

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

June 6, 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 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 16, 2016 meeting and approve as written. All in favor, motion carried.

CORRESPONDENCE: None

OLD BUSINESS:

Report of Director of Building: Mr. Jamieson reported that the Atrium Skilled Care Nursing Facility at 2108 Lander Road is well underway. The new Third Federal Savings building at 5780 Mayfield Road is approaching completion. And, there is other construction activity going on throughout the City.

Mr. DeJohn asked Mr. Jamieson if he knew the status of the Ganley Nissan (6060 Mayfield Road) addition/removal of an accessory building that came before the Commission in November 2015 (PC-15-12). He noticed that the building is still standing. Mr. Jamieson was not sure. He will check into it.

Report of Council Representative: Mr. DeJohn reported that the Committee of the Whole will meet June 9, 2016 to discuss the Strategic Plan Mayfield Heights Commercial Corridor Design Manual. All are welcome. The Building Committee met to discuss the proposed amendments to the accessory use ordinances that are on the agenda.

TABLED ITEMS: None

PC-16-05 Atwell, LLC
(05/16/16) **Leedy Medical Office Building**
2060 Lander Road
Requests approval of a lot consolidation in conjunction with a new 5,500 sq. ft. medical office building. (861-30-019, 861-30-020)

Mr. Gallucci, seconded by Mr. Friesema moved to remove PC-16-05 from the table and place it on the agenda after case PC-16-04. All in favor, motion carried.

NEW BUSINESS:

PC-16-04 Atwell, LLC
Leedy Medical Office Building
2060 Lander Road
Requests final site plan approval for a new 5,500 sq. ft. medical office building.

Present was Daniel Barcikoski, P.E., Atwell, LLC. Ron Dinardo, who was representing Dr. Jason Leedy, was seated in the audience. Mr. Barcikoski explained that they are requesting final approval of a new medical building with an anticipated future expansion as show on the site plan. They are required to have 68 parking spaces. Seventy-seven spaces are provided. He pointed out the location of the dumpster enclosure and the loading area. There will be a full access drive off Landerbrook Drive and a three-quarter-way drive off Lander Road. The north drive off Lander Road has been eliminated as requested by TMS Engineers, Inc. The existing pavement markings in the left turn lane on Lander Road will be modified to provide 75 feet of storage and a 50 foot taper which was also requested by TMS Engineers, Inc.

Mr. Barcikoski pointed out that the elimination of the north access drive off Lander Road made the existing fire hydrant unusable; therefore, a hydrant will be provided at the northeast corner of the parking lot as recommended by the Fire Department.

Mr. Schmidt asked how the south side, proposed expansion area, will be kept. Mr. Barcikoski said that it will be a seeded maintained lawn.

Mr. DeJohn asked if landscaping will be provided around the entire area, more specifically the west and south sides. Mr. Barcikoski pointed out the different types of trees shown on the landscape plan that was submitted with the site plan.

Mr. DeJohn asked if the building can be entered from the west side. Mr. Barcikoski pointed out the entrances at the west and northeast sides of the building.

Mr. DeJohn asked what type of deliveries will be made. Mr. Barcikoski explained that there are few deliveries made in pick-up or box trucks. It is shown on the plan because it is required by code.

Mr. DeJohn questioned the traffic movements at the Lander Road access drive. Mr. Barcikoski said that the drive is for all movements except left turns out.

Mr. Friesema asked if the issue relating to 50' turning radii that was previously noted by the Fire Department has been resolved. Mr. Barcikoski explained that they applied a program that simulated the truck movements which was acceptable by the Fire Department.

Mr. DeJohn asked the size of the parking spaces. Mr. Barcikoski stated that they are 9' x 18' as noted on the site plan

As there was no further discussion, Mr. Schmidt, seconded by Mr. DeJohn moved to approve the final site plan contingent upon the granting of variance to eliminate the requirement for a buffer wall on the west and south sides of the property.

Roll call on motion: AYES: Schmidt, Friesema, DeJohn, Gallucci, 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 5,500 sq. ft. medical office building. (861-30-019, 861-30-020)

Present was Daniel Barcikoski, P.E., Atwell, LLC. Ron Dinardo, who was representing Dr. Jason Leedy, was seated in the audience.

Mayor DiCicco pointed out that the City Engineer approved the plat.

As there was no further discussion, Mr. Gallucci, seconded by Mr. Schmidt moved to approve the lot consolidation.

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

PC-16-06 Costco Wholesale

1409 Golden Gate Boulevard

Request to expand the operating hours for the existing fueling facility.

Present was Ted Johnson, TJ Design Strategies, Director of Midwest Real Estate for Costco Wholesale. Mr. Johnson explained that the current operating hours are 7:30 a.m. – 9:00 p.m. on weekdays and 7:30 a.m. – 7:00 p.m. Saturday and Sunday. They would like to change the hours to 6:00 a.m. – 9:00 p.m. on weekdays and 7:00 a.m. – 7:00 p.m. Saturday and Sunday. They want earlier hours to be consistent with other Costco stores in the greater Cleveland area. All members pay the same fee. They should all get the same services. The store is opened from 10:00 a.m. – 8:30 p.m. on weekdays, 9:30 a.m. – 6:00 p.m. on Saturday and 10:00 a.m. – 6:00 p.m. on Sunday.

