

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

February 15, 2016

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

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. Schmidt, seconded by Mr. Friesema, moved to suspend reading the minutes of the February 1, 2016 meeting and approve as written. All in favor, motion carried.

CORRESPONDENCE: None

OLD BUSINESS:

Report of Director of Building: No report.

Report of Council Representative: Mr. DeJohn reported that the Ad Hoc Committee met on February 1, 2016 to discuss the fence ordinance amendments. They decided on several revisions. They will be submitted to the consultant. Once the revisions are made, it will come back to the Planning Commission. The house at 1446 Sunset Road has been demolished by the County Land Bank. He brought up the landscaping around the loading dock at Goodwill (6605 Mayfield Road) at the last meeting. Mr. Jamieson looked into it and informed him that the trees that were planted will grow between 25' and 40' high and 15' wide. Mr. DeJohn thought that requiring a higher buffer wall around loading docks should be looked into. The AECOM engineering services contract was submitted to Council on February 8, 2016. AECOM added more money for additional services. It will be considered again on February 22, 2106.

TABLED ITEMS: None

NEW BUSINESS:

PC-16-02 WCT, Inc.

**Proposed Ashley Furniture
1401 Golden Gate Boulevard**

Requests a consultation with the Commission to discuss a new 41,580 sq. ft. retail building.

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

Mr. Quinn explained that Ashley is the largest retailer of home furniture in the United States. WCT, Inc. has become one of the largest licensees of the Ashley Furniture Homestore name. This location will be the fifth full line furniture store that they have in the greater Cleveland market.

The store hours will be 10:00 a.m. – 9:00 p.m. Monday through Saturday and 10:00 a.m. – 6:00 p.m. on Sunday. The building being proposed is just a showroom. There will be no tractor-trailers. One truck a week will deliver furniture, between the hours of 9:00 a.m. and 3:00 p.m., to keep the floor stock current. All purchased product is distributed from their warehouse in Maple Heights. The business is strictly retail.

Mr. DeJohn asked if this is a franchise. Mr. Quinn stated that it is similar to a franchise. They receive a license to use the Ashley name and the logo. They must also comply with their high standards. Ashley controls the name. They get the right to it.

Mr. Courtney presented two site plans. One plan showed the required parking (213 spaces). The other plan showed 121 parking spaces on one acre to the north, accounted for but left as green space (landbank). There were two variances granted by the Board of Zoning Appeals (BZA 1088, 2/09/16, to be confirmed by Council 2/22/16). One was to be able to landbank the 121 parking spaces and the other to build the building with only one loading dock. They will have 92 paved parking spaces on the west side of the building. Landbanking spaces help reduce impervious surfaces.

The loading dock is located at the north east corner of the building. All required setbacks have been met. The building has been pushed back toward Interstate 271. There is an existing masonry buffer wall on the west and north boundaries. The wall on the north side extends up to the detention basin and the existing high tension wires, which is as far as possible. Mr. Jamieson

verified that. Mr. Courtney pointed out that there is a City owned lot on Bonnie Lane (862-07-085). They have no plan to access Bonnie Lane through that lot. The buffer wall on that lot may need to come down temporarily to bring utilities in; however, they prefer to bore under it.

Mr. Courtney was involved when Costco was developed. At that time, they envisioned restaurants in this area. Ashley Furniture will have a substantially less impact on the area.

Mr. DeJohn asked if there are any other detention areas on that site. Mr. Courtney pointed out that Costco has a detention basin on the east side of their building.

Mr. DeJohn asked if there have been flooding problems in the area. Mr. Courtney stated that there were a lot of problems corrected at the time Costco was built.

Mr. Metyk presented color renderings showing the proposed design of the building which is typical of Ashley's standard colors and branding. He pointed out that the existing sound barrier, adjacent to Interstate 271, blocks a lot of the back wall and loading dock. As a result, they are not proposing as many architectural elements on that side. The site will have landscaping; however, the landscape plan has not been developed yet.

Mayor DiCicco noticed two wall signs on the building. He mentioned that a variance would be necessary for the sign on the back of the building. Mr. Metyk said that they are aware of that.

Mr. DeJohn noted that he does not want to see a drive on Bonnie Lane. Mayor DiCicco agreed. Mr. Courtney reiterated that it is not part of this plan.

Mr. Friesema asked if there will be any type of walk connecting Costco to Ashley Furniture. Mr. Metyk said that they can take a look at that.

Mr. DeJohn asked if they own the property, along with the detention basin, and if they can sell the north part of the lot. Mr. Quinn said that they will own the lot. Mr. Courtney added that there is also an access easement. He pointed out that the north side of the lot cannot be sold off because the landbanked parking has to be kept to meet the required parking.

As there was no further discussion, Mayor DiCicco thanked them for their presentation.

- **Amendment to Section 1155.02(D); Composition; Terms of Office; Officers; Vacancies relating to alternate Board of Zoning Appeals members. (ORD. 2016-7)**

Mayor DiCicco stated that the intent of this amendment is to allow the appointment of not more than two alternate members so there is always a full Board. Mr. DeJohn asked if the alternate(s) will be at every meeting. Mayor DiCicco said yes.

As there was no further discussion, Mr. Gallucci, seconded by Mr. Schmidt moved to recommend to Council the adoption of ORD. 2016-7 as written.

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

- **Amendment to Section 1101.01(a) and (b); Chairperson; Vice-Chairperson relating to who shall be the Chairperson and Vice-Chairperson of the Planning Commission. (ORD. 2016-6)**

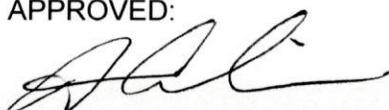
Mayor DiCicco explained that this may be the best solution to determine the Chairman and Vice-Chairman of the Planning Commission. Mr. DeJohn asked if other cities have this language. Mayor DiCicco said that other cities do have this. This will effectively make the Mayor the Chairman and the Council Representative the Vice-Chairman.

As there was no further discussion, Mr. Schmidt, seconded by Mr. Gallucci moved to recommend to Council the adoption of ORD. 2016-6 as written.

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

As there was no further discussion or business, Mayor DiCicco adjourned the meeting at 7:35 p.m.

APPROVED:



Mayor Anthony DiCicco
 Chairman

Respectfully submitted,



Anne Weiland
 Secretary