

November 7, 2013

Planning Commission Meeting

- Learn Play Grow Child Care, 393 S Green Rd, set date for public hearing for conditional use
- Cuyahoga County Public Library, 1876 South Green Rd, site plan review

Co-Chairman Ron Sabransky called the meeting to order at 7:06 p.m. Present: Arthur Goddard, Jennifer West, Kevin Wynne and Co-Chairman Tracie Zamiska. Also present: Paul Kowalczyk, Building Commissioner.

Live Learn Play Day Care-Conditional use application for day care, date set for public hearing for Thursday, November 21, 2013 at South Euclid Community Center, 7:00 pm.

Cuyahoga County Pubic Library (CCPL) - Michael Marz, project manager of GPD Group was present. Mr. Marz presented new site plan for CCPL. The new plan will save the elm tree and increase parking. There will be 25 foot setback with angle parking along first row. Aisles will be shifted and island extended, there will be reduced front buffer. Frontage will be similar to Sender's property on S. Green Rd. There is possibility of front landscaping being similar to Koehn property for continuity. Continuation of fence included as residents requested. Number of parking spaces is being increased from 132 to 144. Co-Chairman Zamiska addressed issue of buffer that residents have concern over. Ms. West addressed traffic pattern in parking lot. Discussion over various possibilities for traffic pattern continuity while keeping green space.

Mr. Goddard suggested making all angle parking and going to one way pattern for parking lot. He also addressed idea of front hedges matching Koehn property, pointing out that the Koehn hedges is not in compliance with code. Height allowed is only 3 feet.

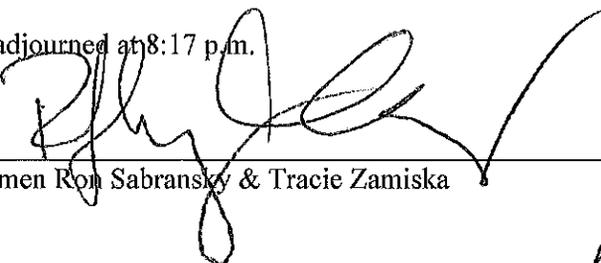
Mr. Marz will take all ideas back to his team at GPD for consideration. If one-way pattern is pursued, it may be at expense of losing parking spaces. Controlling traffic pattern to on-site seems better solution to prevent problems on S. Green Rd which is a great concern. Mr. Goddard asked Mr. Kowalczyk about letter that City Council was suppose to give to Planning Commission asking for more parking for CCPL location. Mr. Goddard also suggested that possibility of overflow parking is addressed, possibly along Rosemary or possibly use this space as employee parking. Mr. Marz is not sure of feasibility of moving spaces to vacated locale as buffer needs to remain on property. Members looked back at original site plan to compare changes. Those plans have 140 parking spaces. There are concerns with front setback and entrance; worries are that traffic would back up if traffic can only proceed one way. Traffic commissioner Bob Abele has not seen new site plan as of date. Plans for breaking ground are for spring 2014 with completion date of late Spring/early Summer 2015. Typically 12-14 month period from groundbreaking to completion.

Mr. Goddard would like clarification of code for conditional use, section 762.05(h).

Co-Chairman Sabransky made a motion to approve the minutes from the September 26, 2013 meeting. Seconded by Co-Chairman Zamiska. Ayes: Mr. Goddard, Ms. West, Co-Chairmen Sabransky and Zamiska. Minutes approved. (4-0-0)

Co-Chairman Sabransky made a motion to approve the minutes from the October 10, 2013 meeting. Seconded by Mr. Wynne. Ayes: Mr. Goddard, Co-Chairman Sabransky and Kevin Wynne. Minutes approved (3-0-0)

Meeting adjourned at 8:17 p.m.



Co-Chairmen Ron Sabransky & Tracie Zamiska

11-21-13

Date



Monica Ferrante, Acting Recording Secretary