

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

May 16, 2016

Mayor DiCicco, Chairman called the meeting to order at 7:02 p.m.

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

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

The Pledge of Allegiance was said.

Mr. Schmidt, seconded by Mr. Gallucci moved to suspend reading the minutes of the May 2, 2016 meeting and approve as written. All in favor, motion carried.

CORRESPONDENCE:

OLD BUSINESS:

Report of Director of Building: No report.

Report of Council Representative: No report.

TABLED ITEMS: None

NEW BUSINESS:

PC-16-04 Atwell, LLC
Leedy Medical Office Building
2060 Lander Road
Requests preliminary site plan approval for a new 5,550 sq. ft. medical office building.

Daniel Barcikoski, P.E., Atwell, LLC and Ron Dinardo who was representing Dr. Jason Leedy. Mr. Barcikoski explained that they are seeking approval of a 5,550 sq. ft. medical building with a 7,500 sq. ft. future expansion. They are required to have 66 parking spaces. Seventy-three are being proposed. There are full access drives off Landerbrook Drive and on the northern side of the lot off Lander Road and a right-in/right-out drive on the southern side of the lot off Lander Road. He pointed out the dumpster enclosure location at the northwest corner of the parking lot, the detention pond along the west side of the lot and the 12' x 20' loading area behind the building.

Mayor DiCicco asked for clarification of the building size. The application shows 5,200 sq. ft. and the plan shows 5,550 sq. ft. Mr. Barcikoski confirmed that 5,550 sq. ft. is correct.

Mr. DeJohn asked why the expansion area is not being constructed now. Mr. Barcikoski explained that part of the building is being developed for Dr. Leedy's practice. The expansion will be for another medical type use in the future.

Mr. DeJohn pointed out that the traffic study prepared by TMS Engineers, Inc. suggests the elimination of the northern access drive off Lander Road. Mr. Barcikoski said that they will sacrifice the north drive if they can make the south drive full access. Mr. Jamieson said that that would be up to TMS Engineers, Inc. to decide.

Mr. Gallucci noted that the Fire Department has some concerns with turning radii. Mr. Barcikoski stated that they will work with the Fire Department. He wondered if he could submit a truck turn exhibit and stated that a 50' turning radius would make the throat of the drives enormous. Mr. Jamieson recommended that they meet with the Fire Department to discuss this. Mr. DeJohn suggested that TMS Engineers, Inc. also be at the meeting.

Mr. DiNardo explained that they would like a full access drive on Lander Road since the building has a Lander Road address. He pointed out that there is a large drainage ditch along Landerbrook Drive. As a result, that access point may not be economical. Without that drive and the elimination of the Lander Road north drive, there would be no full access to the site and the building would have to be reconfigured. Mayor DiCicco pointed out that, according to TMS Engineers, Inc., the northern access drive is too close to Landerbrook Drive.

Mr. Friesema thought that the reference the Fire Department made to turning radii may be for the interior of the lot, not the access drives. Mr. Barcikoski said that they will work with the Fire Department to provide proper access.

Mr. DeJohn asked if it is possible to get Landerbrook Drive and Parkland Drive lined up as suggested by TMS Engineer's, Inc. Mayor DiCicco stated that that is the ultimate goal. It would entail acquiring some land while leaving a developable lot.

Mr. DeJohn thought that the south drive is close to Landerhaven Drive.

As there was no further discussion, Mr. DeJohn, seconded by Mr. Gallucci moved to approve the preliminary site plan contingent upon resolving the concerns noted by TMS Engineers, Inc. and the Fire Department.

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

PC-16-05 Atwell, LLC
Leedy Medical Office Building
2060 Lander Road
Requests approval of a lot consolidation in conjunction with a new 5,200 sq. ft. medical office building. (861-30-019, 861-30-020)

Daniel Barcikoski, P.E., Atwell, LLC and Ron Dinardo who was representing Dr. Jason Leedy.

Mayor DiCicco suggested tabling the lot consolidation until the final site plan approval.

As there was no further discussion, Mr. Friesema, seconded by Mr. DeJohn moved to table the lot consolidation.

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

- **Review the Strategic Plan; Mayfield Heights Commercial Corridor Design Manual.**

Mayor DiCicco explained that the comprehensive manual, put together by AECOM and The Coral Group, depicts how the City would like to move forward. It has also been reviewed by the Architectural Board of Review.

Mr. Gallucci thought that it was, overall, a great idea. He likes the concepts and believes it is moving in the right direction.

Mayor DiCicco stated that moving forward with this would entail getting groups together to figure out how to implement it. There are a lot of contemporary ideas.

Mr. Friesema agreed with Mr. Gallucci and offered some suggestions. Maybe sidewalks can be widened to accommodate bicycles and pedestrians. In a mixed use, higher buildings should be considered. The heights proposed seem a little low. The "Transition Zone" could be an exciting development model that can be unique to Mayfield Heights. However, he would like to see it developed a little more.

