

THE CITY OF SOUTH EUCLID SCHEDULE OF MEETING

January 8, 2018
8:00 PM

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF MINUTES: November 27, 2017

4. REPORT OF MAYOR

5. REPORT OF LAW DIRECTOR & DEPARTMENTAL HEADS

6. REPORT OF SCHOOL DISTRICT

7. PUBLIC HEARINGS (OPEN MEETING) RELATED TO AGENDA ITEMS

8. REPORT OF COMMITTEES

ZONING & PLANNING COMMITTEE

1. RESOLUTION 17-16 ADOPTING AND APPROVING THE 2015-2016 **2018** COMPREHENSIVE MASTER PLAN FOR THE CITY OF SOUTH EUCLID, OHIO. **SECOND READING.**

9. LEGISLATION REQUESTED BY THE PLANNING COMMISSION

1. RESOLUTION 02-18 GRANTING A CONDITIONAL USE PERMIT TO "MEDICAL CANNABIS CULTIVATORS" MEDICAL MARIJUANA DISPENSARY, LOCATED AT 4298 MAYFIELD ROAD IN THE CITY OF SOUTH EUCLID, OHIO. **TO BE PLACED ON FIRST READING AND REFERRED TO THE ZONING & PLANNING COMMITTEE.**
2. RESOLUTION 03-18 GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU FOR "BURGER KING" AT 4525 MAYFIELD ROAD IN THE CITY OF SOUTH EUCLID, OHIO. FIRST READING.

10. LEGISLATION REQUESTED BY THE MAYOR AND ADMINISTRATION

1. RESOLUTION 01-18 SETTING THE DATES FOR THE CITY OF SOUTH EUCLID'S REGULARLY SCHEDULED COUNCIL MEETINGS IN 2018. FIRST READING.
2. RESOLUTION 04-18 AUTHORIZING THE MAYOR TO CONVEY CERTAIN REAL PROPERTY OF THE CITY OF SOUTH EUCLID, OHIO TO ONE SOUTH EUCLID. FIRST READING.
3. RESOLUTION 05-18 AUTHORIZING THE MAYOR TO PREPARE THE NECESSARY SPECIFICATIONS, ADVERTISE FOR BIDS, AND ENTER INTO SUBSEQUENT CONTRACTS FOR THE 2018-2019 NUISANCE ABATEMENT LANDSCAPING PROGRAM IN THE CITY OF SOUTH EUCLID, OHIO. FIRST READING.

11. COMMUNICATIONS OF CITY COUNCIL

12. PUBLIC HEARINGS (OPEN MEETING) RELATED TO OPEN BUSINESS

13. ADJOURN

CITY OF SOUTH EUCLID, OHIO

RESOLUTION NO.: 17-16
INTRODUCED BY: Goodman
REQUESTED BY: Planning Commission

May 9, 2016
Second Reading: January 5, 2018

A RESOLUTION

ADOPTING AND APPROVING THE 2015-2016 **2018** COMPREHENSIVE MASTER PLAN FOR THE CITY OF SOUTH EUCLID, OHIO.

WHEREAS, this Comprehensive Plan serves a critical role in allowing the City to maintain a balanced tax base, provide economic development, and provide ongoing techniques to assure sustained marketability of the City's existing land uses with respect to property maintenance, avoiding or eliminating obsolescence, suitable infrastructure, community facilities, city services, and private support services including retail, churches and recreation; and

WHEREAS, the Planning Commission performed a thorough review of this Comprehensive Plan and has recommended the adoption of the new Comprehensive Master Plan by City Council.

WHEREAS, the Comprehensive Plan was originally drafted with the assistance of Planning Consultants McKenna and Associates through a Community Development Block Grant provided by Cuyahoga County; and

WHEREAS, in 2017 the City contracted with the Cuyahoga County Planning Commission to further detail recommendations regarding the implementation of the Plan, which was created through extensive community engagement; and

WHEREAS, the 2017 South Euclid Master Plan "Implementation Plan" shall be incorporated as a subsection of the South Euclid Master Plan approved by the Planning Commission in 2015.

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

Section 1: That the Council of the City of South Euclid does hereby adopt and approve the new South Euclid Comprehensive Master Plan, as recommended by the Planning Commission and contained herein as Exhibit A (a copy of which is attached hereto).

