

- 1878 Warrensville Center Rd, Popeye's, Conditional use application, drive thru and outdoor dining, public hearing
- 4321 Glenridge, Rochling Glastic, site plan, addition
- 1728 Donwell, Devers lot consolidation
- Dark Store ordinance, discussion

Chairperson King called the meeting to order at 7:00 pm in the Community Room of City Hall.

Members present: Ramon Adams, Randy Bowling, Dan Ivins, Dan Monroe.

1878 Warrensville Center Rd- Popeye's, conditional use application, drive thru and outdoor dining-public hearing-

Chairperson King opened the public hearing.

Mr. Calvin Singleton, Calvin Singleton Associates., architect for the project, was present for the meeting. Mr. Singleton stated that the site plan will flow as it currently exists. The outside seating area already exists, and the drive thru flow will remain the same. The only changes will be to the building. There will be modifications to the interior to work with the Popeye's layout.

The stacking for the drive thru will remain the same. Popeye's will maintain existing shrubbery to keep lights from cars at bay. Mr. Singleton was not sure of operational hours, but believes the outdoor eating hours will be daylight hours as there is no lighting for evening. Mr. Singleton can verify hours if board requires, but did not have definitive times. Chairperson King made a motion to close the public hearing for 1878 Warrensville Center Rd, Popeye's, conditional use application. Mr. Ivins seconded. All ayes. (5-0-0). Public hearing closed.

Mr. Ivins made a motion to approve the conditional use application for 1878 Warrensville Center Rd, Popeye's, drive thru and outdoor dining with similar stipulations as the conditional use for Steak 'n Shake.

Steak 'n Shake conditions: *(Condition: 1 Placement of shrubbery along drive through to screen car headlights from houses on Warrensville Center Road.*

Condition: 2 Patio hours must consist of: Sun- Thurs 7 a.m. - 10 p.m., Fri and Sat 7 a.m. - 11 p.m. This is to prevent noise which could disturb the surrounding residents.)

Chairperson King seconded. All ayes. (5-0-0).

4321 Glenridge Rd – Rochling Glastic- site plan, addition

Andy Gray, MPG Architects, and David Kane, surveyor, were present for the meeting.

Rochling Glastic is planning an extensive site addition; the addition will be 60,000 square feet. Mr. Gray discussed the parking that has been added for the facility; trucks will travel only along the northern portion, and employees can utilize either entrance. They had added a storm water management pond. Fire hydrants will be relocated and a proposed new fire hydrant as well.

Mr. Kane stated that they will comply with all the comments from the city engineer.

Mr. Gray stated that they had previously presented to the Architectural Review Board and obtained a variance for parking from the Board of Zoning Appeal; however, since the footprint has changed, they will be going back to both boards. They will be extending the existing black ornamental fence around the property which will be an improvement to the site.

The addition is purely a warehouse with a very small component for a break room and a bathroom; the main function of the addition is for storage/warehouse.

Glastic is scheduled to go before the Board of Zoning Appeals on June 25, 2019 and the Architectural Review Board on July 10, 2019. The company is now getting the general contractors involved so hopefully no more changes will be made. The entrance will remain the same and they are maintaining 30' 7" buffer between residential. The business owner has been in many discussions with the neighbor, which is in the city of Euclid. There will be a landscape mound along the road and evergreens to create a buffer.

Glastic operates 5 days a week; 24 hours a day; there are about 4-5 truck deliveries in the am and 10-12 deliveries in the afternoon.

Chairperson King made a motion to approve the site plan addition for Rochling Glastic, 4321 Glenridge Rd. with compliance from fire department, engineering department and building commissioner. Mr. Bowling seconded. All ayes. (5-0-0).

1728 Donwell Rd – Devers lot consolidation

Kevin Devers, 1728 Donwell Rd, South Euclid, was present for the meeting. Mr. Devers explained that this lot was originally part of his property and it got sold off; the lot is not buildable. The lot was not maintained and taxes went unpaid; therefore it went thru tax foreclosure. The lot was sold to him by One South Euclid and a requirement of the sale is that he consolidates the lot.

Chairperson King made a motion to approve the lot consolidation for 1728 Donwell Rd, South Euclid. Mr. Bowling seconded. All ayes. (5-0-0).

Dark store ordinance – discussion

There was discussion on the definition of non- residential property. 1336.07 corrected. 1336.10 updated to new construction or expansion.

Mr. Bowling brought up discussion on the formatting. The format needs to be made consistent throughout.

In Section 1336.10, *commercial development* needs to be taken out and replaced with *non-residential property* and will also need to remove *commercial development* from the definition section.

In sub section 3 of Section 1336.10, will need to change *commercial to non-residential*.

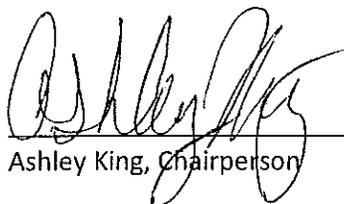
In the definition section, need to take out d) and e) retail sales and shopping center.

Once corrections are made, the board will review.

Chairperson King made a motion to approve the May 23, 2019, Planning Commission minutes with change of word "verity" to *verify*. Mr. Bowling seconded. (4-0-0). Mr. Ivins abstained as he was absent for the May 23, 2019, meeting.

Chairperson King made a motion to close the June 13, 2019, Planning Commission meeting. Mr. Ivins seconded. All ayes. (5-0-0).

Meeting adjourned: 7:40 pm



Ashley King, Chairperson

6/27/19
Date



Monica Ferrante, Recording Secretary