

- o Dark Store Ordinance – discussion

Chairman Adams called meeting to order at 7:03 p.m.

Members present: Carlean Alford, Dan Ivins, Matt Wiederhold.

Also present: Eric Tuck-Macalla, Building Commissioner.

Dark Store Ordinance – discussion

The board discussed not putting in a square footage requirement for the buildings under the dark store ordinance. The board reviewed the examples of legislation. Mr. Wiederhold asked about the possibility of having the fees scalable based on the size of the building. If fees are scaled, would have to consider what to do in case of a strip center: are fees to be paid based on whole center or do you break up into parts of whole? There was discussion at last meeting on strip centers; would consider vacant for registration if whole strip becomes vacant.

Other bullet points discussed at meeting:

- Some restrictions could deter new development, if have to enter into new development agreement
- Should there be economic impact review statement?
- Timeline – 12 months, removal or repurpose, possibly up to 18 months, registration within 30 days of vacancy
- Scaled up registration fee to prevent long term vacancy
- Similar to residential vacant ordinance for registration and inspections.
- Possibly change verbiage to speak more to commercial/industrial when becomes vacant
- Discussion on section on rehabilitation of building, need building plan, no longer than 12 months.
- Need to address what types of power city will have when building just sits vacant.
- Discussion on property owners having a tenant that may still be paying but has moved out.
- Have to keep everything current, fire alarm, sprinkler, building codes, etc., so property is not dangerous or an eyesore
- Commissioner Tuck-Macalla will get more info on case of a Target sitting vacant.
- Board discussed reaching out to cities that have dark store ordinances: Peach Tree City, GA: Wauwatosa, WI (2005): Boza, MO: Oakdale, CA.
- Discussion on performance bonds: it would be requirement only if new developer came in.
- Board will look to amend both chapters; one for existing structures and one for new (take more consideration for new) from retail and commercial and manufacturing zones.
- Mr. Adams looked at populations of other cities who have dark store ordinance in comparison to South Euclid: Oakdale has 20,000, other cities upward of 40,000.
- Fee scale based on size of buildings: how to define small buildings? Large building? Smaller, up to 5000 square feet? 5000 plus, consider mixed use? Does it cover both residential and commercial?
- Need to consider mixed use properties
- List vacant commercial properties on city's website under economic development.

Plan before next meeting:

- a) Get in touch with other municipalities; start with building commissioner or law director.
- b) See about listing vacant properties on city's website

Chairman Adams made motion to approve May 11, 2017, Planning Commission meeting minutes.

Mr. Ivins seconded. All ayes (3-0-0). May 11, 2017, Planning Commission minutes approved.

Mr. Ivins made motion to close the May 25, 2017, Planning Commission meeting. Chairman Adams seconded.
All ayes. (4-0-0)

Meeting adjourned. 8:03 p.m.

Ramon Adams 6/8/17
Chairman Ramon Adams Date

Monica Ferrante
Monica Ferrante, Recording Secretary