

May 9, 2013

## Planning Commission Meeting

- Continuation Public Hearing: Notre Dame College, 4545 College Rd, Conditional Use, Athletic Fields
- Cuyahoga County Public Library, 1876 South Green Rd, Preliminary Plans

Co-Chairman Ron Sabransky called the meeting to order at 7:05 p.m. Members present: Arthur Goddard, Jennifer West and Kevin Wynne. Absent: Co-Chairman Tracie Zamiska. Also present: Paul Kowalczyk, Building Commissioner and Keith Benjamin, Director of Community Services.

7:00 p.m. - Continuation of Public Hearing, Notre Dame College - Janet Ashe, Dave Armstrong, Vice-President and General Counsel, Tom Meeks, Plant Director, Scott Swain, Athletic Director, all of Notre Dame College, Mike Cyvas, civil engineer and Robert Fiala of Then Design Architects (tda) were present. Mr. Kowalczyk stated that Notre Dame appeared before the Architectural Review Board (ARB) on May 9<sup>th</sup>. The Board approved the football field, paving around it, black vinyl-clad chain link fence, goal posts, retractable safety netting, earthen berm and scoreboard. The bleachers were not yet approved because plans need to be submitted to the ARB even if it is not a permanent structure. Mr. Armstrong stated that Notre Dame only has funding for Phase I at this time which will be the all purpose athletic field. He displayed the view of the athletic field from the perspective of someone driving on South Green Road going northbound or southbound as requested by the Planning Commission.

Co-Chairman Sabransky asked if anyone in the audience had comments or questions:

Ellen Cherry of 1859 Lawnway Road asked about the drainage from the field. Mr. Cyvas stated that the submitted plans for storm water management surpass the requirements by the city.

Lauren Baird of 4626 Birchwold Road had concerns about the parking. Mr. Armstrong answered that the usage has not changed; just the surface of the fields. There is plenty of parking on site.

Katy Mullally of 1856 Lawnway Road asked about the number of people who attend home games. Mr. Armstrong stated about 1000-2000 could attend the games. Ms. Mullally also expressed concerns about the parking on Lawnway Road.

Linda Pagon of 684 Parkside Blvd asked about the number of games. Mr. Armstrong answered that the maximum number of games for a football season would be six however the field may be leased out for others in the community to use.

Jane Kowall of 4502 Liberty Road asked about changing the address for the college so that a search on the internet would bring traffic to the South Green entrance; not to College Rd. Mr. Armstrong replied that the main drive was changed to South Green Road at the request of the city.

Ryan Cary of 4476 College Road wanted to know exactly what will be built since funding is an issue. Mr. Armstrong answered that the field surface, fencing around the field, bleachers and continuation of the earthen berm will be completed for sure and more will be done as funds are available.

Mr. Armstrong answered many additional questions from the residents. The residents on Lawnway Road complained that they did not receive a notice about the Public Hearing. Co-Chairman Sabransky closed the Public Hearing.

After some discussion about possible conditions, Chairman Sabransky made a motion to approve the conditional use for the multi-purpose athletic fields, Phase 1, with the following conditions:

- 1. The storm water runoff is a Health, Safety and welfare issue and per §762.05 (1) (2), therefore the final design of the storm water management system and location shall be approved by the City of South Euclid's Engineer.*
- 2. Notre Dame shall revise the driveway ingress / egress access on South Green Road to:*
  - a. The ingress / egress on South Green Road shall align with the proposed Public Library ingress / egress on South Green Road.*
  - b. The ingress / egress shall be reconfigured to decrease the total apron width on South Green Road.*

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- c. The ingress / egress on South Green Road shall be implemented per the recommendations and approval of the City of South Euclid Traffic Commissioner.*
- 3. *As part of the Phase I development of the multi-purpose field, the Notre Dame College will submit design and construction plans to the City of South Euclid's Planning Commission, Architectural Review Board and other appropriate City officials for review and approval for:*
  - a. The decorative fence located along South Green Road,*
  - b. The permanent grandstands,*
  - c. Any additional construction of any structures and/or appurtenances associated with the usage of the multi-purpose field.*
- 4. *Notre Dame College will comply with the October 24, 2003 Conditional Use item #1 signage requirement.*
- 5. *Notre Dame College will apply for a conditional use application for the Phase II review by the South Euclid Planning Commission upon availability of funding for the development of the baseball field.*

Seconded by Mr. Goddard. Ayes: Mr. Goddard, Ms. West, Co-Chairman Sabransky.  
Nay: Mr. Wynne. Motion approved. (3-1-0)

Cuyahoga County Public Library - Michael Marz displayed the preliminary site plan for the Library. The proposed plan shows saving some trees and adding more trees in the parking lot. He presented conceptual plans by displaying elevations in color of the building which included: red brick, some stone, a tower element, dormers, gable, front door facing south to the parking lot, trash enclosure, book drop off, pick-up window and bicycle rack area.

Mr. Goddard made a motion to approve the minutes from the March 14, 2013 meeting. Seconded by Co-Chairman Sabransky. Ayes: Mr. Goddard, Mr. Wynne and Co-Chairman Sabransky. Abstained: Ms. West. Minutes approved. (3-0-1)

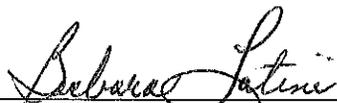
Mr. Goddard made a motion to approve the minutes from the April 11, 2013 meeting. Seconded by Mr. Wynne. Ayes: Mr. Goddard, Ms. West and Mr. Wynne. Abstained: Co-Chairman Sabransky. Minutes approved. (3-0-1)

Co-Chairman Sabransky made a motion to approve the minutes from the April 25, 2013 meeting. Seconded by Ms. West. Ayes: Mr. Goddard, Ms. West and Co-Chairman Sabransky. Abstained: Mr. Wynne. Minutes approved. (3-0-1))

Co-Chairman Sabransky made a motion to adjourn the meeting. Seconded by Ms. West. Meeting adjourned at 9:00 p.m.

  
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Co-Chairman Ron Sabransky

6-13-13  
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Date

  
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Barbara Latini, Recording Secretary