

October 9, 2014

Planning Commission

- Glass Daycare, 678 South Green Rd, Conditional Use, Continuation of Public Hearing

Chairwoman Tracie Zamiska called the meeting to order at 7:00 p.m. Members present: Megan Blubaugh, Jason Russell and Earl Stovall. Absent: Kevin Wynne. Also present: Paul Kowalczyk, Building Commissioner.

7:00 p.m. Continuation of Public Hearing - Taneka Veasley gave Chairwoman Zamiska the survey of the property and the information from the state regarding the measurements required for the outdoor playground. Bobby Patel, representing Shayona Enterprises LLC, owner of the building, approves of the proposed site of the playground at the front of the building. Mr. Patel spoke at the meeting complaining about junk cars from the adjacent business. Mr. Kowalczyk advised Mr. Patel of the procedure he should follow to rectify the problem. Mr. Kowalczyk recommended to the applicant to use fencing material that looks like wrought iron. The ARB needs to approve the fencing. Ms. Veasley needs to submit a new site plan that shows parking spaces and submit the type of material proposed for bollards. Mr. Russell made a motion to recommend approval for the Conditional Use for the Glass Daycare's application with the following conditions:

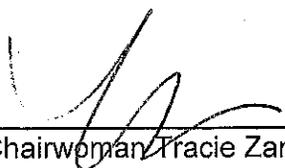
1. Concrete bollards and/or appropriate fencing to protect the fenced play area from vehicular traffic as determined by the Architectural Review Board shall be maintained.
2. The proposed play area shall use a suitable base material over asphalt area and remain in suitable condition throughout its intended purpose.
3. There should be no access to the play area except for an emergency exit and through the building.
4. The parking spaces are to be utilized for pick-up and drop-off of children. Queuing of cars will not be permitted and this condition #4 shall be stated within the parent provider daycare agreement.
5. Parental entrance and exit of the early development childcare center shall be controlled so as to prevent unauthorized access to the facility and the children.

Seconded by Ms. Blubaugh. All ayes. (4-0-0) Motion approved. Ms. Blubaugh made a motion to close the Public Hearing. Seconded by Mr. Stovall. All ayes. Motion approved. (4-0-0)

Chairwoman Zamiska stated that Mayor Welo requested the Planning Commission to review the part of the Code that deals with businesses that sell cars and the 300 lineal feet requirement. Mr. Kowalczyk explained that a business interested in selling cars applied to the city however the applicant did not receive a certificate of business occupancy. The Board of Zoning Appeals denied the application for a variance. There have been other requests by businesses to sell cars in the city however the linear footage of the proposed sites did not meet the requirements of the Code. Chairwoman Zamiska will look into the Codes from the following cities: Lyndhurst, Mayfield, Euclid, Shaker Heights, Cleveland Heights and University Heights and will send her findings to the commissioners.

Ms. Blubaugh made a motion to approve the minutes from the September 25, 2014 meeting. Seconded by Mr. Russell. All ayes. Minutes approved. (4-0-0)

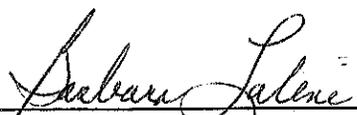
Mr. Stovall made a motion to adjourn. Seconded by Ms. Blubaugh. All ayes. (4-0-0) Meeting adjourned at 7:48 p.m.



Chairwoman Tracie Zamiska

11/20/14

Date



Barbara Latini, Recording Secretary