

- 533 S Green, Open Hands, conditional use, public hearing
- 14133 Cedar Rd, Chase Bank, conditional use, public hearing

Chairman Adams called the meeting to order at 7:01 pm.

Members present: Randy Bowling, Dan Ivins, Ashley King, Daniel Monroe.

Also present: Eric Tuck-Macalla, Building Commissioner.

533 S Green Rd, Open Hands, conditional use, public hearing-

Marvin West, 533 S Green Rd, South Euclid, Ohio, business owner for Open Hands was present.

Chairman Adams asked some questions about the business. What type of business is Open Hands and what are the hours of operation? The business is an adult day service based in Westlake; they are a private company that provides individuals with special needs services such as similar to Euclid and East Cleveland adult activity centers. They teach new skills and help individuals find employment to be successful in the community.

There may be 5-10 employees at any given time, depending on amount of people needing services. Operational hours are 7 am – 7 pm, Monday through Friday. They may have 10-19 clients at the most, but will vary on when they are in the building, not likely all at the same time.

Chairman Adams made motion to close the public hearing for 533 S Green Rd, South Euclid. Ms. King seconded. All ayes. (4-0-0). Randy Bowling was not present for the vote.

Chairman Adams made motion to recommend conditional use for 533 S Green Rd, South Euclid. Ms. King seconded. All ayes. (4-0-0). Randy Bowling was not present for the vote.

14133 Cedar Rd, Chase Bank, conditional use, public hearing

Aleks Daskalov, AIA, LEED AP, Vice President, **FEINKNOPF MACIOCE SCHAPPA ARCHITECTS**, 995 W. 3rd Ave, Columbus, Oh, was present to answer questions. Also present were Seth Berth, Chase Bank, 1300 E. 9th St, Cleveland, Oh and Ivin Socoloff, property owner, 3681 S Green Rd, Beachwood, Oh.

The following points were discussed:

- There will be 1 drive up ATM and 3 interior ATM's.
- Building Commissioner, Eric Tuck-Macalla, asked about the existing brick wall and plans for the sidewalk on Cedar and Miramar Roads that is damaged. Any damaged sidewalk will be restored or replaced.
- The hours of operation have not been solidified, but typically the hours are 9am -6pm, Monday through Friday and 9am -2 pm on Saturdays; closed on Sundays; there is 24 hour ATM access.
- Security was discussed; Chase did a security audit with the risk assessment of the area; there will be cameras and proper lighting. The area does not dictate for a security guard, but if that becomes necessary in the future, bank would look to options such as security guard or man trap.
- What are expectations of customer flow? There has not been a traffic study done, but the banking industry has developed to more self-service channels with fewer transactions inside the facility. More customers come in for advisory banking rather than transactional banking. There will be 5 offices and 2 teller stations.
- The existing sidewalk by brick wall would be extended to main sidewalk on Miramar Road.
- Building Commissioner, Eric Tuck-Macalla stated that the lighting should not be intrusive to residential properties.
- Parking was discussed; typically they are over parked per code as they do not want customers to have to drive around for close parking.

Chairman Adams made motion to close the public hearing for 14133 Cedar Rd, conditional use for Chase Bank. Ms. King seconded. All ayes. (5-0-0). Randy Bowling now present.

Chairman Adams made motion to recommend the conditional use permit for 14133 Cedar Rd, Chase Bank with the following conditions: lighting to not spill onto residential property as outlined in City of South Euclid Planning & Zoning code; replace broken sidewalk on Miramar and Cedar Rds.; the wall separating RO and residential use shall be replaced to match the existing wall. Ms. King seconded. All ayes. (5-0-0).

Chairman Adams made motion to approve minutes from the November 15, 2018, Planning Commission meeting. Ms. King seconded. All ayes. (4-0-0) Randy Bowling not present for November 15, 2018, meeting.

Chairman Adams made motion to close the December 6, 2018, Planning Commission meeting. Ms. King seconded. All ayes. (5-0-0).

Meeting adjourned: 7:28 pm.

Ramon Adams 12/20/18
Chairman Ramon Adams Date

Monica Ferrante
Monica Ferrante, Recording Secretary