

July 14, 2011

Planning Commission

- Public Hearing, 1980 South Green Road – Conditional Use, child daycare center
- 774 South Green Road – Tire Time building expansion, site plan review
- 4271 Mayfield Rd – Family Dollar, site plan review
- 4122 Mayfield Road – Mr. Hero site plan review
- Cedar Center Site Plan Review
- Discussion: Parking and Landscape Ordinance

Ron Sabransky filled in for Chairman Arthur Goddard until he could arrive from being out of town. He called the meeting to order at 7:05 P.M. Members present: Andre Reynolds, Jennifer West and Tracie Zamiska. (Chairman Goddard arrived after the closing of the public hearing for 1980 S Green Rd.) Also present: Paul Kowalczyk, Building Commissioner and Mike Love, Development Assistant.

7:05 PM: Public Hearing, 1980 South Green Road – Conditional Use, child daycare center – Mr. Sabransky opened the public hearing and asked Mr. Kowalczyk to explain the application. Mr. Kowalczyk stated that an application was submitted to the building department by Hemda Jacobs and Rabbi Eric Jacobs for a conditional use permit for a child daycare center in a Residential-Office (R-O) District. The notice was published in the Sun Newspapers on June 30 and July 7, 2011. No responses regarding the application were received. Mr. Sabransky asked if anyone in the audience would like to comment. Rabbi Yossi Marozov, previous owner of Friendship Circle 1980 South Green Rd, spoke in support of the new daycare center. Mr. Sabransky asked if the commissioners had any comments then proceeded to read the proposed conditions. Mr. Sabransky closed the public hearing. He made a motion recommending approval of the *Conditional Use Application* for the Daycare Center at 1980 South Green Road to the City Council of the City of South Euclid with the following conditions:

- Condition 1: The Daycare Center building will be used to provide day care for infants through preschool children. The proposed operation is between the hours of 7:30 am through 6:00 pm Monday through Friday. Therefore, the facility shall have the following improvements for the safety, health, and welfare of the users of this facility.
- a. The kitchen shall remain a food staging area and permitted reheating of catered foods. If the kitchen use changes to food preparation and cooking the kitchen shall be upgraded to be compliant with the current codes.
 - b. The usage of the rear boiler room as a storage area is limited to non-hazardous materials; and the owner shall establish and maintain a physical identification method of the off-limit areas within the rear boiler room as identified within the Fire Inspector's report; and
 - c. Any other non-compliance findings noted through inspection or application by other City agencies or the Ohio Building Code.
- Condition 2: This conditional use permit shall apply to the Day Care Center and any program / activity that is directly associated with the intended use and operation of the Day Care Center; and only the following uses as specified within the agreement between the buyer and seller shall be permitted to continue provided that any party does not terminate the agreement:
- a. Gymboree: toddlers exercise program.

Seconded by Mr. Reynolds. All ayes. (4-0-1) (Chairman Goddard arrived after the public hearing and was not eligible to vote.)

774 South Green Road – Tire Time building expansion, site plan review – Dave Warner applied for site plan approval for a new addition to his building on the northwest corner of Monticello Blvd and South Green Road. The building department review had no objections except that the landscaping requirement of fifteen per cent of the property needs to be met. The Fire Department review by Fire Inspector Jim Davis and the Police Department review by Traffic Commissioner Bob Abele had no objections. Dave Warner stated that he has been in business since 1984. The first site of the business was on the northeast corner of Monticello Blvd and South Green Road. His lease was not renewed

there so he purchased the site where he is located now. The building will be constructed with split-face block. With the larger building the tires will be stored inside and more bays will allow for tire changes inside and automotive service repairs. Mr. Kowalczyk stated that the Architectural Review Board gave approval at the meeting on July 13, 2011. After some discussion, Mr. Sabransky made a motion to recommend approval of the site plan. Seconded by Ms. West. All ayes. Motion approved. (5-0-0)

4271 Mayfield Rd – Family Dollar, site plan review – Mike Cipriani, building owner, was present. Even though approval by the planning commission is not necessary, Family Dollar wanted to make sure that the truck deliveries onto the site would be acceptable by the city. Judd Kline developed the plans that showed the entire site of the property where Family Dollar plans to locate. Traffic Commissioner Bob Abele and Mr. Kowalczyk had no objections. Mr. Kowalczyk will write a letter to Mike Cipriani that includes the outcome of his review and that of the planning commission and the traffic commissioner.

4122 Mayfield Road – Mr. Hero site plan review – Glenn D. Siegler, of Mayfield-Felton Investments was present. Plans for remodeling were submitted last year. Now that the applicant has complied with all the requirements, he requested a site plan review for a new drive-thru lane. Traffic Commissioner Bob Abele approved the plan that allows for the stacking of four cars. After some discussion, Chairman Goddard asked about the hours of operation and questions about the stacking of cars. Mr. Kowalczyk will address both questions after speaking with the applicant and the traffic commissioner. He will be prepared to discuss both questions at another meeting.

Cedar Center Site Plan Review – Peter Rubin, Jeff Epstein and Judd Kline were present. Mr. Kowalczyk stated that the Architectural Review Board (ARB) had approved the plans at the meeting on July 13, 2011. Mr. Rubin explained the revised site plan and displayed a preliminary landscape plan. For the public area, the stamped concrete will also serve as parking. Mr. Ruben addressed the question from Chairman Goddard about the possibility of eliminating the striping on the stamped concrete by saying that a different color than yellow may be used; possibly a grey tone. There was an ongoing discussion. The commissioners would like to meet with the ARB regarding the “Cedar Center North” sign on the top of the building. Mr. Kowalczyk stated that the ARB liked that element and would be supportive if a variance was required from the Board of Zoning Appeals. Mr. Rubin stated that he didn’t think of it as a sign but more a “branding”. The commissioners agreed that the applicant could proceed with having the site drawings prepared however they would like to see the elevations of the buildings before they proceed with a vote.

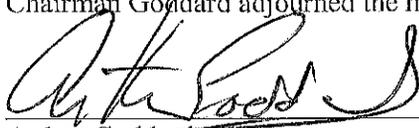
Discussion: Parking and Landscape Ordinance – The commissioners discussed some revisions however more discussion will take place at another meeting.

Mr. Sabransky made a motion to approve the minutes from the May 25, 2011 meeting. Seconded by Chairman Goddard. All ayes except Ms Zamiska who was absent on that date. Minutes approved. (4-0-1)

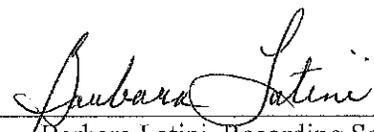
Mr. Sabransky made a motion to approve the minutes from the June 9, 2011 meeting. Seconded by Chairman Goddard. All ayes except for Mr. Reynolds and Ms. West who were absent on that date. Minutes approved. (3-0-2)

Mr. Sabransky made a motion to approve the minutes from the June 23, 2011 meeting. Seconded by Mr. Reynolds. All ayes. Minutes approved. (5-0-0)

Chairman Goddard adjourned the meeting at 9:10 PM.


Arthur Goddard, Chairman

8/25/11
Date


Barbara Latini, Recording Secretary