Mr. DeJohn, in reference to Mayland Shopping Center, asked if it is viable to put the City's new swimming pool, another park, the community center and possibly connect the bike paths. Mayor DiCicco said it could be possible if the City purchased the property. He added that they want the Mayland Shopping Center property to be the catalyst to drive re-development in the City.

As there was no further discussion, Mr. Gallucci, seconded by Mr. Schmidt moved to recommend to Council the adoption of the Mayfield Heights Commercial Corridor Design Manual.

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

- **Review amendments to Section 1171.02; *Prohibited and Accessory Uses* in a U-4 District (ORD. 2016-18).**
- **Review amendments to Section 1151.05; *Definitions* as it relates to accessory uses (ORD. 2016-17).**

Mr. DeJohn explained that he introduced these ordinances to clearly define primary use and accessory use and prohibit outdoor recreation in the U-4 District. There are a lot of ordinances that are very gray and left up to subjective interpretations. This is not currently addressed in the code. Indoor recreation activity is covered in the U-4A District. We need some basis to make decisions.

Mr. DeJohn noted that Mr. Schmidt asked, in an email, how the indoor recreation got in the Boneyard restaurant (5900 Mayfield Road). Mr. DeJohn was not sure how that recreation got in a U-4 District.

Mr. DeJohn noted that Mr. Schmidt also asked, in his email, to clarify the language in Definition (a) which reads, in part, "serve property other than the parcel where the primary use is located". Mr. DeJohn explained that the accessory use must be on the same property, and must be less significant than the principle use in a variety of ways. An example being, operating a food pantry is incidental and subordinate to a church whose main purpose is a place of worship.

Mr. DeJohn pointed out that an accessory "building" was inadvertently left out of the ordinance [1151.05 (a)]. It needs to be included or added. He distributed a definition of accessory buildings that could be used.

Mr. DeJohn noted that Mr. Schmidt also asked, in his email, to clarify the language in Definition (e), which reads, in part, "habitually, and by long practice established as reasonably associated". Mr. DeJohn explained that habitually means regularly or repeatedly.

Mayor DiCicco explained that each case can be looked at individually by the Planning Commission and Council to decide what the City would like to see. Council would have the final say. Narrowing the definitions gives less control. If the definitions are too narrow, Council would not have a chance to decide.

Mr. Jamieson mentioned that U-4 does not allow recreation outside or any outside sales. Play (formerly Boneyard) can be in a U-4 District. Mr. DeJohn was referring to accessory uses inside and outside. Mr. Jamieson pointed out that the City has been issuing amusement device permits throughout the City for years. Mr. DeJohn stated that gaming machines are prohibited in U-4 in accordance with Section 1171.02 which reads, in part, that no premises shall be used for other than a U-4 use. In a U-4 use, there is no mention of indoor recreation. Mr. Jamieson pointed out that there are a lot of uses that are not perfectly depicted in the zoning code. Mr. DeJohn said that indoor and outdoor recreation should be clearly defined. It would be difficult to deny a request from someone since it is already on Mayfield Road. Mayor DiCicco said that it can be regulated based on the type of recreation.

Mr. Schmidt pointed out that there is very little to do in the City if you have children beside the movie theatre and the park. He suggested put something in the code identifying what is wanted.

Mayor DiCicco suggested sending these ordinances to Council Committee.

Mr. Friesema stated that implementing the corridor plan with mixed uses would encourage business owners to do things that are more creative that fit into the environment. It does not make sense to prohibit activity. He likes what was done at Panini's (6289 Mayfield Road). It's the only project that brings life to the street. He would love to see more projects like that. Mayor DiCicco added that the strategic plan would include open spaces for concerts, ice skating or other gathering places. Mr. Jamieson mentioned that it is also included in the mixed use overlay district ordinance.

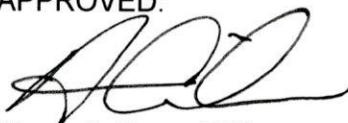
Mr. DeJohn thought it should be better defined to restrict recreation in areas close to residential. He believes some guidelines should be established.

As there was no further discussion, Mr. Schmidt, seconded by Mr. Friesema moved to recommend that these be forwarded to the Building and/or Legislative Committee for review.

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

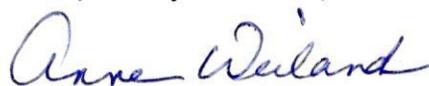
As there was no further discussion or business, Mayor DiCicco adjourned the meeting at 8:00 p.m.

APPROVED:



Mayor Anthony DiCicco
 Chairman

Respectfully submitted,



Anne Weiland
 Secretary