Mayor DiCicco, referring to Planning Commission minutes from 2007 when the fueling station was built, asked if there are still 77% of fuel customers who also visit the store. Mr. Johnson explained that that has dropped to approximately 65% nationwide since the gas stations being built went from three islands to four to five islands. They are not sure why that is as it doesn't substantially increase the sales, it just decreases the cuing.

Mr. Gallucci asked if there are figures to show the impact or frequency/percentage of customers filling up at other stores and the peak hours. Mr. Johnson stated that the impact will be very minimal. The peak hours are 12:00 p.m. – 2:00 p.m. on weekdays and 12:00 p.m. – 3:00 p.m. on weekends.

Mr. DeJohn asked if the amount of business being done will increase substantially. Mr. Johnson stated that it will increase slightly. Traffic studies he has seen for other facilities show that there is not much of an increase. This is more for convenience and is for members only.

Mr. DeJohn asked if the neighbors in the area were notified. Mr. Johnson did not notify the neighbors. Mr. DeJohn stated that he would like the neighbors notified before it goes to Council.

Mr. Friesema asked if other service stations in the City have restrictions on hours. Mr. Jamieson said no. Mr. DeJohn pointed out that there are no others with access through a residential area. Mr. Johnson said that he knows of other Costco stores that have secondary access drives going through residential neighborhoods.

Mr. Johnson agreed to send notices to the adjacent neighbors if the City provides the addresses. Mayor DiCicco said that that could be done.

As there was no further discussion, Mr. Gallucci, seconded by Mr. Friesema moved to approve the request to modify the hours for the fueling facility.

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

- **Review amendments to Chapter 1183; Fences. (ORD. 2016-20)**

Mr. Schmidt pointed out that there are policies listed within the definition section. He wondered if the definitions should be strictly for definitions and the other language moved to another section. He gave a couple examples. Section 1183.01(c) specifically lists permitted types of open ornamental fences (rail/split rail, picket, wrought iron) in addition to the definition. He also pointed out that stockade fence is noted within the definition of solid fence in Section 1183.01(e). He wondered if it should be in that section. Mr. Schmidt also noted that in (e) it reads that a stockade fence, as defined in this ordinance, is not permitted. He pointed out that there is no definition of stockade in this ordinance. Mr. Jamieson said that he can discuss this with the Director of Law. Mayor DiCicco thought that the permitted open ornamental fences should be put under Standards. Mr. Friesema added that the specific material "vinyl" is listed a couple times in the Location; Height 1183.02(d) section. Materials should be in a different section.

Mr. Friesema pointed out that 1183.07(k)(6) prohibits solid fences constructed with materials other than vinyl. He sees no reason to prohibit other materials such as wood or metal. He is glad the ordinance now allows open ornamental fences in the front of the house but thinks they should be permitted around front yard gardens and around the front yard in accordance with the height table as shown.

Mr. Friesema wondered if a front yard fence along the side property line would have to be the same as an existing fence along the side line next to the house. It was determined that the fences would not connect because a fence in a side yard must end eight feet from the front of the house; therefore, they would not have to be the same.

Mayor DiCicco suggested that the members email their suggestions to Mr. DeJohn so he can take them back to the Ad Hoc Committee.

Mr. DeJohn stated that the intent of amending this code was not to be restrictive but to develop some guidelines and be consistent.

Susan Sabetta, Councilwoman was present. She pointed out that there is a clause allowing the Planning Commission to approve other types of materials if they are similar in character and design. Mayor DiCicco clarified that if it is a specifically prohibited material an applicant would need a variance.

Mr. DeJohn asked that the members email their suggestions to him and he will take them back to the Ad Hoc Committee.

- **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 there was a Building Committee meeting on June 2, 2016 to discuss accessory uses. Mayor DiCicco stated that, at that meeting, Councilman Joe Mercurio suggested amending 1171.02(c) of the draft to read, "In a U-4 District, that abuts a residential district, outdoor recreation facilities are prohibited" and remove all the specific examples of recreation that are also listed (ice skating, bowling, swimming, etc.).

Mr. DeJohn mentioned that he would like the Director of Law to put something together based on the comments that were made at that meeting for the Commission to review. He suggested that the Commission hold off until that has been done.

Mr. DeJohn explained that others have indicated that they want to possibly permit outdoor recreation on Mayfield Road. He does not agree. He mentioned that Mr. Jamieson pointed out to him that Section 1195.01(34) currently prohibits outdoor sales. That may be enough. Mr. Jamieson did not mean that there may be no need for these ordinances. He was just pointing out that patios have all been regulated using this section. They all received variances. Mr. DeJohn stated that these changes are more for outdoor recreation, not outdoor sales. Mr. Jamieson also noted that there is another section that restricts doing business in the confines of the building. Mr. DeJohn believes recreation should be permitted, but only within a building so it cannot be seen from the street.

There was no further discussion. The ordinances will come back to the Commission for further discussion after revisions are made.

- Mayor DiCicco announced that Mr. Friesema is moving to Colorado and will no longer serve on the Planning Commission after the last meeting in June. He wished him the best and stated that he appreciates the service he gave and he will be missed. Mr. DeJohn also thanked Mr. Friesema.

As there was no further discussion or business, Mayor DiCicco adjourned the meeting at 8:20 p.m.

APPROVED:



Mayor Anthony DiCicco
Chairman

Respectfully submitted,



Anne Weiland
Secretary