

August 22, 2013

Planning Commission Meeting

- Cuyahoga County Public Library, 1876 South Green Rd, Continuation of public hearing

Ron Sabransky called the meeting to order at 7:09 p.m. The meeting was held at the Community Center, 1370 Victory Drive. Members present: Arthur Goddard, Jennifer West, Ron Sabransky and Kevin Wynne. Tracie Zamiska was not in attendance. Also present: Paul Kowalczyk, Building Commissioner.

Continuation of Public Hearing: Cuyahoga County Public Library (CCPL) – Mr. Sabransky opened the public hearing and asked Paul to re-read the application. After reading the application, Mr. Kowalczyk stated that additional notifications were sent out to all individuals on the original mailing list and all individuals that had signed up at the original meeting on April 11th.

Aaron Rodenbaugh (GPD) gave a presentation on the plan and covered the following points:

- The design has complied with the concerns raised by the local neighbors;
- The driveway has been aligned with the Notre Dame College entry drive;
- Fences has been located along the north and south property lines;
- A landscape buffer has been designed along South Green Road to buffer the parking lot
- There is a larger 60' setback from the street (15' from curb to property line and 45' from property line to parking lot);
- A hedge has been called out along South Green Road;
- There will be some tree removal to accommodate the detention basins;
- A pedestrian walkway and bicycle racks has been provided;
- The lighting levels will meet the code requirements.

The public meeting was then opened for public comments.

Kathy Schaffer 1172 South Belvoir Blvd. – She stated that she has negative concerns about the project. She has forwarded a check to the Mayor and the property owner to purse an additional study to be performed by the Cuyahoga County Soil & Water Conservation District and that she would be delivering a petition against the library to the City.

Dennis Silsby 4428 Greenway Road – He has concerns about the basins and any overflow. He visited a website by the EPA about dry detention ponds and also gave a letter to Paul Kowalczyk with some additional questions he was seeking about the detention basins.

William DeCapite 1327 Maydor Lane – He wanted to know if Summit Drive would be paved. It was explained to him that Summit Drive would be vacated for the project.

Victoria Koehn 1936 South Green Road – She was questioning if the fence along the south property line was addressed and if additional landscaping would be installed there. She wanted to know what time would the library lights be turned off at night.

Rose DeCapite 1327 Maydor Lane – She wanted to know if the building would be one story.

George Martin 1832 South Green Road – He wanted to know what was the capacity of the parking lot and if there would be adequate handicapped parking spaces. He inquired about whether the parking lot would be permeable pavement and was informed that it would be asphalt pavement. He wanted to make sure the design included a “senior citizens” corner in the library that they could congregate to. He felt this was a good location since there is a college and two elementary schools in the area.

Jane Koval 4502 Liberty Road – She stated that she has concerns with the project and that the building is not fitting with the neighborhood. She also felt it did not fit the site and had an overall concern about the project.

Linda Pagan 684 Parkside Blvd. – She made a statement that she felt the administration legally followed the procedure for public notification but felt that the City should have republished the legal notice in the newspaper. She stated that the “Save the Library” group wants another study of the site and asked questions about the type of screening from the neighboring properties.

Judy Bakeman 4013 Corwin Road – She asked why the library did not decide to locate at Oakwood Commons. Keith Benjamin explained that the Oakwood site fell into the boundary for Cleveland Heights library system and therefore they could not locate there.

Pat Fortner 1823 Oakmount Road – She wanted to know what trees would be lost in the project and whether or not any existing trees would be saved. Aaron showed the areas of trees that would be saved for the project and the areas that needed to be removed for the project and the detention basin.

Fran Mentch 3060 Chelsea Road – She expressed that the Planning Commission vote no on the project tonight. How could they vote if the building was not finalized and the landscape plan is not finalized and the Soil & Water District has not done their own study.

George Martin – Asked how long it would take until this project was built. It was explained that the project still needed approval by the Architectural Review Board and City Council. Ron Sabransky spoke about the history of the project and what has been reviewed over the last five months.

Pat Silsby 4428 Greenway Road – She wanted to know if anyone has looked through the property and all the beautiful existing trees and plants that would be affected by the project. Kevin Wynne explained that the commission has been on the site for a two hour period to examine all aspects of the existing site conditions.

Linda Pagan – Inquired about the rest of the approval process for the project. It was explained the approval procedures again.

Art Goddard explained the process of the conditional use to the audience. He stated how the duty of the Planning Commission is to establish conditions for the use that is permitted to be on this site. The commission looks at all safety issues (traffic, stormwater, buffering) and make recommendations. He read the written questions presented by Dennis Silsby and answers all the questions.

Kathy Schaffer – Wanted to know about the safety issues with the deer.

William DeCapite – Didn't feel his tax dollars should pay for the maintenance of the facility.

George Martin – He enjoys being on campus', and this site is surrounded by schools and the safety of children coming to the library should considered.

Linda Pagan – Made a statement that there is erosion issues at Cutters Creek. Mr. Kowalczyk mentioned that to date, there has not been any issues that the stormwater detention basins are not functioning.

Kathy Schaffer – Made a statement that peoples basements are flooding in Cutters Creek.

Ron Sabransky read a letter from Chagrin Valley Engineerings regarding the storm water management design for the site.

June Koval – She wanted the Cuyahoga County Soil & Water District to perform a water and soil study and that it would be performed by experts. She also mentioned the letter that has been signed by concerned citizens.

Keith Benjamin – He read an email from Cuyahoga Soil & Water District that was sent to Fran Mentch explaining that they are not civil engineers but they look at soil and bring in experts if needed.

Fran Mentch – Wanted to know why the parking count has been reduced. It was explained to provide more areas for landscaping on the site.

The public hearing was closed at 8:10 PM.

On September 12th, the Planning Commission would vote on the conditions.

Sarah Traxler of McKenna & Associates presented her report of 8/22/13 on the latest site plans and provided copies of her report to the commission.

Ron Sabransky indicated that he would forward a letter to Mr. Kowalczyk granting permission for the library to pursue the parking variance. All members present voted in favor of granting permission.

The applicant must still address the following concerns:

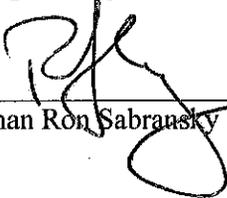
Is there gate access between the fenced areas at the north side of the building?

The final landscaping will need to be addressed by the Landscape Architect.

The design of the fencing material will need to be approved by the ARB.

What will the hours of operation be? Will there be any extended hours to accommodate college students during finals?

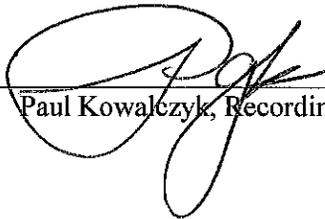
The meeting was adjourned at 8:25 PM.



Co-Chairman Ron Sabransky

9-12-13

Date



Paul Kowalczyk, Recording Secretary