

Chairman Adams called meeting to order at 7:05 pm.

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

Also present: Eric Tuck-Macalla, Building Commissioner.

Dark Store Ordinance – discussion-

At May 25, 2017 meeting the board discussed looking at other cities with dark store ordinance.

Mr. Wiederhold suggested that each member take a city to contact for information.

Oakdale, CA is closest in size to South Euclid. Board members checked on websites for information on the ordinances for other cities. There was discussion on possibility of contacting the building commissioners or law departments within these cities for information.

There was short discussion on the ordinance on the fire code. Will it be possible for listing of empty stores to be shared by the Economic development department? Building Commissioner, Eric Tuck-Macalla has a meeting with Michael Love, Economic Development Director on Friday, June 9, 2017.

Mr. Wiederhold found the links to other cities' dark store ordinances; he will forward information from website to Monica Ferrante, recording secretary, to forward on.

Ms. Alford will research Peach Tree City, GA. There was discussion on what some other cities have included in their ordinance, such as:

Oakdale, CA includes 40,000 sq. ft. and 10 acres and requires surety bond.

Oakdale and Wauwatosa ordinances cover new construction.

On mixed use properties, the ordinance will be enforced when buildings are completely vacant on commercial end. For multitenant, commercial properties, there was discussion on how to address issue when partially vacant; can require register individual units, per address vacancy.

All of Mayfield Green district is zoned for mixed use. Ordinance would apply to commercial/industrial uses only, not residential even if residential is in mixed use building.

Other points discussed:

- 12 month timeline
- Can extend to 18 month
- Must market property within 6 months
- Show good faith effort and demonstrate how they are marketing; i.e. thru broker, companies that have been contacted, listing on city website, with commercial real estate broker, on their own website
- Define vacant unit by address, not necessarily whole building for multitenant
- Performance bonds only on new development
- Rehab plan established within 6 months, have 12 months to complete the project
- Need to address non-compliance, longer sits vacant, more the business has to pay, violation fee schedule set up, warning letters

Carlean has friend who is leasing director for commercial properties; leasing, selling buildings. She will inquire as to what she does when buildings are vacant.

Mr. Wiederhold made motion to approve May 25, 2017, Planning Commission minutes. Ms. Alford seconded. All ayes (3-0-0). May 25, 2017, minutes approved.

Chairman Adams made motion to adjourn. Mr. Wiederhold seconded. All ayes. (3-0-0).

Meeting adjourned. 8:04 pm.

Ramon Adams ^{7/13/17}
~~6/22/17~~ RA 7/13/17
Chairman Ramon Adams Date

Monica Ferrante
Monica Ferrante, Recording Secretary