

April 14, 2011

Planning Commission

- 2011 Comprehensive Plan Update
- Oakwood Rezoning Application – R -75 to C -2
- Oakwood – Developer’s Agreement

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, Ed Gallagher, Economic Development Director, John Cieszkowski of McKenna & Associates, City Planner, Keith Benjamin, Community Services Director and Mike Love, Development Assistant

2011 Comprehensive Plan Update – Chairman Goddard asked if any of the commissioners had any comments. Ms. Zamiska took the opportunity to address the issue that was brought up often in communications with the commissioners by Cleveland Heights residents namely; spot-zoning. She stated that spot-zoning favors a single landowner. She continued to explain, cited legal cases and concluded that spot-zoning had nothing to do with the proposed rezoning of Oakwood. The proposed development is consistent with existing commercial areas on Warrensville Center, Cedar and Mayfield Roads that are adjacent to areas that are zoned residential. Chairman Goddard made a motion to approve the revisions to the South Euclid 2011 Comprehensive Plan. Seconded by Mr. Reynolds. All ayes. Motion approved. (5-0-0)

Oakwood Rezoning Application – R -75 to C -2 – Ms. Zamiska, speaking for all the commissioners, stated that they took a long time to study the issues before them because they wanted to do it right. Ms. West agreed and stated that the commissioners did what was in the best interest of the community taking into consideration their health, safety and the welfare. The decision was not made lightly. Chairman Goddard made a motion to recommend approval of the rezoning of a portion of P.P.N. 704-27-001 known as Parcel “A” of 40.7198 acres per lot split dated March 24, 2011 from R-75 to C-2 Zoning District based upon information including but not limited to:

- TMS Traffic Impact study dated 1/22/2011,
- South Euclid City Department Reports dated 1/2011,
- South Euclid Engineer’s Report dated 2/28/2011,
- McKenna & Associates City Planner’s report dated 3/2/2011,
- The 2011 South Euclid Comprehensive Plan Update,
- April 2011 Retail Gap Analysis – Appendix E of the Comprehensive Plan Update, and
- Eight Planning Commission meetings starting February 10, 2011

Seconded by Ms. Zamiska. All ayes. Motion approved. (5-0-0)

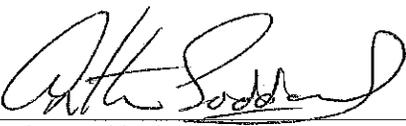
Oakwood Developer’s Agreement – Chairman Goddard made a motion on a matter directly related to the recommendation of the rezoning of Parcel “A” to recommend approval of the Development Agreement dated April 11, 2011. The agreement establishes the development and design guidelines for the Oakwood Development. Seconded by Ms. West. All ayes. Motion approved. (5-0-0)

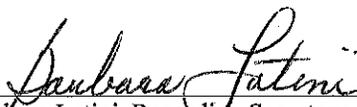
Chairman Goddard made a motion to approve the minutes from the March 17, 2011 meeting. Seconded by Mr. Reynolds. All ayes. Minutes approved. (5-0-0)

Chairman Goddard made a motion to approve the minutes from the March 24, 2011 meeting. Seconded by Ms. West. All ayes except for Mr. Reynolds who was absent at that meeting. Minutes approved. (4-0-0)

Chairman Goddard made a motion to approve the minutes from the April 7, 2011 meeting. Seconded by Ms. Zamiska. All ayes except for Mr. Reynolds who was absent at that meeting. Minutes approved. (4-0-0)

Chairman Goddard adjourned the meeting at 7:15 PM.


Arthur Goddard, Chairman
4/28/2011
Date


Barbara Latini, Recording Secretary