

- Dark Store Ordinance, discussion

Chairman Neil Weeks called the meeting to order at 7:00 pm at South Euclid City Hall, 1349 S Green Rd, South Euclid, Community Room. Members present: Ramon Adams, Carlean Alford, Dan Ivins, Earl Stovall.

Also present: Eric Tuck-Macalla, Building Commissioner; Michael Lograsso, Law Director

Dark Store Ordinance - discussion-

Board members gave an update as to progress on discussion for drafting of ordinance for Mr. Lograsso. They have gone over the conceptualls: square footage; aesthetics; timeline for vacancy; possibly incorporating acreage into ordinance parameters.

Mr. Lograsso stated that not many municipalities have such an ordinance and some that do enacted them to address property tax issues. Stores such as Walmart close up to build larger model stores, but hold onto the lease. Ordinance will need to address issue of who owns the property. Often times, the big box stores actually own the footprint where the store sits. It may be a possibility to require new businesses that fit parameters to post a performance or surety bond, if property or building is not maintained, the City can act on the bond. To enforce bond requirement for existing businesses may be tricky, can attach provisions if property owner sells property that the ordinance will be enforced.

There was discussion on having a notice provision; notice in writing giving 30 days for compliance; property owner has right to appeal to BZA. Mr. Lograsso suggested timeline be between 12 and 24 months for the process. He also recommended keeping square footage to 40,000 square feet or greater.

Board will begin draft and send to Mr. Lograsso for review and help with legislation before going to Council. Mr. Lograsso will network with his contacts to see if anyone has addressed a dark store ordinance.

Mr. Adams made motion to approve minutes from October 27, 2016 meeting. Mr. Stovall seconded. 3 ayes (3-0-0). (Mr. Ivins and Chairman Weeks abstained) October 27, 2016 minutes approved.

Mr. Ivins made motion to adjourn meeting. Chairman Weeks seconded. All ayes (5-0-0). Meeting adjourned, 7:51 pm.

  
Chairman Neil Weeks

11/17/16  
Date

  
Monica Ferrante, Recording Secretary