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: Wherefore, this Resolution shall take effect and be in force from and after the earliest period allowed by law and upon signature of the Mayor.

Passed this _____ day of _____, ~~2016~~ **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

CITY OF SOUTH EUCLID, OHIO

RESOLUTION NO.: 02-18
INTRODUCED BY: Fiorelli
REQUESTED BY: Planning Commission

January 8, 2018

A RESOLUTION

GRANTING A CONDITIONAL USE PERMIT TO "MEDICAL CANNABIS CULTIVATORS" MEDICAL MARIJUANA DISPENSARY, LOCATED AT 4298 MAYFIELD ROAD IN THE CITY OF SOUTH EUCLID, OHIO.

WHEREAS, in accordance with Chapter 790 "Medical Marijuana Control" of the City of South Euclid Codified Ordinances, medical marijuana dispensaries are permitted in the City of South Euclid as a conditional use; and

WHEREAS, the Planning Commission, after careful study, has recommended to Council in a vote of 5-0 that a Conditional Use Permit be granted to "Medical Cannabis Cultivators" Medical Marijuana Dispensary located at 4298 Mayfield Road; 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 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 790 of the South Euclid Codified Ordinances have been achieved.

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 "Medical Cannabis Cultivators" Medical Marijuana Dispensary, located at 4298 Mayfield Road in the City of South Euclid, Ohio, per the following condition:

Condition 1: All requirements for medical marijuana dispensaries, as defined in Chapter 790 "Medical Marijuana Control" of the South Euclid Codified Ordinances, shall be followed at all times.

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 _____, 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

CITY OF SOUTH EUCLID, OHIO

RESOLUTION NO.: 03-17
INTRODUCED BY: Fiorelli
REQUESTED BY: Planning Commission

January 8, 2018

A RESOLUTION

GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU FOR "BURGER KING" AT 4525 MAYFIELD ROAD IN THE CITY OF SOUTH EUCLID, OHIO.

WHEREAS, "Burger King" proposes to construct a new restaurant at 4525 Mayfield Road and proposes to include a drive-thru as part of the project; and

WHEREAS, in the Mayfield-Green (M-G) District in which this property is located, a conditional use permit is required in order for a business to have a drive-thru; and

WHEREAS, in accordance with Chapter 739 "Mayfield-Green District (M-G)" of the codified ordinances, the application for conditional use 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 0-5-0, the motion failed, justification for this motion failing is provided in the December 14, 2017 Meeting Minutes of the Planning Commission; and

WHEREAS, after careful consideration and study, a supermajority 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 739 of the South Euclid Zoning Code have been achieved provided "Burger King" follow the conditions as defined below when constructing the drive-thru.

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 "Burger King" to construct a drive thru at 4525 Mayfield Road in the City of South Euclid, Ohio, per the following conditions:

- Condition 1:** The drive thru shall be set back ten feet from the sidewalk with greenspace between the sidewalk and the drive thru.
- Condition 2:** There shall be a raised barrier between the drive thru lane and Mayfield Road to prevent headlights from vehicles in the drive thru lane from shining onto Mayfield Road.
- Condition 3:** Any necessary variances required to construct this building must be obtained from the Board of Zoning Appeals prior to construction commencing.

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 _____, 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

RESOLUTION NO.: 01-18
INTRODUCED BY: Fiorelli
REQUESTED BY: Mayor

January 8, 2018

A RESOLUTION

SETTING THE DATES FOR THE CITY OF SOUTH EUCLID'S REGULARLY SCHEDULED COUNCIL MEETINGS IN 2018.

WHEREAS, Section 4 of Article II of the Charter of the City of South Euclid, Ohio directs the Council of the City to prescribe by ordinance the number of regular meetings of Council per month as well as the time and place of such meetings; and

WHEREAS, Section 111.01 of the Codified Ordinances of the City of South Euclid states that regular meetings of Council shall take place on the second and fourth Monday of each month, excluding the month of August, at 8:00 p.m. in the Council Chambers of the City Hall; and

WHEREAS, the Council of the City of South Euclid wishes to reschedule the regularly scheduled City Council meetings if and when a City Council meeting falls on an observed holiday and provide the public with an advance schedule of regularly scheduled City Council meetings, adjusted for the observed holidays of 2017.

