

# South Euclid

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## REMINDER

CITY COUNCIL

### NOTICE OF MEETING

**Dennis Fiorelli**  
*President*  
**Sara Continenza**  
**Joe Frank**  
**Marty Gelfand**  
**Jane Goodman**  
**Ruth Gray**  
**Jason Russell**

MEETING OF:     **ZONING & PLANNING  
COMMITTEE**

CALLED BY:       JASON RUSSELL, CHAIRMAN

DATE:             **JANUARY 29, 2018**

LOCATION:          COMMITTEE/JURY ROOM

TIME:             7:00 P.M.

RE:                RES. 41-17 SEL SCHOOLS  
PROPOSED TRANSPORTATION  
FACILITY

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**COMMITTEE MEMBERS:**

MARTY GELFAND  
JANE GOODMAN

**COUNCIL MEMBERS:**

SARA CONTINENZA  
DENNIS FIORELLI  
JOE FRANK  
RUTH GRAY

**ADMINISTRATION:**

ERIC TUCK-MACALLA, BUILDING COMMISSIONER

CITY OF SOUTH EUCLID, OHIO

RESOLUTION NO.: 41-17  
INTRODUCED BY: Goodman  
REQUESTED BY: Planning Commission

October 23, 2017  
As Amended on Council Floor:  
January 22, 2018

A RESOLUTION

GRANTING A CONDITIONAL USE PERMIT TO THE SOUTH EUCLID LYNDHURST CITY SCHOOL DISTRICT TO CONSTRUCT AND OPERATE A TRANSPORTATION FACILITY ON DISTRICT OWNED PROPERTY AT 4759 MAYFIELD ROAD IN THE CITY OF SOUTH EUCLID, OHIO.

WHEREAS, the South Euclid Lyndhurst School District submitted an application to the City of South Euclid to construct a transportation facility on district owned property located at 4759 Mayfield Road; and

WHEREAS, the zoning designation of this property is such that a conditional use permit is required in order for the South Euclid Lyndhurst School District to construct such a facility; and

WHEREAS, the City of South Euclid recognizes that various public and private institutions and facilities are essential to the community in accordance with Chapter 722 of the codified ordinances, as such the application was referred to the Planning Commission; and

WHEREAS, notice of a public hearing on the aforesaid requested Conditional Use Permit has been duly given, and a full public hearing has been held thereon by the Planning Commission pursuant to such notice and as prescribed by law; and

WHEREAS, the Planning Commission made a motion to recommend to City Council that such a conditional use permit be issued; and

WHEREAS, in a vote of 0-3-0 (two members absent), the motion failed; and

WHEREAS, after careful consideration and study, a majority of the Council of the City of South Euclid deems that the aforesaid Conditional Use Permit should be given in that the standards set forth in Chapter 722 of the South Euclid Zoning Code have been achieved provided the South Euclid Lyndhurst School District follow conditions as defined below.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of South Euclid, Ohio:

Section 1: That a Conditional Use Permit is hereby granted to the South Euclid Lyndhurst School District to construct a transportation facility on district owned property located at 4759 Mayfield Road in the City of South Euclid, Ohio, per the following conditions:

- Condition 1:** All requirements for school facility conditional use, as defined in Chapter 722 of the South Euclid Zoning Code, shall be followed at all times.
- Condition 2:** Setback from Dorsh Road should be no less than 105 feet.
- Condition 3:** Setback from Mayfield Road should be no less than 75 feet.
- Condition 4:** No fencing shall be permitted within setbacks.
- Condition 5:** Fencing shall be provided along Mayfield, Dorsh, and portions of the property immediately adjacent to a parcel containing a residential structure.
- Condition 6:** Fencing shall be made of a durable material in a color that is harmonious with the residential character of the area.

- Condition 7:** Natural screening shall be provided along Mayfield and Dorsh frontages utilizing existing grades and vegetation. Additional trees and shrubs should be provided to soften the visual impact of required fencing.
- Condition 8:** Existing trees and shrubs should be maintained to the greatest extent possible.
- Condition 9:** Any structure built should be designed in a manner to be compatible with the residential character of the community, by including or mimicking traditional residential architectural features and materials.
- Condition 10:** Any structure built should not have any walls that are devoid of windows or other openings to simulate windows.
- Condition 11:** No pedestrian or vehicular traffic shall be permitted from the site onto Dorsh Road.
- Condition 12:** Services bay(s) for the proposed transportation facility must face east.
- Condition 13:** Lighting on the proposed building and parking areas should be properly shielded to prevent light bleed onto adjacent parcels containing a residential structure.

Section 2: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees on or after November 25, 1975, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: This Resolution shall take effect and be in full force from and after the earliest period allowed by law and upon signature of the Mayor.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2017 2018.

\_\_\_\_\_  
Dennis Fiorelli, President of Council

Attest:

Approved:

\_\_\_\_\_  
Keith A. Benjamin, Clerk of Council

\_\_\_\_\_  
Georgine Welo, Mayor

Approved as to form:

\_\_\_\_\_  
Michael P. Lograsso, Director of Law