

April 25, 2013

## Planning Commission Meeting

- Huntington Learning Center, 13941 Cedar Road, Sign review
- Notre Dame Athletic Fields, 4545 College Rd, Conditional Use Application, Public Hearing
- Proposed Synagogue, 2120 South Green Rd, Conditional Use Application, Public Hearing
- Cuyahoga County Public Library, 1876 South Green Rd, Work session

Ron Sabransky called the meeting to order at 7:05 p.m. The meeting was held at the Community Center, 1370 Victory Drive. Members present: Arthur Goddard, Jennifer West, Tracie Zamiska and Ron Sabransky. Absent: Kevin Wynne. Also present: Paul Kowalczyk, Building Commissioner, Mike Love, Economic Development Director and Sarah Traxler, City Planner.

Huntington Learning Center – Paul Kowalczyk presented the signage review report. Art Goddard made a motion to approve the sign as presented. Seconded by Mr. Sabransky. All ayes. 4-0-0.

Notre Dame College - Dave Armstrong, Vice-President and General Counsel, Tom Meeks, Director of the Physical Plant, Scott Swain, Director of Athletics, Janet Ashe, Director of Finance all of Notre Dame College and Mike Cyvas of T-K Engineering & Design Group were present. Ron Sabransky opened the public hearing on this matter and Mr. Kowalczyk presented the application before the Commission. Mr. Armstrong presented the overall plan of Phase I and II for the athletic fields. He discussed that the current fields along South Green Road are currently being used in this capacity but due to an all grass field, this area cannot be used for events when it rains. The proposed football field will be turfed. Mr. Sabransky open any comments from the public.

Katie Hanna 4476 College Road – Ms. Hanna asked about the timeline for Phase I and II and raised concerns with parking along College Road. She also had concerns with the locations of the bleachers for the baseball field because they were located adjacent to College Road.

The Commission proposed the question about reorienting the baseball field. Dave Armstrong discussed that the orientation of a baseball field is to be positioned in a North/Northeast orientation. Mr. Cyvas discussed that different associations recommend this orientation and that he would provide documentation to the Commission on his findings.

Dennis Kolesar 4521 Birchwood Road – Mr. Kolesar complained about a noise incident that recently occurred at a sporting event over the weekend. Indicated that the college creates nuisances and noise needs to be looked at.

Carol Fernando 4486 College Road – Ms. Fernando expressed traffic concerns along College Road with sporting events, has concerns with noise and worried about lights on the field.

Norbert Koehn 1936 South Green Road – Mr. Koehn inquired about the height of the bleachers that would be visible from South Green Road and how many seats were for spectators. Mr. Armstrong indicated that the plan would accommodate 1000 people and the stands would be 10 rows high. He also indicated that along the baseball field in phase II, 20' to 30' poles would be installed for netting to stop any stray balls.

Carol Fernando 4486 College Road – Ms. Fernando raised additional concerns about the library project and the new entry drive that would be installed across the street from Notre Dame entry. She also inquired about security on campus. Mr. Armstrong explained the security force on campus and that the traffic engineers have reviewed the proposed intersection.

Katie Hanna 4476 College Road – Ms. Hanna felt that there was a lot of littering around the college. Mr. Meeks explained how the college manages garbage and litter pick up on the campus.

Mr. Goddard would like the college to review the portable toilets and if they should be secured at night. Also to investigate a permanent toilet shelter and concession building. A cross section should be developed to show the change in elevation from South Green Road, through the grass berm and the final field elevation. Look at how much of the berm might block the bleachers from South Green Road. Mr. Cyvas discussed the elevations of the street, berm and field.

Sarah Traxler, City Planner, presented her review letter to the Commission and it was entered into the file. The Commission will recommend that the designer review the letter and offer any response.

Mr. Armstrong discussed the urgency in approving the conditional use application because funding was just made available for the project with the condition that the field would be ready for the fall season. The Planning Commission discussed that the approval was still contingent upon receiving some additional information.

Mr. Kowalczyk explained the following process to keep the project on track. The design engineer will complete the engineering for Phase I and forward to the City Engineer for review. If all aspects of grading, drainage and stormwater management are addressed and approved, the City will issue a “phased approval” to begin the infrastructure for the project. Prior to the next planning commission meeting on May 9<sup>th</sup>, the college will submit the following items for review:

#### Phase I

1. Provide the revised entry way to the site that will correspond with the library project.
2. Provide the cross section of South Green Road, berm, field elevation and proposed bleachers.
3. Indicate security measures for portable toilets.
4. Investigate areas for bicycle racks.
5. Refer to Sarah Traxler report for wayfinding signage.

