

July 26, 2012

## Planning Commission

- Public Hearing, Conditional Use, Walmart Drive-thru, Warrensville Center Road
- Cedar Center Petsmart Sign Review, 13923 Cedar Road
- Cedar Center Menchie's Sign Review, 13905 Cedar Road

Chairwoman Jennifer West called the meeting to order at 7:04 p.m. Members present: Arthur Goddard and Tracie Zamiska. Absent: Andre Reynolds and Ron Sabransky. Also present: Paul Kowalczyk, Building Commissioner

7:05 p.m. – Public Hearing – Chairwoman West opened the Public Hearing to review the Walmart drive-thru conditional use application. Chairwoman West asked Mr. Kowalczyk to explain the application. He stated that Michael Hicks of SGA Design Group, agent for the property owner Walmart Real Estate Business Trust, applied to locate a drive-thru along the south side of the proposed Walmart building. He stated that the Planning Commission is obligated to hold a public hearing. The drive-thru is required to obtain a conditional use permit within the Oakwood Commons development per the June 28, 2011 Development Agreement. If there was not a development agreement, conditional use approval would not be required. A total of 229 notices were sent to property owners within 200 feet of the project with 11 notices being returned. Properties on Revere Road, Bainbridge Road, Berkeley Road, Bendemeer Road, East Antisdale Road and Warrensville Center Road received notices. The city did not receive any responses to the notices that were sent out. Mr. Hicks introduced Mitchell Schneider, President of First Interstate Properties. He then proceeded to point out on the site plan the location of the Walmart drive-thru on the south side of the proposed building. He stated that even though the Walmart plans to be open 24 hours, the drive-thru and pharmacy will be open for limited hours. There will not be a window but a clear audio/video station and a pneumatic tube delivery system between the customer and the operator in the pharmacy at a different location of the building. The drive-thru lane is wide enough for two cars in case someone would want to exit, there would be enough room.

Chairwoman West asked the commissioners if they had any comments or questions, then she asked the audience. The following people asked questions or gave comments: Constance Brown – 3898 East Antisdale Road, Lillian Syndr – 3769 East Antisdale Road, Fran Mentch – 1413 Lynn Park, Cleveland Heights, Veronica Tidmore – 3838 Bainbridge Road, Cleveland Heights and William Hills – 1853 Warrensville Center Road. Chairwoman West closed the Public Hearing.

She then made a motion to recommend approval of the *Conditional Use Permit for the Drive Through at 1516 Warrensville Road*, to the City Council of the City of South Euclid. This recommended approval is also in accordance with Section 772.12 of the new chapter 772 "Parking" of Title Seven of Part Seven of the "The Planning and Zoning Code" of the codified ordinances of the City of South Euclid, Ohio. Section 772.12 establishes the following:

- Condition: 1 That if a drive through is provided at 1516 Warrensville Road, that the property owner and/or lessee provide stacking space for the queuing of vehicles awaiting service as determined by the South Euclid Traffic Commissioner.
- Condition: 2 That each stacking space shall be twenty (20) feet long, and a minimum of nine (9) feet wide.
- Condition: 3 That the lane widths should be delineated with pavement markings (individual spaces within the lane do not need to be marked).
- Condition: 4 Stacking spaces shall be in addition to the required parking spaces and must not be located within a required driveway, internal circulation system, or parking aisle.

Seconded by Mr. Goddard. All ayes. Motion approved. (3-0-0)

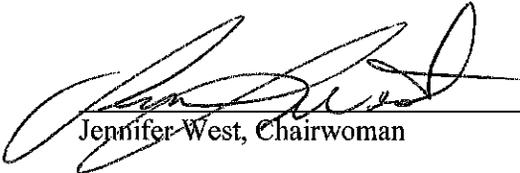
Continued, Planning Commission Minutes, July 26, 2012

Petsmart Signage – After some discussion, Mr. Goddard made a motion to approve the Petsmart signage at 13923 Cedar Road with the correction that the square footage of Sign A should be 207.93, not 169.21. This correction in square footage did not impact the overall permitted signage of 272 square feet for this establishment. Seconded by Ms. Zamiska. All ayes. Motion approved. (3-0-0)

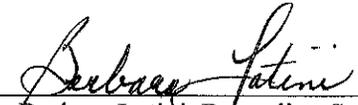
Menchie's Signage - After some discussion, Chairwoman West made a motion to approve the Menchie's Yogurt signage at 13905 Cedar Road with the stipulation that Menchie's Yogurt must comply with the sign computation requirements provided in Section 770.06 (a) (2) of the Planning and Zoning Code for the City of South Euclid, Ohio. In order to comply with these requirements, the permitted square footage for signage for this establishment is 30 square feet. The submitted application provided signage in the amount of 37.13 square feet. Seconded by Mr. Goddard. All ayes. Motion approved. (3-0-0)

Chairwoman West made a motion to adjourn the meeting. Seconded by Ms. Zamiska. All ayes. (3-0-0)

Meeting adjourned at 8:40 p.m.

  
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Jennifer West, Chairwoman

8.23.12  
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Date

  
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Barbara Latini, Recording Secretary