

- Lot consolidation, Kunc, 4637 Anderson, PP 701-44-044 and PP 701-44-022
- 4478 Rushton Rd, conditional use, school, Yeshiva Derech Hatorah, public hearing
- 1545 S Green Rd., lot split/consolidation, Sacred Heart of Jesus

Chairperson King called the meeting to order at 7:00 p.m. in the Community Room of South Euclid City Hall.

Members present: Ramon Adams, Dan Ivins, Dan Monroe, Jennifer Rolfe.

Also present: Michael Love, Economic Development Director.

Lot consolidation – Kunc – PP 70144022 and 70244044

Michael Kunc, property owner, was present for the meeting. This lot is behind him and unbuildable. They plan to just use as green space.

Chairperson King made a motion to approve the lot consolidation for Permanent Parcels 70144022 and 70244044. Mr. Adams seconded. All ayes. (5-0-0).

4478 Rushton Rd – conditional use, school, Yeshiva Derech Hatorah – public hearing

Chairperson King opened the public hearing for 4478 Rushton Rd, conditional use for school, Yeshiva Derech Hatorah.

Mr. Sheldon Berns, 3733 East Park Dr, Suite 200, Beachwood, Ohio, 44122, attorney, was present for the meeting. Mr. Berns explained that the Catholic Diocese of Cleveland is selling 2.4 acres of land to Yeshiva Derech Hatorah; the property includes the school building on the parcel that will continue to be used as an educational facility as it has been for many years.

There will only be changes to some interior walls and doors on the interior.

There is a reciprocal access easement agreement; the board members were given a copy a portion of the agreement with pertinent information. There is a copy in the conditional use file for the record.

There will be no changes to the traffic patterns.

Mr. Berns went over the easement agreement briefly.

Mr. Berns went over the conditional use ordinance; the school meets all the requirements, including the parking requirements for an elementary school. There are 54 spaces along with cross easement.

Mr. Berns pointed out who was in attendance for the application: Fr. Ireland, Pastor, Sacred Heart of Jesus Parish; Tony Flowers, Business Manager, Sacred Heart of Jesus; Matt Neff, GPD Group; Moish Tohn, Executive Director, Yeshiva Derech Hatorah; Irv Berliner, Executive Board Member, Yeshiva Derech Hatorah, Dovid Greenberger, project manager, Yeshiva Derech Hatorah and Ron Kluchin, architect.

Questions from the board that were addressed:

- School hours? Monday through Thursday 7:30 a.m. -5:00 p.m.; Friday 7:30 a.m. – 12:30-12:45 p.m.; Sunday 7:30 a.m. – 2:00 p.m.

- Number of employees? No more than 50 at a time; employees come in shifts.
- Number of students: 450.
- ADA Parking and entrance? Lot will be striped to meet requirements and they will be adding an ADA ramp on the South side of building and ADA bathrooms. The cafeteria will be used, which is on the lower level; food will be brought up for those who cannot access to the main floor.
- Is the cross easement expected to be transferrable if the diocese sells the rest of property at any time? Mr. Berns stated, yes, it will be transferrable.

- Will there be crossing guard? No students walk due to distance from home.
- Is there school zone speed signage? One has been removed, the city will reinstall for the school.
- Will they be upgrading landscaping? Yes, no definitive plan yet, but will be upgraded.

- Interior modifications will include: fire rated doors, a/c, bathrooms redone, LED lighting, fire alarm system upgrade and relocation, flooring, WIFI, security cameras and electronic locks.
- On the second floor, they are taking out walls to put low walls, like a study hall instead of individual classrooms.

- What are the current mass times for Sacred Heart of Jesus? Sundays: 8, 10, 11:30 a.m. and 5 pm. On Sunday.
- Main transportation is bus or car pool.
- There are 54 dedicated spaces for the school. Since employees come in shifts, there is not usually an overlap on shifts.
- Maximum employees are 80, but they are not typically there all together.
- Do the students go out for outdoor recess? Weather pending, they will use the fields on the east side of the school; this is per agreement with the diocese.
- Is parcel D transferring with the school? No, it stays with the diocese; this is part of the credit union.
- If anything changes with possible students walking, how would school handle? Would take under advisement if this happens and come up with safe plan.
- For Rushton Rd, has it ever been considered to have as a one way during drop off/pick up times? Not when used for St. Gregory the Great or Sacred Heart of Jesus school.

- Susan Hardy, 1092 Plainfield Rd., South Euclid, Ohio, asked about playground equipment being provided. There are no plans at this time to add anything; they will not own enough land for placement.

Chairperson King made a motion to close the public hearing for 4478 Rushton Rd, conditional use application, school, Yeshiva Derech Hatorah. Mr. Adams seconded.

Chairperson King reopened the public hearing as there was another question from board member, Mr. Ivins regarding concern for traffic issues.

Mr. Monroe addressed the concern as he is a former student of the school and has no issues with traffic and did not have any issues even when St. Greg's was full with about 800 students.

- Joe Frank, 4389 Ardmore Rd., South Euclid, Ohio asked the school representatives who does the busing? Mr. Tohn stated that they work with the school district where the students reside.

- What is the school year calendar? September through June.

Chairperson King made a motion to close the public hearing for 4478 Rushton Rd, conditional use, school, Yeshiva Derech Hatorah. Mr. Ivins seconded. All ayes. (5-0-0). Public hearing closed.

1545 S Green Rd – lot split/consolidation – Sacred Heart of Jesus

Chairperson King made a motion to approve the lot split/consolidation for 1545 S Green Rd. on the condition that the conditional use application is approved for 4478 Rushton Rd, Yeshiva Derech Hatorah school. Mr. Adams seconded. All ayes. (5-0-0).

Chairperson King made a motion to approve the November 21, 2019, Planning Commission minutes. Mr. Adams seconded. 3 ayes. (3-0-0) (Mr. Monroe absent for the meeting and Ms. Rolfe not on the board at that time).

Chairperson King made a motion to approve the conditional use permit for 4478 Rushton Rd. for the Yeshiva Derech Hatorah school with the following conditions:

1. Meeting the minimum required ADA accessible parking spaces, per code compliance.
2. Constructing an exterior ADA compliant ramp.
3. Re-installation of the "School Zone" sign located on South Green Rd.

Mr. Adams seconded. All ayes. (5-0-0).

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

Meeting adjourned: 7:41 p.m.


Chairperson Ashley King

1/9/2020
Date


Monica Ferrante, Recording Secretary