

- 4110 Mayfield Rd, The Holistic Center of Ohio, conditional use, medical marijuana, set date for public hearing
- 3970 Grosvenor Rd & 2000 Warrensville Center Rd., Lot consolidation
- 4525 Mayfield Rd, Burger King, conditional use, drive thru, public hearing
- 4298 Mayfield Rd, conditional use, medical cannabis dispensary, Medical Cannabis Cultivators, public hearing

Chairman Adams called the meeting to order 7:03 pm.

Members present: Bowling, Ivins, Rahill.

Ms. Alford arrived 7:10 pm.

Also present for the meeting: Eric Tuck-Macalla, Building Commissioner.

4110 Mayfield Rd. – The Holistic Center of Ohio, conditional use application, medical marijuana dispensary, set date for public hearing-

Chairman Adams made motion to set the date for public hearing for conditional use application for 4110 Mayfield Rd., The Holistic Center of Ohio, for January 11, 2018. Mr. Rahill seconded. All ayes. (5-0-0) Public hearing date set for January 11, 2018 at 7:00 pm.

3970 Grosvenor Rd & 2000 Warrensville Center Rd., Lot consolidation-

Chairman Adams made motion to approve the lot consolidation for 3970 Grosvenor Rd. & 2000 Warrensville Center Rd. Mr. Ivins seconded. All ayes. (5-0-0)

4525 Mayfield Rd, Burger King, conditional use application, drive thru – public hearing-

- Gary Rouse, GBC Design; Jim Meinecke, Carroll Corp; Robert Brown, Deville Developments, were present for the meeting.
- Mr. Rouse, GBC Design, 565 White Pond Dr, Akron, Ohio 44320, spoke. Mr. Rouse stated that he knows there are variances to work through. He showed the Planning Commission renderings of the building: drive thru will face Mayfield Rd; the front of building faces the shopping center; the main customer entrance is on the east side; dumpster enclosure is on the west side. The dumpster enclosure is made of same material as the building. There are trees and bushes near dumpster enclosure. The location of dumpster makes it very accessible for employees. The following points were also discussed.
- It is a one lane drive thru; the bypass lane is parallel to Mayfield Rd.; other configurations of the drive thru makes a mess of parking traffic for the rest of the shopping center; there can be 2 cars back from order window and, 8 cars back from pay window.
- Burger King hours of operation are 6:30 am – 11 pm weekdays, 6:30 am -12 am on the weekend.
- Screening is an option for Mayfield Rd side; possibly a small wall. In regards to parking, there are 10 on-site spots and 36 shared spaces per agreement with Deville Developments.
- Building Commissioner, Eric Tuck-Macalla stated that City does not have the actual square footage for the building yet to determine how much parking is required. Mr. Rouse stated that the building will be less than 900 square feet, which would require 45 parking spaces. There are 60 seats inside the proposed Burger King. The landscaping will be 3 ½ feet to 5 ½ feet tall. Mr. Rahill asked about lights at night while someone is waiting in the drive thru and how this may affect on-coming traffic.

- The board asked why Burger King did not want to go back in its old location on S Green Rd. Mr. Meinecke, 1506 Emmett Dr., Johnstown, PA 15905, addressed this question. The building is older and there is not as much traffic; Mayfield Rd. provides more exposure.
- Jason Russell, 1252 Winston Rd, South Euclid, Ohio, South Euclid councilman at large, spoke. Councilman Russell quoted from the May/Green zoning district; section 739.01 of the South Euclid codified ordinance, specifically section C. create pedestrian friendly identity; Mr. Russell questions whether a drive thru is in line with this section of the code. Is this an appropriate use within the area?
- Robert Brown, Deville Developments, 3951 Convenience Circle, Canton, Ohio 44718, stated that when Mayor Welo and Marc's contacted Deville Developments for the new development with understanding it takes certain approach to attract businesses. This situation does not present situation to have drive thru with way lot is situated on the other side, since it is a horizontal lot, not vertical. Drive thru is unsafe on other side, as people have to walk through to get to it, this would not be pedestrian friendly or safe. Regarding lights into street traffic; Burger King can tighten to being 10 feet from sidewalk with 3 or 4 foot high masonry wall to match or complement the building; would block headlights that would intrude onto Mayfield Rd. The common park area was put there as part of the plan to address concerns of shopping center as focal point. Marc's is doing very well; they are top 5 in the chain with sales right now and wanted to remain in South Euclid. Deville is trying to work with all parameters to make it workable. The lot lease to Burger King is contingent upon approvals.
- Building is about 30 feet from sidewalk. Chairman Adams asked about moving signage for more exposure on Mayfield Rd. Mr. Rouse said they are open to adjusting signage.
- There was discussion on possibility of making less seating to possibly accommodate different configuration.
- Mr. Russell addressed the commission – implore board to think of residents. Parking is already being stressed. Different layouts – pedestrians on Mayfield Rd. need to be considered as well. Please remember that this a long term decision. Is this the right use for our City? Please be clear in motion to put conditions on it for City Council to be clear on discussion.
- Mr. Rouse stated that they can put more greenspace and a wall for Mayfield Rd. pedestrian traffic.

Chairman Adams made motion to close the public hearing. Mr. Ivins seconded. All ayes. (5-0-0). Public hearing was closed.

The Planning Commission had discussion on the conditional use application. There was discussion on South Euclid Codified ordinance 739.01, sections C and E.

The Mayfield-Green District (M-G) and its regulations are established in order to achieve, among others, the following purposes:

(c) To create a pedestrian-friendly, mixed-use district that imparts a sense of identity and acts as a focal point for the community.

(d) To establish design guidelines for new development or redevelopment that reinforces the district's "sense of place" and ensures that an aesthetically pleasing environment is created. Specifically, the design guidelines are intended to:

(1) Protect and preserve the appearance and character of the community.

(e) Provide interest along the public streetscape.

There was discussion on what commission sees as long term goals for downtown South Euclid and whether the residents really want to see this. Do not feel drive thru is appropriate on either side, not just if facing Mayfield Rd.

Mr. Rahill made motion to recommend the conditional use application for Burger King drive-thru with conditions that there is a raised barrier to prevent headlights onto Mayfield Rd., a 10 foot green space and in compliance with Board of Zoning Appeals to obtain required variances.

Chairman Adams Seconded. All nays. 0-5-0.

