

- 533 S Green Rd, Conditional Use, daycare, Public Hearing
- Dark store ordinance, discussion

Chairman Neil Weeks called the meeting to order at 7:00 pm at the D'Amico Community Center. Members present: Ramon Adams, Dan Ivins, Earl Stovall. Absent: Carlean Alford. Also present, Building Commissioner, Paul Kowalczyk.

533 S Green Rd, Conditional Use, Daycare, Public Hearing

Charnita Hairston, owner of daycare, Brenda's Babies, applicant for conditional use, was present at meeting. Ms. Hairston did not have anything to add since last meeting, she gave a thorough overview at last meeting. Board members did not have any other questions.

Commissioner Kowalczyk gave statement regarding the building at 533 S Green Rd; back in 2005 the property was used for an adult day care; subsequently it was used for a childcare center and adult day care after that.

Chairman Weeks made motion to close the public hearing. Mr. Adams seconded. 4 ayes to close public hearing (4-0-1).

Mr. Ivins made motion to approve conditional use application for day care at 533 S Green Rd. Chairman Weeks seconded. All ayes (4-0-1).

Commissioner Kowalczyk explained to Ms. Hairston that Planning Commission would now recommend to Council.

Dark Store Ordinance – discussion

Building Commissioner Kowalczyk gave the history on how this discussion came to be presented to Planning Commission. Through the process of rezoning Oakwood Commons, which was zoned residential, in order to come in to play it needed to be rezoned, C2 general commercial. City hired planning firm, McKenna & Associates, based out of Michigan with local office here in Cleveland Hts. Through process of many public hearings, planner, John Chezkowski, said great potential for big box store coming to Oakwood Commons. He recommended to start looking at dark store ordinance to prevent land from becoming land locked if big box leaves. City had similar situation at Monticello and Green with a CVS, sat vacant for about 5-6 years, land owner had lease for 17 years, so he had no reason to put in another business, he was still receiving checks from CVS and the lease was very strict as to what could go into building.

Dark store ordinance states that a big box will have 1 year to repurpose or redevelop property to put someone in building or it could be demolished. Legislation would be retroactive for existing buildings. City would determine size of store that would fall into category (ie, possibly greater than 40,000 sq ft). Stores such as Walmart, Marcs, Burlington, TJ Maxx and Giant Eagle would fall into the category with the size of their buildings.

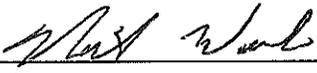
Planning Commission will be creating the language for the ordinance. The size of building and time frame would all be language written into the ordinance. Once Planning Commission creates the language, it is then sent to the law director, law director will create ordinance to introduce language, as it is zoning text amendment, that goes City Council, back to Planning Commission for public hearing, then back to Council.

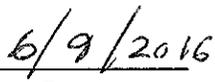
Jason Russell would be good person to contact for consult; he is a city planner and is very interested in discussion.

Commissioner Kowalczyk gave board members language that has been used by other cities successfully. Chairperson Weeks said board members should go through materials to prepare for discussion for next Planning Commission meeting.

Mr. Adams made motion to approve April 14, 2016 minutes. Mr. Stovall seconded. 3 ayes, 1 abstain. Motion approved (3-0-2)

Mr. Ivins made motion to adjourn May 26, 2016 meeting. Mr. Adams seconded. All ayes (4-0-1). Meeting adjourned at 7:27 pm.


Chairman Neil Weeks


Date


Monica Ferrante, Recording Secretary