

July 23, 2015

Planning Commission

- Comprehensive Master Plan, 2015, discussion, Chapters 3 & 4, Neighborhoods and Parks section
- 2015 Comprehensive Master Plan, discussion, implementation/goals and objectives
- Set date Public Hearing for Master Plan
- Used Car Sales, 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, Neil Weeks. Also present: Paul Kowalczyk, Building Commissioner

7:00 p.m. Comprehensive Master Plan, 2015, Discussion, Chapters 3 & 4, Neighborhoods and Parks –
Reviewing residential character, Chairman Russell asked if there are any questions. Mr. Ivins stated he does not care for the verbiage, “great recession”, makes the text sound whiny. Could the Home Heritage Program be mentioned in this section? Chairman Russell suggested it be mentioned in the goals section, but with a broad overview of possible programs with funding partners, rather than mentioning specific programs as they may change in the future.

Mr. Weeks discussed the connectivity section, does the plan have a format for it. Would like to see neighborhoods identified. Some already are, such as Plai-Win, Avondale/Argonne group, would like to see more.

Residential zoning districts; has there ever been talk about changing way to describe zoning district.

Mr. Weeks feels the statement that the decline in housing market of 2000 does not apply to SE, should be redefined for SE market, decline began in 2008.

Neighborhood initiatives; should have a list of properties that are bungalow retrofits. Grants should be listed as to how they have helped neighborhoods, how the funds are used, such as community gardens, bungalow retrofit. Possible future implementations?

Neighborhood associations; possibly explain what associations are in each neighborhood and tell how/why they formed, give guidelines for others to start other associations.

Parks: Parks are only shown; no discussion in plan of upkeep or visions for future or new, board agrees this is a weak section. Should identify pocket parks.

Master Plan – implementation and goals-

Went over goals.

Comments;

- Parks and recreation- maintenance is weak, restrooms and water fountains not kept up well at all. Not inviting for residents or visitors from outside the city, does not give good impression.
- Business districts – no mention of business outreach, need greater focus on outreach; Commissioner Kowalczyk mentioned that there is a booklet being worked on for this; also One South Euclid does work to attract new businesses (this is mentioned in section 7f)
- Discussion on transportation and access; focus on safe routes to schools

Chairman Russell stated there are 16 goals; should Planning Commission prioritize the goals or leave as is? Possibly poll the community to prioritize? Commissioner Kowalczyk pointed out that on page 82, implementation; set priorities and time frame.

Discussion on Implementation:

- Planning & Zoning – need to match objectives and goals for implementation, time frames do not always match
 1. sign code should be priority A instead of B
 2. senior housing – find it strange to list specific locations, should focus on need for it throughout city and not specific sites
 3. parks and recreation should be higher priority or at least better time frame
 4. some discussion on noise ordinance

Discussion on civic improvement and circulation improvements; would like to see road diet as priority A and bicycle network priority A.

Some discussion on economic development, blighted structures and social events.

Resident, Linda Pagan, asked board members if they have studies or research on the fiscal impact of any of the proposed changes. She feels communication between city and residents is failing and says many others feel this way.

Chairman Russell stated he has not looked at that information, but higher density housing benefits from some changes. The comprehensive plan is meant to be an inspirational document.

Set date for Public Hearing, Master Plan -

Chairman Russell made motion to set the date for the public hearing on August 27, 2015.

Mr. Weeks seconded. All ayes.

Discussion - Used car sales study

Commissioner Kowalczyk gave introduction to discussion on the used car sales study. Study was done in response to business owner who was denied business for used car sales as property does not meet frontage requirement to sell used cars. Frontage required is 300 ft. Did study to possibly look into changing to 250 ft. Commissioner Kowalczyk gave numbers to how many businesses qualify now and how many would fit requirements if changed. Board agreed that increasing allowable numbers does not coincide with bettering the city and rezoning could attract too many more used car sales lots.

Mr. Ivins made motion to keep lot frontage for used car sales as is.

Neil Weeks seconded. All ayes.

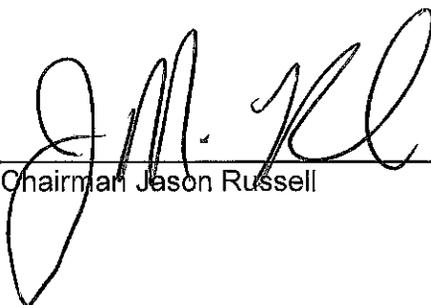
Review of minutes

Chairman Russell made motion to approve June 25, 2015 minutes. Ms. Blubaugh seconded. All ayes.

Ms. Blubaugh made motion to approve minutes from May 14, 2015, Mr. Stovall seconded.

Ms. Blubaugh, Mr. Stovall, Mr. Ivins-ayes, abstain: Chairman Russell, Mr. Weeks.

Chairman Russell made motion to adjourn meeting. Adjourned: 8:20 pm

 8/27/15
Chairman Jason Russell Date



Monica Ferrante, Acting Recording Secretary