

May 28, 2015

Planning Commission

- 14141 Cedar Rd, Rezoning, Set date for Public Hearing
- 2100 Warrensville Center Rd, Panda Express, Site plan review
- 2100 Warrensville Center Rd, Panda Express, Set date for Public Hearing, Conditional use application

Chairman Jason Russell called the meeting to order at 7:00 p.m. at the D'Amico Community Center. Members present: Megan Blubaugh, Dan Ivins and Earl Stovall. Absent: Tracie Zamiska. Also present: Paul Kowalczyk, Building Commissioner.

14141 Cedar Rd, Rezoning, Set date for Public Hearing - Chairman Russell asked Mr. Kowalczyk to present the application. Mr. Kowalczyk stated that there is an application for rezoning and a map amendment which was initiated by Emmco Realty Group, authorized agent for MR Management LLC. The Law Director created Ordinance 10-15 dated May 11, 2015. City Council received the proposed Ordinance and referred it to the Planning Commission. Mr. Kowalczyk indicated that the Planning Commission's duty now is to set the date for the Public Hearing for rezoning. Jeff Soclof with Emmco Realty Group stated that his purpose at the meeting is in regards to the property at Miramar Blvd and Cedar Road. He introduced Dr. Gina Fixler and her husband Samson Fixler. Mr. Soclof proposes the construction of a Class A medical/dental office on .59 acres of the overall site for Dr. Fixler. The medical building would be 4167 square feet. Secondly, he would like to rezone the entire parcel for uses consistent with a Limited Commercial C-1 zoning district. The entire property is currently zoned Residential. A home he called subsidized housing was built on a parcel that was part of the original lot. The Synagogue was torn down around the year 2003. There would be .79 acres on the residual land however there are no plans yet. Dr. Fixler's office is now in the Waterstone Medical building in University Heights. Mr. Soclof stated that bringing Dr. Fixler to South Euclid would bring tax money to the city. Chairman Russell made a motion to set the date of June 25th at 7:15 p.m. for the Public Hearing. Seconded by Mr. Stovall. All ayes. Motion approved. (4-0-0)

2100 Warrensville Center Rd, Panda Express, Site plan review - Jason Stucker, project architect and Tyler Forcillo, senior project manager for Panda Express were present. Mr. Kowalczyk explained that the Cedar Center Zoning District was created in the year 2000. The original plan was to have one developer for the entire project however GFS and Bob Evans both purchased the land for their buildings. Coral Development and Deville purchased most of the land but the parcel leftover that the city owns is the one being discussed. When Cedar Center was developed the actual buildings were built farther back than the original plans allowed and a variance was needed to build. In 2011, the city sought a variance to allow a lot split for two parcels that were not compliant with the Cedar Center District requirements in lot frontage and area. Panda Express will also need to seek a variance to build. The reports from Fire, City Engineer and Police do not have any issues with the site plan. Mr. Stucker went over the plan with the commissioners. He stated that the building will be at the northwest corner of Warrensville and Stanhope. The primary frontage would be on Warrensville Center Road with access from Stanhope, there are 26 parking stalls on site and five cars could stack for the drive-thru. He indicated where the landscaping and trees will be planted, connecting of the sidewalks to the existing sidewalks, the location of the dumpster and the location of the outdoor dining which will be at the northeast corner of the lot. Mr. Stucker and Mr. Forcillo answered questions and received recommendations from Chairman Russell and the commissioners regarding:

1. Narrowing of the access drive to 22 feet instead of 26 feet and keeping the drive one-way.
2. Ideally making the parking spaces to be on an angle which would promote going one way.
3. Extending of the fence on the northern section of the property and creating a buffer.
4. Business hours: 11:00 a.m. to 9:00 p.m.
5. Drive-thru order should be filled in two minutes.
6. The positioning of the dumpster which will match the building and adding screening using tall plantings around the dumpster.

Chairman Russell made a motion to defer the vote on the site plan review. Seconded by Ms. Blubaugh. All ayes. Motion approved. (4-0-0)

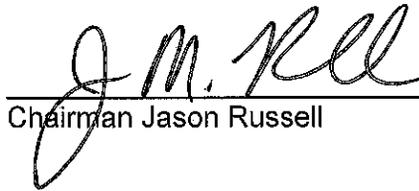
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2100 Warrensville Center Rd, Panda Express, Set date for Public Hearing, Conditional Use application -
There are two conditional use applications: one for outdoor dining and the other for the drive-thru. Chairman Russell set the Public Hearing for June 25, 2015 at 7:00 p.m. The site plan and the conditional use will both be voted on June 25th. Chairman Russell made a motion to approve the Public Hearing for June 25, 2015 at 7:00 p.m. Seconded by Mr. Stovall. All ayes. (4-0-0) Mr. Kowalczyk indicated that the applicant will be going before the Architectural Review Board on June 10th and the Board of Zoning Appeals on June 23rd.

Ms. Blubaugh made a motion to approve the minutes from the May 14, 2015 meeting. Seconded by Mr. Stovall. Ayes: Ms. Blubaugh, Mr. Ivins and Mr. Stovall. Abstain: Chairman Russell. (3-0-1)

Chairman Russell made a motion to adjourn the meeting. Seconded by Mr. Ivins. All ayes. Meeting adjourned at 7:45 p.m. (4-0-0)


Chairman Jason Russell

6/25/15
Date


Barbara Latini, Recording Secretary