

- 4759 Mayfield Rd, Conditional use, SE/L service, bus garage, set date for public hearing
- Dark Store Ordinance, discussion

Chairman Ramon Adams called the meeting to order at 7:02 pm.

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

Also present, Eric Tuck-Macalla, Building Commissioner.

4759 Mayfield Rd, conditional use, SE/L service/bus garage-set date for public hearing-Chairman Adams made motion to set date for public hearing for conditional use application for 4759 Mayfield Rd, for Thursday, September 14, 2017 at 7:00 pm. Mr. Ivins seconded. All ayes. (4-0-0). Public hearing for conditional use application set for Thursday, September 14, 2017, at 7:00 pm.

Dark Store Ordinance discussion-

- Building Commissioner, Eric Tuck-Macalla gave copy of ordinance 731 that the board has been working on items added are in *Italics*. Page 2, section 3, large section of italics; ordinance was written for preconstruction; new section applies to existing buildings.
- One item the Commissioner was not able to fold into ordinance is the donation to land conservancy. The way the ordinance from Wauwatosa reads is that it is tied to land conservancy committee. The City of South Euclid does not have such a committee or fund to contribute to.
- Commissioner Tuck-Macalla referenced a letter to Law Director Mike Lograsso from Planet Fitness in regards to dark store, before their application which stated; "Planet Fitness will not move to South Euclid if there is a dark store ordinance in effect." Planet Fitness has gone through all building permit approvals, ordinance would apply to them.
- Building Commissioner discussed ordinance 531.07; this is the City's abatement order which states the City can demolish nuisance properties and assess fees and costs to property owner.
- Discussion on entitling ordinance as "dark store" or "vacant ordinance".
- Ms. Alford spoke to someone from Peachtree City; they do not have a dark store ordinance; have a store maintenance ordinance.
- Mr. Adams had a question about Section 3....goes to anything that is built already. If business does not follow through with ordinance, no one to maintain, City's nuisance ordinance comes into effect.
- Building commissioner recommend not putting in time line, covered in Chapter 1414, violation notice will identify how long have to correct violations. Maintenance is always ongoing. Have to have a plan for the property/building. Can give time according to each project.
- Discussed ways to add sliding fee into Ordinance 731 as #5, incentive to bring / keep businesses vibrant in the City.
- Covers 8000 square feet or more or 50% of larger strips.

Mr. Ivins made motion to approve minutes from July 13, 2017, Planning Commission meeting. Ms. Alford seconded. All ayes. (4-0-0).

Chairman Adams made motion to close July 27, 2017, Planning Commission meeting. Mr. Wiederhold seconded. All ayes. (4-0-0).

Meeting adjourned: 7:53 pm.

Ramon Adams 8/10/17
Chairman Ramon Adams Date

Monica Ferrante
Monica Ferrante, Recording Secretary