Planning Commission

July 13, 2017

- Dark Store Ordinance, discussion

Chairman Ramon Adams called the meeting to order at 7:03 pm.
Members present: Carlean Alford, Dan Ivins, Matt Wiederhold.
Also present, Eric Tuck-Macalla, Building Commissioner.

**Dark Store Ordinance discussion-**

Building Commissioner Eric Tuck-Macalla provided copy of Chapter 1414 ordinance to board members; this ordinance addresses what can be enforced if a building becomes vacant. This Chapter can be a reference since it is used for residential but does not specify residential. There is no need to rewrite whole new code.
Chapter 731 defines the size of new construction; size of buildings that come into play under dark store ordinance.
Using as reference model; the lot that the Loan Max building is on is about ½ acre.
There was discussion on how large is shopping center? How many stores in shopping center?
For example: Oakwood common: section where Moe's Southwest Grill, there are 3 stores; that is about ½ acre lot and 8-10,000 square feet. Dark store ordinance is looking at major development.
Chapter 731 brings in other factors, but will still reference Chapter 1414 for certain enforcement.

Chairman Adams referenced the Wauwatosa ordinance; this ordinance requires contributions to the land conservation fund. He would like to possibly add something about contributing to land conservation to South Euclid ordinance.
Board should draft a section for ordinance and then it would be reviewed by law director.
There was discussion on contributions to land conservation fund looking at stand-alone businesses vs. strip centers. If a structure is demolished, it is still up to property owner to maintain the vacant property.
Building Commissioner Eric Tuck-Macalla suggested to the board that they let the Law department come up with bond amount. There was discussion on how amount could be determined: Amount per square foot? Will be different based on size of buildings? Amount could come at time of building permit, not necessary to dictate in ordinance. Many factors may change amount required to demolish. Some commercial buildings are appraised so low that it is disproportionate to size due to fact not many businesses would be able to go into the larger building.

Board discussed making 8,000 square feet minimum, and requiring $.25 per square foot donation to land conservation.

Chairman Adams made motion to approve Planning Commission minutes from meeting held on June 8, 2017. Ms. Alford seconded. 3 ayes for approval (Mr. Ivins abstained, he was absent for meeting). (3-0-0)

Chairman Adams made motion to approve Planning Commission minutes from meeting held on June 22, 2017. Mr. Ivins seconded. 3 ayes for approval (Mr. Wiederhold abstained, he was absent for meeting). (3-0-0)
Chairman Adams made motion to adjourn July 13, 2017, Planning Commission meeting. Mr. Ivins seconded. All ayes (4-0-0).

Meeting adjourned, 7:35 pm.

Ramon Adams 7/27/17

Chairman Ramon Adams Date

Monica Ferrante

Monica Ferrante, Recording Secretary