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

Section 1: That the dates for the regularly scheduled City Council meetings for the year of 2018, for the City of South Euclid, Ohio, shall be as follows:

January 8, 2018
January 22, 2018
February 12, 2018
February 26, 2018
March 12, 2018
March 26, 2018
April 9, 2018
April 23, 2018
May 14, 2018
Tuesday May 29, 2018 (Memorial Day)
June 11, 2018
June 25, 2018
July 9, 2018
July 23, 2018
Tuesday September 11, 2018 (Rosh Hashanah)
September 24, 2018
October 8, 2018
October 22, 2018
November 12, 2018
November 26, 2018
December 10, 2018
Thursday December 27, 2018 (Christmas)

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: That this Resolution is deemed to be an emergency measure necessary for the immediate preservation for the public peace, health, and safety and for further reason that a vital function of the municipal government is effected hereby. Wherefore, this Resolution shall take effect and be in force from and after the earliest period allowed by law and upon signature of the Mayor.

Passed this _____ day of _____, 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

CITY OF SOUTH EUCLID, OHIO

RESOLUTION NO.: 04-18
INTRODUCED BY: Fiorelli
REQUESTED BY: Mayor

January 8, 2018

A RESOLUTION

AUTHORIZING THE MAYOR TO CONVEY CERTAIN REAL PROPERTY OF THE CITY OF SOUTH EUCLID, OHIO TO ONE SOUTH EUCLID.

WHEREAS, the City of South Euclid is the owner of certain parcels of vacant land, as defined in Exhibit A attached hereto; and

WHEREAS, the subject parcels were deeded to the City of South Euclid through the tax foreclosure process and from the Cuyahoga Land Bank (CCLRC); and

WHEREAS, the Council of the City of South Euclid has, upon study and consideration, determined that said parcels do not serve and are not needed for any municipal purpose; and

WHEREAS, in accordance with the agreement for professional services, the City's Community Development Corporation, One South Euclid, has the ability to dispose of the subject parcels and return the land to productive use.

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

Section 1: That the Council has determined the subject parcels do not serve any municipal purpose.

Section 2: That the Mayor be and she is hereby authorized to convey said parcels of real property (as shown in Exhibit A, attached hereto) to the City's Community Development Corporation, One South Euclid, in order to dispose of the property and return the land to productive use.

Section 3: 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 4: Wherefore, this Resolution shall take effect and be in force from and after the earliest period allowed by law and upon signature of the Mayor.

Passed this _____ day of _____, 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

EXHIBIT A:

Vacant Lots to be conveyed to One South Euclid:

PP#	Address	Street Name
702-13-005	1408	South Belvoir Blvd.
701-05-017	4073	Princeton Blvd.
702-18-027	4313	Elmwood Road

CITY OF SOUTH EUCLID, OHIO

RESOLUTION NO.: 05-18
INTRODUCED BY: Fiorelli
REQUESTED BY: Mayor

January 8, 2018

A RESOLUTION

AUTHORIZING THE MAYOR TO PREPARE THE NECESSARY SPECIFICATIONS, ADVERTISE FOR BIDS, AND ENTER INTO SUBSEQUENT CONTRACTS FOR THE 2018-2019 NUISANCE ABATEMENT LANDSCAPING PROGRAM IN THE CITY OF SOUTH EUCLID, OHIO.

WHEREAS, the Mayor has determined the most efficient and effective method for the abatement of landscape related nuisances is through the use of outside contractors; and

WHEREAS, a competitive bidding process is being utilized to select contractors to perform the work; and

WHEREAS, selected contractors will be authorized to perform the work for a two year period beginning in the spring of 2018 through the end of the 2019 growing season.

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

Section 1: That the Mayor is hereby authorized to prepare the specifications, advertise for bids, and enter into subsequent agreements with outside contractors for the provision of services required of the 2018-2019 Nuisance Abatement Landscaping Program within the City of South Euclid, Ohio.

Section 2: That the city shall consider South Euclid based landscaping businesses for such services and prioritize the awarding of contracts to South Euclid landscaping businesses when they meet all required qualifications.

Section 3: 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 28, 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 4: This Resolution shall take effect and be in force from and after the earliest period permitted by law and upon signature of the Mayor.

Passed this _____ day of _____, 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