

- 1878 Warrensville Center Rd, Conditional Use, drive thru, outdoor dining, Steak 'n Shake, Public Hearing
- Dark store ordinance, discussion

Chairman Neil Weeks called the meeting to order at 7:02 pm at D'Amico Community Center, South Euclid. Members present: Ramon Adams, Carlean Alford, Dan Ivins, Earl Stovall. Also present, Building Commissioner Paul Kowalczyk.

1878 Warrensville Center Rd, Conditional Use, drive thru, outdoor dining, Public Hearing-

Chairman Weeks opened public hearing and asked if anyone was there to speak.

Building Commissioner Paul Kowalczyk gave introduction; when Oakwood Commons Development opened, part of the agreement was if business has a drive thru or outdoor dining, they would need to conditional use approval. Drawing provided with 3, 4 top tables and distance from residential district.

Brian Uhlenbrock, Neff & Associates, Civil Engineer on the project introduced himself and said he was there to answer any questions the board may have. Steve Pickett, First Interstate Properties, Director of Construction, also introduced himself to the board.

The board expressed concern with headlights shining in to homes across street, especially late night, as Steak 'n Shake is open 24 hours, inside dining and drive thru. Mr. Uhlenbrock showed the board some graphics of landscaping that should eliminate issues with headlights. There was discussion on possible choices for materials. Mr. Uhlenbrock stated that they like to keep to a native pallet. There was discussion on outdoor dining hours. Commissioner Kowalczyk explained that Planning Commission could put a time limit on hours, would have to be written into conditional use approval.

Chairman Weeks made motion to close public hearing. Mr. Adams seconded. All ayes. (5-0-0). Public hearing closed. After board discussion, Chairman Weeks made motion to approve conditional use for drive thru and outdoor dining with the following conditions: outdoor dining hours are restricted to Sunday – Thursday: 7 am – 10 pm, Friday & Saturday: 7 am – 11pm. Also, shrubs are adequately placed with proper height to block light to residents across from drive thru. Mr. Adams seconded. All ayes to approve with conditions. (5-0-0).

Dark Store Ordinance – Discussion

Chairman Weeks began discussion reminding that last meeting board came up with certain areas to target:

- -square footage
- -aesthetics
- -time line for vacancy
- -options i.e. sale, demolition, non-compete clause
- -acreage as well as square footage?

Other point board should look into; impact on the community and elevation. There was discussion on aesthetics and square footage. Board will move forward by looking at 1-2 bullet points per meeting, rather than tackle all at once. Discussed square footage, ordinance apply to buildings that are 40,000 square feet or larger; there was also discussion on possibly limiting future builds to certain square footage, 80,000 square feet. Acreage was also discussed; ordinance may apply to areas with 5 plus acres.

Chairman Weeks made motion to approve minutes from June 9, 2016 meeting. Mr. Stovall seconded. All ayes (5-0-0). Minutes approved.

Mr. Ivins made motion to close June 23, 2016 Planning Commission meeting. Mr. Stovall seconded. All ayes. (5-0-0). Meeting closed.

Meeting adjourned, 8:06 pm.



Chairman Neil Weeks 7/28/16
Date



Monica Ferrante, Recording Secretary