

June 25, 2015

Planning Commission

- Public Hearing, 14141 Cedar Rd, Rezoning application
- Public Hearing, 2100 Warrensville Center Rd, Panda Express, Conditional use application
- Master Plan, discussion

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, Earl Stovall and new member Neil Weeks. Also present: Paul Kowalczyk, Building Commissioner and Councilwoman Jane Goodman

7:00 p.m. Public Hearing, 14141 Cedar Rd, Rezoning application - Jeffrey Soclof of Emmco Realty Group authorized agent of M-R Management LLC, has applied and requested to rezone the property on Cedar Road at the northeast corner of Cedar and Miramar Roads. The application as submitted is seeking the rezoning from an R-50 Residential District to a C-1 Limited Commercial District. Mr. Soclof displayed the elevations for the proposed medical building for Dr. Fixler and the site plan. The proposed building would be 4167 square feet and the plan is to employ 15 employees. Chairman Russell opened up the questions to the audience. Councilwoman Jane Goodman - 4034 Wyncote Road, asked questions about the appearance of the building, storm water management and commented that it would be better to be rezoned to R-O so that no fast food operation could move in. She liked the idea of a medical building being proposed however she thought that could be accomplished in an R-O district. Ivan Soclof commented that the property could be a service type business or a bank if the property was rezoned C-1. Butel Weeks - 4214 Ellison Road, didn't like the idea of a fast food restaurant being allowed at the site. Councilwoman Goodman asked Mr. Kowalczyk to list the uses in an R-O District and a Limited Commercial, C-1 District. Mr. Kowalczyk recommended that the entire lot be rezoned since it would look like spot zoning if only a portion was rezoned. Deidre Weeks - 4233 Wyncote Road, asked questions about the R-O district. She did not want the property rezoned to a C-1. Jason Matlock - 4162 Okalona Road, commented he did not want to see the property rezoned to C-1. Chairman Russell recommended to deny the rezoning to a C-1 however to consider the R-O rezoning instead.

Chairman Russell made a motion to close the Public Hearing. Seconded by Mr. Ivins. All ayes. Motion approved. (5-0-0)

Chairman Russell made a motion to deny the rezoning from an R-50 to a C-1 Zoning District and recommends that City Council consider an R-O designation for this rezoning. Seconded by Ms. Blubaugh. All ayes. Motion approved. (5-0-0)

7:00 p.m. Public Hearing, 2100 Warrensville Center Rd, Panda Express - Jason Stucker of Klover Architects, agent for Panda Express on behalf of the City of South Euclid, owner of the property at 2100 Warrensville Center Road, has requested conditional use approval for the site plan, the drive-thru and the outdoor seating. Jason Stucker revised the site plan to the specifications requested by the Planning Commission and the Architectural Review Board (ARB). Mr. Stucker stated that the outdoor dining consists of 16 freestanding chairs, tables and umbrellas and a railing to protect seating. Chairman Russell asked if anyone had questions. Deidre Weeks - 4233 Wyncote Road, wanted to know the name of the gentleman with Mr. Stucker. Quan Chen introduced himself and stated that he represents Panda Express. Chairman Russell closed the Public Hearing.

After some discussion about ways to discourage drivers from entering the drive-thru incorrectly, Chairman Russell made a motion to approve the conditional use *for the site plan* with the following conditions: the applicant receives ARB approval and that removable bollards are placed in the striped area. Seconded by Mr. Ivins. All ayes. Motion approved. (5-0-0)

Chairman Russell made a motion to approve the conditional use *for the drive-thru* with the condition that removable bollards are placed in the striped area. Seconded by Mr. Stovall. All ayes. Motion approved. (5-0-0)

