

December 8, 2010

Planning Commission

- Gordon Food Service (GFS) Marketplace Store, Site Plan Review

Chairman Arthur Goddard called the meeting to order at 7:00 P.M. Members present: Dennis Fiorelli, Martin Gallito and Ron Sabransky. Absent: Andre Reynolds. Also present: Paul Kowalczyk, Building Commissioner

Gordon Food Service (GFS) Marketplace Store, Site Plan Review – Chairman Goddard stated that the purpose of the meeting was to review the site plan for the proposed GFS store. Mr. Kowalczyk explained that the applicant, Bill Casey, representing GFS, appeared before the Architectural Review Board on November 10 and December 8, 2010 to obtain approval from the board for the building elevations, landscaping, lighting and parking. Approval was granted at the December 8th meeting with the stipulation that the applicant will receive direction from City Landscape Architect Christine Meske regarding the plantings on the perimeter of the GFS site along Fenwick and Cedar Roads. Ms. Meske recommended more dense and salt tolerant plantings and possibly mounding. She will work with GFS and make more specific recommendations.

Bill Casey, Real Estate Manager for GFS, stated that GFS has been around since the year 1890. Presently they operate 140 stores employing 13,000 employees. The typical size of a GFS store is approximately 16,000 square feet of space. The products that are carried in the stores are not only aimed at institutional and restaurant customers but also the general public. GFS does not charge a fee to shop at their stores like many other stores that may be similar to theirs. Semi-trucks will make deliveries about two to three times a week however the rest of the delivery trucks will be smaller. Mr. Casey also displayed the elevations of the building, the landscaping, the site plan and showed samples of the colors and materials. The commissioners discussed the perimeter landscaping and the possibility of mounding two feet high in some areas between the planting of trees. The commissioners support GFS going before the Board of Zoning Appeals to request variances in regards to the following: the parking stalls being less than the required size, the width of the islands in the parking lot being less than the required size and to eliminate the requirement for a wall. The commissioners will vote on the site plan for GFS at the next meeting.

The commissioners reviewed and discussed at length several site plans for the entire Cedar Center site. They may seek recommendations from the city's economic development expert. Some of the concerns mentioned were: the size and location of the public areas, the layout of the parking lot, lack of sidewalks, need for another lane for turning right only and timing of the traffic signals.

Chairman Goddard made a motion recommending approval of the zoning text amendment to Chapter 734, Section 734.07 (i) of Title Three of Part Seven of the "Planning and Zoning Code" of the Codified Ordinances of the City of South Euclid, Ohio. Seconded by Mr. Fiorelli. All ayes. Motion approved. (4-0-0)

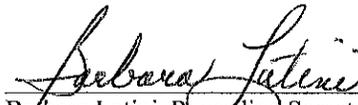
Chairman Goddard made a motion to approve the minutes from the October 28, 2010 meeting. Seconded by Mr. Gallito. All ayes. Minutes approved. (4-0-0)

Chairman Goddard made a motion to approve the minutes from the November 4, 2010 meeting with the following deletion "Public Hearing – No one from the public was in attendance for the hearing". Seconded by Mr. Fiorelli. Ayes: Mr. Fiorelli, Mr. Gallito and Chairman Goddard. Abstain: Mr. Sabransky. Minutes approved. (3-0-1)

Chairman Goddard made a motion to approve the minutes from the November 18, 2010 meeting. Seconded by Mr. Fiorelli. All ayes. Minutes approved. (4-0-0)

Chairman Goddard made a motion to adjourn the meeting. Seconded by Mr. Sabransky. All ayes. The meeting adjourned at 9:10 P.M.


Arthur Goddard, Chairman
12/21/2010 /Date


Barbara Latini, Recording Secretary