

**THE CITY OF MAYFIELD HEIGHTS
PLANNING COMMISSION
MINUTES**

March 21, 2016

Mayor DiCicco, Chairman called the meeting to order at 7:00 p.m.

ROLL CALL: PRESENT: Councilman Bob DeJohn, Mayor Anthony DiCicco, Mr. Chris Schmidt
ABSENT: Mr. Jack Gallucci, Mr. Sam Friesema

Also present was Tom Jamieson, Director of Building and Anne Weiland, Secretary.

The Pledge of Allegiance was said.

Mayor DiCicco recognized Councilwomen Susan Sabetta who was seated in the audience.

There were not enough members present who were at the March 7, 2016 to approve the minutes.

CORRESPONDENCE: None

OLD BUSINESS:

Report of Director of Building: No report.

Report of Council Representative: No report.

TABLED ITEMS: None

NEW BUSINESS:

PC-16-03 WCT, Inc.

Proposed Ashley Furniture

1401 Golden Gate Boulevard

Requests preliminary site plan approval for a new 40,570 sq. ft. retail building.

Present were Timothy Quinn, WCT, Inc., dba: Ashley Furniture Stores, Mike Prochaska, The CW Courtney Company and Matt Metyk, Labella Associates, P.C.

Mr. Prochaska noted that variances were received to landbank a portion of the required parking and to have only one loading dock (BZA 1088). The plan has not changed since the consultation before the Planning Commission (2/15/16). They will be providing a bio-retention pond for water quality and landscaping.

Mayor DiCicco pointed out that the plan was approved by the Police Department. The Fire Department requested that the proposed lock on the gate at the east side emergency access drive be changed from a Knox Box to a master padlock. Mr. Prochaska agreed to that. TMS Engineers, Inc. requested two parking spaces at the southwest corner of the building be removed and the through lane arrow at the northbound entrance lane be removed. Mr. Prochaska agreed to that.

Mr. DeJohn asked Mr. Prochaska to confirm the size of the building. The full development site plan submitted showed 42,500 sq. ft. Mr. Prochaska confirmed that it is 40,570 sq. ft.

Mr. DeJohn referred to the northbound entrance lane curbed island that protrudes into the drive and asked if it is necessary. Mr. Prochaska explained that a triple lane entrance is not needed. There will be limited traffic in this area. It will be two lanes with an additional right turn lane toward the Costco Fueling Station. The island will be landscaped.

Mr. DeJohn asked if they have any plans to use the adjacent City of Mayfield Heights vacant lot on Bonnie Lane (862-07-085), even if parking is added. Mr. Prochaska stated that they have no plans to use that lot.

As there was no further discussion, Mr. Schmidt, seconded by Mr. DeJohn moved to approve the preliminary site plan.

Roll call on motion: AYES: Schmidt, DeJohn, DiCicco
NAYES: None
MOTION CARRIED

As there was no further discussion or business, Mayor DiCicco adjourned the meeting at 7:10 p.m.

APPROVED:



Mayor Anthony DiCicco
Chairman

Respectfully submitted,



Anne Weiland
Secretary