an e-mail dated April 10, 2013 and spoke about her concerns for the safety and security of her property which is adjacent and to the south of the proposed Library. She requested as a condition to have a solid wood or stone fence and a buffer of trees and bushes between her property and the Library. She is also concerned about people gaining access to her property from the site and the potential of a negative impact from lighting. Joe Sosnowski - 1904 Langerdale Rd had concerns about clean-up and grooming for his property that is behind the site; also suggested a walkway to the Library for neighbors.

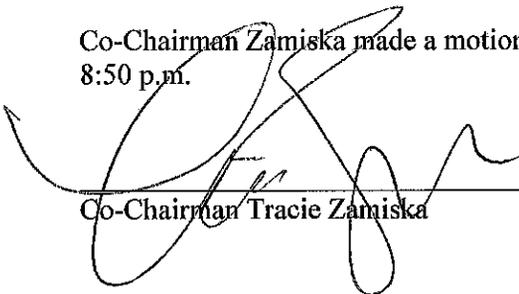
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Yolanda McDonald, 1727 S Green Rd, opposed the new site of the Library and the closing of the existing Library. Linda Pagon - 684 Parkside Blvd, requested more landscaping along South Green Road and less parking on the library site. Jim Simindle - 4400 Greenway Rd, stated that he wasn't sure if it was planned or not but he would be opposed to the adding of another access road that would be next to his house and was also concerned about any possible water problems. Kristina Spoto - 4417 Adrian Rd, stated that she didn't want a new Library and would not use it. Joe Liptow - 4501 Anderson Rd, questioned the sale of one of the lots by the city engineer to the Library. He commented that he didn't like the retention basin across from him at Cutters Creek. William McLaughlin - 4286 Elmwood Rd, questioned the accuracy of the site plan. Diane Mullaly - 4455 Monticello Blvd, stated that she was opposed to the building of a new Library. Kathy Schaefer - 1172 S Belvoir Blvd, was opposed to the development. She expressed her concerns about the safety of the community. Jane Kowall - 4502 Liberty Rd, opposed a new library and had concerns about potential flooding. Councilman Marty Gelfand - 3954 Eastway Rd, did not take a position however he stated that the public didn't ask for a new library. He asked that the commissioners make sure no harm is done to the neighbors. Carol Fernando - 4486 College Rd, was opposed to the closing of the existing Library. Peg Weissbrod - 1084 Dorsh Rd was concerned about traffic and the accessibility of the new location as opposed to the existing Library. Polly Cox Gray - 78 Gaylord Rd, M. Falls 44262 lived here previously for 50 years expressed her opposition to the new Library. Eric Benson - a Lyndhurst resident, discouraged the commissioners from approving the Library. Laurie Senel - 4322 Tamalga Dr, was concerned about the loss of green space. Margaret Douglas - Clearview Rd, Lyndhurst commented about a land issue from years ago when a church and parking lot were built near her home. E-mails were received from the following: Ed Klimas - 4893 South Sedgewick Rd, Lyndhurst, Laurel Freeder, cbeller4@aol.com, B. F. St. Angelo, Peter Tamburro, Lola Rodriguez Jordan; Judy Bateman, Emily Culver, Mary Lu DiLillo and Julia Sheehan. Also received the following article: Storm Water Planning from the Ground Up - Connecting Plant - Soil System Best Management Practices to Site and Soil Conditions by T.A. Houser, J.D. Stover and S. Prebonick.

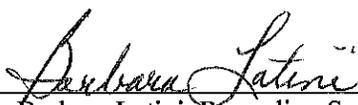
Mr. Kowalczyk, Mr. Benjamin, and the commissioners addressed many of the questions. Co-Chairman Zamiska and Mr. Goddard explained the responsibilities of the Planning Commission. It was stated that the use is allowed however the commissioners can impose reasonable conditions to protect neighbors. The Public Hearing will continue at a later date.

Mr. Goddard made a motion to approve the minutes from the meeting on March 28, 2013. Seconded by Mr. Wynne. Ayes: Mr. Goddard, Mr. Wynne and Co-Chairman Zamiska. (Ms. West was absent.) Minutes approved. (3-0-1)

Co-Chairman Zamiska made a motion to adjourn. Seconded by Ms. West. All ayes. Meeting adjourned at 8:50 p.m.


Co-Chairman Tracie Zamiska

4/25/13
Date


Barbara Latini, Recording Secretary