

- o Dark Store Ordinance – discussion

Chairman Adams called the June 22, 2017, Planning Commission meeting to order at 7:05 p.m. at the South Euclid Community Center.

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

Also present: Eric Tuck-Macalla, Building Commissioner.

Dark Store Ordinance – discussion-

Building Commissioner, Eric Tuck-Macalla had meeting with Michael Love, Economic Development Director to discuss ordinance. Mr. Love feels the City has ordinances in place that will take care of any issues with commercial properties after vacant for maintenance. Vacant building ordinance pertains to commercial property as well as residential. Daniel Subwick, Community Development Coordinator, will be conducting commercial building inspections for exterior maintenance. Need to address larger buildings if they go vacant.

For Chapter 731 amendment, need to fill in items with size; 1 acre or greater in size may be sufficient; no opportunities for much larger development than that within the City.

Ms. Alford has reached out to Peachtree City, GA. She has not connected, but is planning on calling from home tomorrow, June 23, 2017, for information.

Ms. Alford reached out to her friend who has been director of leasing and real estate to see how they handle vacant properties: when working for Office Depot; would not allow building to be leased by another office supply because of competition.

Mr. Ivins stated board needs to find out what avenues the City has to gain leverage over companies to encourage companies to lease or restore property. Board will look closer at ordinances in play for Peachtree, GA; Oakdale, CA and Wauwatosa, WI. Mr. Ivins will get more information on the ordinance for Wauwatosa, WI.

There was discussion on 18 month timeline; 6 months to get plan in to city, 12 months to execute the plan. Building Commissioner Tuck-Macalla will look into vacant property ordinance that is already in play to fill in to new ordinance to capture commercial properties. Amending Chapter 731 speaks to a lot of requirements.

Mr. Ivins made motion to close June 22, 2017, Planning Commission meeting. Chairman Adams seconded. All ayes (3-0-0).

Meeting adjourned 7:23 p.m.

Ramon Adams 7/13/17
 Chairman Ramon Adams Date

Monica Ferrante
 Monica Ferrante, Recording Secretary