

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

January 18, 2016

Mr. Jamieson, Director of Building called the meeting to order at 7:08 p.m. for the purpose of conducting the organizational meeting to elect a Chairman and Vice-Chairman.

ROLL CALL: PRESENT: Councilman Bob DeJohn, Mayor Anthony DiCicco, Mr. Sam Friesema, Mr. Jack Gallucci, Mr. Chris Schmidt
 ABSENT: None

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

The Pledge of Allegiance was said.

Mr. Jamieson asked for nominations for Chairman. Mr. Gallucci, seconded by Mr. Schmidt nominated Mayor DiCicco. Mayor DiCicco accepted. Mr. DeJohn, seconded by Mr. Gallucci nominated Mr. Schmidt. Mr. Schmidt declined. There were no other nominations. Mr. Gallucci, seconded by Mr. Schmidt moved to close the nominations and cast a unanimous ballot.

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

Mr. Jamieson asked for nominations for Vice-Chairman. Mayor DiCicco, seconded by Mr. Schmidt nominated Mr. Gallucci. There were no other nominations. Mr. DeJohn, seconded by Mr. Schmidt moved to close the nominations and cast a unanimous ballot.

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

Mr. Jamieson turned the meeting over to Mayor DiCicco, Chairman.

Mayor DiCicco welcomed New Member, Sam Friesema to the Commission.

Mr. Gallucci, seconded by Mr. DeJohn, moved to suspend reading the minutes of the December 21, 2015 meeting and approve as written. All in favor, except Mr. Friesema who abstained as he was not present at that meeting. Motion carried.

CORRESPONDENCE: None

OLD BUSINESS:

Report of Director of Building: No report.

Report of Council Representative: No report.

TABLED ITEMS: None

NEW BUSINESS:

PC-15-15 Andrew Hoffmann, Cosmo-Eastgate, Ltd.
Winking Lizard
1355 SOM Center Road
Requests final site plan approval for a new 7,400
sq. ft. free-standing restaurant building.

Present was Andrew Hoffmann, Cosmo-Eastgate, Ltd. Mr. Hoffman explained that the patio had been moved to the west side of the building. The building is offset from the adjacent Gates Mills Villa Apartments (6755 Mayfield Road). The only direct view of the building will be from the west end of their parking lot. The traffic study concluded that this will have a minimal impact to the area. One parking space has been removed, as requested by TMS Engineers, Inc.

Mr. Hoffmann referred to the detailed landscape plan he submitted with the final site plan. He explained that a variety of plants, including grasses, flowering bushes and trees, will be on top of a 3' high, 15' wide mound which runs on the south side of the building. They want the landscaping to create an aesthetically pleasing visual buffer while allowing visibility and building identity. Four 6' – 8' high, 5' wide blue spruce trees will be planted at least 12' apart on the crown of the 3' mound. They grow one foot per year. They are not shown on the plan as the actual locations have not been decided. They will be placed to not interfere with the windows on that side of the building.

Grasses will be planted on the east side of the building in front of the masonry wall of the dumpster enclosure.

Mr. DeJohn asked, if they were required to build a buffer wall, would it have to go all the way down the south property line. Mr. Jamieson said that the wall would only be required along the area that is devoted to the restaurant. Mr. Hoffmann mentioned that Gates Mills Villa asked that some of the area remain open to allow some access to the Center. When the full landscaping is put in, it will be very difficult to access the restaurant from the apartment's parking lot. There are gaps in the existing shrubs to the east so they will not have to walk all the way around.

Mr. DeJohn asked if there are parking spaces all the way down that side. Mr. Hoffman said that there are parking spaces and once the salt bin is moved to the north, additional parking will be put in its place.

Mr. DeJohn asked who owns the existing bushes along the south property line. Mr. Hoffman said that those are owned by Gates Mills Villa. Mr. DeJohn asked if he could provide landscaping all the way down that property line. Mr. Hoffmann prefers not to do that. That area is more exposed and would be harder to maintain. It is exposed to parking on both sides. He added that the purpose of a required buffer wall is to impair vision. Having a wall and/or landscaping does nothing for any residents above the first floor of the apartment. A buffer is only required to go the length of the building it is designed to shield. Extensive landscaping has been designed to accomplish that goal.

Mr. DeJohn visited the site and noticed quite a few cars parked on the east end of the lot. He wondered if the cars may be Manor Care (6757 Mayfield Road) visitors. Mr. Hoffmann was aware that they park there and mentioned that he has chosen not to protect his property rights and have them towed.

Mayor DiCicco noted that the access lane toward the movie theatre has changed and looks to be more defined. Mr. Hoffmann confirmed that. It needed to be delineated and more spaces have been added for the yoga studio in that area.

Mr. Friesema pointed out that the overall site plan submitted shows a bank structure on the west side of the shopping center in the parking lot area. Mayor DiCicco stated that the Commission is not approving that part of the plan. Mr. Hoffmann confirmed that he is not requesting approval of that.

Present was Geno Manfredi, 6755 Mayfield Road. He noticed in the minutes from the December 21, 2015 Planning Commission meeting that the plan was approved with only 90% of the parking required. He wondered why all the spaces are not required. Mr. Jamieson explained that the parking code changed to allow the Planning Commission to approve a lesser amount of parking. Mr. DeJohn added that Mr. Hoffman assured the Commission that he will have at least 90% of what is required.

Present was Vickie Sheppard, Executive Director, representing Gates Mills Club Apartments, 6759 Mayfield Road. Ms. Sheppard explained that, although she has not seen the plans, the description sounds reasonable. The location of the restaurant, even though it is located near the Gates Mills Villa parking lot, will still have an impact; however, it will be less of an impact. There is still a large parking area facing the apartment. The headlights may disturb the residents. She was pleased with the mention of landscaping; however, it would take time for the trees to grow together. This will not have much effect on Gates Mills Club. It might be up to Gates Mills Villa Apartments to provide some additional landscaping to block the car headlights. If it goes in as described, she is probably okay with it. Mayor DiCicco thought that most people will park on the other side of the building which will shield the headlights. Ms. Sheppard added that the restaurant parking may conflict with the theatre parking on Fridays and Saturdays. Mr. Gallucci pointed out that the only entrance to the restaurant is on the north side. He also believed that that is where most people will park.

As there was no further discussion, Mr. Gallucci, seconded by Mr. Schmidt moved to approve the final site plan with a lesser number of parking spaces (90%), being not less than 67% of the required spaces, in accordance with Section 1189.07(b); *Separate or Combined Use of Facilities*.

Roll call on motion: AYES: DeJohn, Gallucci, Schmidt, Friesema, DiCicco

NAYES: None

MOTION CARRIED

- **Appointment to the Community Reinvestment Area Housing Council.**

Mayor DiCicco mentioned that he has to make contact with a possible candidate and asked if this could remain on the agenda for the next meeting. Mr. Schmidt, seconded by Mr. DeJohn, moved to postpone the action on this appointment until the next meeting. All in favor, motion carried.

- Mr. DeJohn asked Mr. Jamieson the status of the demolition of the house at 1446 Sunset Road. He was contacted by the adjacent property owner. Mr. Jamieson stated that he was also contacted by the adjacent property owner and had informed her that he sent in inquiry to the County Land Bank; however, they were closed for the Martin Luther King Day holiday

As there was no further discussion or business, Mayor DiCicco adjourned the meeting at 7:48 p.m.

APPROVED:



Mayor Anthony DiCicco
Chairman

Respectfully submitted,



Anne Weiland
Secretary