The public hearing was not closed and will continue at the next meeting on May 9<sup>th</sup>. If all items are submitted and approved, the recommendation for Phase I will be forwarded to City Council for their review and approval. City Council has the option to hold a public hearing but it is not required. Ms. Hanna requested that City Council hold a public hearing.

The College will continue working with the Planning Commission on items relating to Phase II so that portion of the conditional use application can be approved. Those issues are:

1. Proposed netting.
2. Concerns raised by residents along College Drive, potential fencing, bleachers and parking.

At this time lighting is not to be installed on the field. Should lighting be proposed in the future, Notre Dame College will be required to bring that back in front of the Planning Commission for review.

After the May 9<sup>th</sup> meeting, the next meeting of City Council will be May 13<sup>th</sup>. Notre Dame College should also look to get in front of the Architectural Review Board.

2120 South Green Road – Mr. Sabransky opened the public meeting and Mr. Kowalczyk presented the application for the Commission. Avi Meystal explained the reason for the synagogue and the use of the space in the lower level of the building for worship purposes. Since the building and site were existing, many of the land requirements cannot be met as stated in the zoning report prepared by Mr. Kowalczyk. The Commission was in favor of the applicant requested variances for these issues and would support the BZA granting them based on existing conditions of the site and building. No individuals from the public spoke at the hearing and the public hearing was closed.

Mr. Goddard made a motion to recommend approval of the conditional use to City Council based on the following condition:

1. The applicant receives the variances stated in the report for both building and parking regulations.

Tracie Zamiska seconded the motion. All ayes. 4-0-0.

Work session: Cuyahoga County Public Library (CCPL) - Michael Marz, of the GPD Group was present. Ms. Zamiska discussed a comment sent into the Commission about erecting a wall/fence along the south property line to buffer the Koehn property to the south. It was suggested that the barrier be erected prior to the start of construction to afford protection of the property owner during the course of construction. Mr. Marz indicated that the site plan is still evolving and that they are currently working out issues on the site that have been brought up at the meeting. They are working on the site plan, landscape plan, looking at a reduction in the parking count and need some additional information on the specific bicycle rack. Mr. Goddard would be forwarding a copy of the "draft" mitigation report to Mr. Marz.

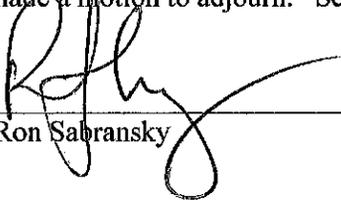
Mr. Kowalczyk provided a copy of an email from Chagrin Valley Engineering relating to stormwater management and provided a response from Mike Swieghart (Traffic consultant) regarding crosswalk locations.

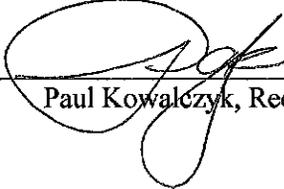
Master Plan: Sarah Traxler: Ms. Traxler spoke about the master plan process and went over the schedule for the remainder of the year and the different milestones that she is looking to achieve through the process. The schedule will be forwarded to the commission members. It is anticipated that there will be committee and public meetings held during the month of May and June; the creation of a vision statement; develop a plan for the Mayfield Road corridor and locate other development sites in the City; test the plan with the public in October; and seek Planning Commission and City Council approval in November/December.

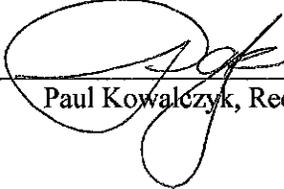
Mr. Sabransky made a motion to approve the minutes from the meeting on January 24, 2013. Seconded by Mr. Goddard. Ayes: Mr. Goddard, Mr. Sabransky and Ms. Zamiska. (Ms. West was absent.) Minutes approved. (3-0-1)

Ms. Zamiska made a motion to approve the minutes from the meeting on April 11, 2013. Seconded by Mr. Goddard. Ayes: Mr. Goddard, Mr. Sabransky, Ms. Zamiska and Ms. West. Minutes approved. (4-0-0)

Ms. Zamiska made a motion to adjourn. Seconded by Ms. West. All ayes. Meeting adjourned at 9:45 p.m.

  
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Co-Chairman Ron Sabransky

  
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Date

  
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Paul Kowalczyk, Recording Secretary

MAY 9<sup>th</sup> 2013

5/9/13