

June 14, 2018

- Zoning text amendment: AMENDING SECTION 732.02 "CONDITIONAL USES" OF CHAPTER 732 "CONDITIONAL USES IN COMMERCIAL DISTRICTS" OF TITLE THREE "COMMERCIAL DISTRICT REGULATIONS" OF PART SEVEN "PLANNING AND ZONING CODE" OF THE CODIFIED ORDINANCES OF THE CITY OF SOUTH EUCLID, OHIO, review and recommendation to Council.

Chairman Adams called the meeting to order at 7:04 pm.

Members present: Randy Bowling, Ashley King. Absent: Dan Ivins, Patrick Rahill.

**Zoning text amendment-**

**AMENDING SECTION 732.02 "CONDITIONAL USES" OF CHAPTER 732 "CONDITIONAL USES IN COMMERCIAL DISTRICTS" OF TITLE THREE "COMMERCIAL DISTRICT REGULATIONS" OF PART SEVEN "PLANNING AND ZONING CODE" OF THE CODIFIED ORDINANCES OF THE CITY OF SOUTH EUCLID, OHIO, review and recommendation to Council.**

Mr. Jeff Soclof, Mr. Ivan Soclof (owners of property at Miramar and Cedar Rds.) and Mr. Seth Berk, VP, Market Director of Real Estate, Chase Bank, were all present for the meeting. The Soclofs own the property at Cedar/Miramar and JP Chase Morgan Bank is interested in putting a bank at that site.

Councilman Jason Russell was present to give an overview of why this amendment was introduced. The purpose of an RO (residential office) district is for transition from commercial to residential. Properties that fall within this category are on Cedar just east of Miramar, Green Rd, and Cedar to Golfway. City has long held that the area East of Miramar on Cedar not be zoned commercial but transitional for office. With the changes in the banking industry: there are more ATM transactions and just loan servicing; it is more compatible with RO district.

The design of the business has to be residential in character, no odors or lighting facing residential. This permits a bank or financial institution, but would have to have separate drive thru to allow 8 cars in waiting. Good example for board to look at is in Mayfield Hts at Som and Mayfield; as travel north, banks look like houses.

The property must abut 2 public ROW; this limits locations available for this usage. The use and design of building must be harmonious with area.

Mr. Ivan Soclof showed photos of the Mayfield Hts. banks to the board members.

Michael Love, Economic Development Director, City of South Euclid, spoke to the history of the RO district. If this change goes into effect, applicant will have to go through conditional use process. Each specific space would have to go through conditional use process. No proposals for other sites at this time, other than Cedar/Miramar.

Chairman Adams made motion to recommend Zoning text amendment-AMENDING SECTION 732.02 "CONDITIONAL USES" OF CHAPTER 732 "CONDITIONAL USES IN COMMERCIAL DISTRICTS" OF TITLE THREE "COMMERCIAL DISTRICT REGULATIONS" OF PART SEVEN "PLANNING AND ZONING CODE" OF THE CODIFIED ORDINANCES OF THE CITY OF SOUTH EUCLID, OHIO. Mr. Bowling seconded. All ayes. (3-0-0)

Chairman Adams made motion to approve the May 24, 2018, Planning Commission minutes. Ms. King seconded. 3 ayes. (3-0-0).

Chairman Adams made motion to adjourn the June 14, 2018, Planning Commission meeting. Ms. King seconded.  
All ayes. (3-0-0)

Meeting adjourned: 7:32 pm

Ramon Adams      7/26/18  
Chairman Ramon Adams      Date

Monica Ferrante  
Monica Ferrante, Recording Secretary