

September 26, 2013

Planning Commission Meeting

- Cuyahoga County Public Library, 1876 South Green Rd, Plat & site plan review
- Euclid Avenue Congregational Church, 4217 Bluestone Rd, Conditional Use

Co-Chairman Ron Sabransky called the meeting to order at 7:07 p.m. at the D'Amico Community Center. Members present: Arthur Goddard, Jennifer West, and Tracie Zamiska. Absent: Kevin Wynne.

Cuyahoga County Public Library - Mike Marz, GPD Group, was present. He stated that the legal description for the easement didn't change. There was some discussion about the opposition by Councilwoman Jane Goodman of the proposed removal of a tree at the site. The commissioners discussed the letter from Michael Lograsso, Law Director, dated September 9, 2013. In the letter he made clarifications regarding the Library conditional use process and reiterated that "the final approval of a site plan is one of the powers designated to the Zoning Administrator not city council". Mr. Goddard suggested waiting to vote on the site plan and the lot split/consolidation until after Council votes. Consequently, no action was taken at this meeting.

Euclid Avenue Congregational Church - Richard Ziska, AIA, Ziska Architecture, displayed the site plan and indicated the existing use of the buildings and the proposed use. The plan is to keep the existing preschool in the building at the north end of the site and to keep the existing daycare that is in the building adjacent to the gymnasium. Phase 1 will be the renovation of the rectory into offices and the addition of a new connector building to the gymnasium. The gymnasium will be used temporarily for worship. In the one story school building four of the classrooms will be opened up to make one large gathering area, the second story building will be used for youth classrooms. The parking lot will be redone, covered walkways and landscaped areas will be added. The plan also includes adding a picnic shelter and concession stands near the ball field. The existing church sanctuary will be used as a fellowship hall. The commissioners discussed the ingress, egress and internal traffic pattern on the site. The Public Hearing was set for October 10th at 7:00 p.m. Co-Chairman Zamiska asked Mr. Ziska to indicate on the site plan the following: two-way traffic, internal traffic pattern and ingress and egress onto South Belvoir. The traffic commissioner will need to answer the question if a left turn onto South Belvoir will be acceptable or should it be a right turn only from the driveway at the north end of the site?

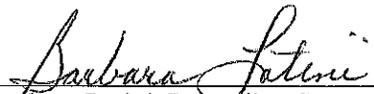
Since further discussion is needed, Mr. Goddard asked that Ordinance 42-12 be placed on the next agenda. Co-Chairman Sabransky will ask Keith Benjamin, Clerk of Council, for copies of the public hearing notifications for the text amendment change and the dates.

Co-Chairman Sabransky made a motion to approve the minutes from the September 12, 2013 meeting. Seconded by Co-Chairman Zamiska. All ayes. Minutes approved. (4-0-0).

Meeting adjourned at 8:27 p.m.


Co-Chairmen Ron Sabransky & Tracie Zamiska Date

11/2/13


Barbara Latini, Recording Secretary