

- 4759 Mayfield Rd, conditional use, SE/Lynd bus garage – discussion
- Dark store ordinance- discussion

Chairman Adams called the meeting to order at 7:00 pm in the Community Room, South Euclid City Hall.

Members present: Carlean Alford, Dan Ivins, Patrick Rahill. Absent: Matt Weiderhold.

Also present, Eric Tuck-Macalla, Building Commissioner.

**Dark Store ordinance – discussion –**

Chairman Adams went over review of Oakdale, CA, not having incentives for businesses to not go vacant.

Mr. Rahill stated that he did some research and found that Painesville has an ordinance – in comparison, he asked if we have an appeals process or exemption process. Building Commissioner, Eric Tuck-Macalla, addressed the question; appeals process would go through the City’s board of zoning appeals; can appeal if property becomes a nuisance. This process will work for commercial as well as residential since it is a zoning issue; zoning goes through the building commissioner’s office. Mr. Rahill asked if it is possible to reference appeals process in the ordinance. There was discussion on possible exemptions; such as sale, disaster, etc. and should the ordinance be specific in allowable exemptions. Building Commissioner, Tuck-Macalla will look at Chapter 1414 for reference for exemptions and appeal process; he will look at exemptions to see if they are applicable to commercial properties.

Mr. Rahill asked if ordinance only targets major retail establishments or does it cover other commercial buildings. It does apply to other buildings through Chapter 1414. There was discussion on how to enforce if smaller than 8000 square feet buildings go vacant. Not the intention of ordinance to target smaller tenants in strip centers that leave, but if the whole strip is being kept vacant.

**4759 Mayfield Rd. – SE/Lynd bus garage – discussion-**

There was discussion on the vote from September 28, 2017, meeting, to not recommend the conditional use application for the bus garage.

Chairperson Adams and Ms. Alford stated the reason for opposition is they feel the project does not fit the character of the neighborhood; this is defined in Chapter 7, Section 722.03 of the South Euclid Planning & Zoning Code for conditional use application. The board felt there was no community engagement on the part of school board in the process.

Mr. Stearns, Director of Business Affairs, South Euclid/Lyndhurst School Board, and Mr. Carlson, Burgess & Niple, were present for the meeting in case the board had any questions. Both gentlemen stated that they are there to understand why the board is not recommending the conditional use application and where the process goes from here.

Building Commissioner, Eric Tuck-Macalla, explained that application will next go before City Council for a vote. The Planning Commission will make their recommendation to Council with reason for recommendation or not.

Mr. Ivins stated that the school board is not keeping up with the properties and it worries him that once all is built they will not keep up. Building Commissioner stated he feels the school board will keep up with property once built, can see that they keep up with properties where schools are located.

Board members reviewed Section 722.03 of ordinance to discuss letter being written to Council.

There was specific discussion on Section 722.03 (a) and (g).

