

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

**March 7, 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  
ABSENT: Mr. Jack Gallucci, Mr. Chris Schmidt

Also present was Anne Weiland, Secretary.

The Pledge of Allegiance was said.

Mr. DeJohn, seconded by Mr. Friesema, moved to suspend reading the minutes of the February 15, 2016 meeting and approve as written. All in favor, motion carried.

**CORRESPONDENCE:** None

**OLD BUSINESS:**

***Report of Director of Building:*** Mr. Jamieson was not present.

***Report of Council Representative:*** Mr. DeJohn reported that Council approved the variances for Ashley Furniture, 1401 Golden Gate Boulevard, which included landbanked parking and having one loading dock (BZA 1088). They also approved ORD. 2016-6 pertaining to the Mayor being the Chairman of the Planning Commission and the Council Representative being the Vice-Chairman and ORD. 2016-7 pertaining to appointed alternate members of the Board of Zoning Appeals.

**TABLED ITEMS:** None

**NEW BUSINESS:**

**PC-16-01 Wald & Fisher, Inc.  
Multi-Tenant Retail Building  
1314 SOM Center Road  
Requests final site plan approval for a 1,530 sq. ft. addition and parking lot alterations.**

Present was John Fisher, Wald & Fisher, Inc. and Fred Margulies, Herschman Architects.

Mr. DeJohn asked why the front and the back of the addition are not in line with the existing building. Mr. Margulies explained that they added 300 sq. ft. to the back since there was not enough room for additional parking. It is approximately 18' further back than the existing building. The slight step back in the front is a transition from the existing front to the new front.

Mr. DeJohn asked if there is enough room in the cross-hatched area at the south west corner of the lot to turn around. Mr. Margulies explained that it is as if someone is pulling into a parking space. They can then back up as there is a proper clear width of twenty-six feet. It's no different than a typical parking lot. Mayor DiCicco asked if that area is open. Mr. Margulies confirmed that it is. Mr. Friesema thought that it looked to be wider than a parking space.

Mayor DiCicco pointed out that the design has been approved by the Architectural Board of Review (02/18/2016). They have also removed one parking space in the front parking lot as requested by TMS Engineers. Mr. Margulies added that TMS Engineers had requested that the width of the front parking area be changed from 51' to 52.5'; but, they did not want to remove any more green space from the front. After discussion with TMS Engineers, they agreed to allow the 51'. Mayor DiCicco mentioned that there is an email from TMS Engineers confirming that.

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

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

- Mr. Fisher mentioned that he has worked with many other Cities and has found the Mayfield Heights Building Department to be very helpful and competent.

As there was no further discussion or business, Mayor DiCicco adjourned the meeting at 7:16 p.m.

APPROVED:



Mayor Anthony DiCicco  
Chairman

Respectfully submitted,



Anne Weiland  
Secretary