

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

August 8, 2016

Mayor DiCicco, Chairman called the meeting to order at 6:00 p.m.

ROLL CALL: PRESENT: Councilman Bob DeJohn, Mayor Anthony DiCicco,
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. DeJohn moved to suspend reading the minutes of the June 6, 2016 meeting and approve as written. All in favor, motion carried.

NEW BUSINESS:

**PC-16-07 Knollwood Cemetery
1678 SOM Center Road
Requests preliminary site plan approval for a new 1,450 sq. ft. accessory building.**

Present was Forest Reichert, President, Knollwood Cemetery. Mr. Reichert explained that they need an additional building to mix dirt. The area is full of clay. Approximately every six weeks, topsoil gets delivered and is mixed half and half with clay to be put on graves and then seeded to get good grass.

Over the last two years it has been mixed in the existing service building. The dust from the mixing is getting into the heaters and they have been spending a lot of money to have the cleaned.

The building being proposed is a metal pole building. It will not have heat, electricity or water. It cannot be seen from Woodhawk or Marsol Road.

Mayor DiCicco asked if the building will have a foundation. Mr. Reichert explained that it will have full depth footer on three sides and a gravel floor.

Mr. Gallucci asked if the water runoff will be connected to drain tile. Mr. Reichert said that they can. There is a drain if they choose to do that. However, they would prefer to capture the water runoff from the gutters and route it into a 250 gallon tank to use on their plantings. Any excess will run into a drain system.

Mr. Jamieson mentioned that it is ok to use a continuous footer. Before a building permit can be issued he needs to know if it is a pre-fabricated structure. The drawing will need to be stamped by an architect or a pre-engineer design must be submitted.

Mr. DeJohn asked for clarification on the location of the building. Mr. Reichert pointed out that it will be across from the existing structure with the driving area in between.

Mayor DiCicco questioned the height of the existing adjacent fence. Mr. Reichert stated that it is six feet high.

Mr. DeJohn questioned the height of the building. Mr. Reichert explained that it will be approximately 20' high. It will have a metal roof and metal sides. They will try hard to match the colors of the existing service building.

Mr. Reichert asked the Commission if they would consider combining the preliminary and final approvals as they would like to get the building up before the weather changes.

Mr. Jamieson suggested that the approval be contingent on the approval of the Architectural Board of Review and plan review.

As there was no further discussion, Mr. Gallucci, seconded by Mr. Schmidt moved to approve the preliminary/final site plan contingent on the approval of the Architectural Board of Review and plan review.

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

**PC-16-08 RN Landis Management Co.
Wildflower Cluster Homes
Hollyhock Court (Landerbrook Drive & Cedar Road)
Requests approval to install a 392' of 72" solid vinyl fence along the south side of the property.**

Present was Robert Geuder, RN Landis Management Co. representing the Homeowner's Association.

Mr. Geuder explained that the view from Cedar Road is not that great. The salt is destroying the landscaping. They would like to install the fence along the entire length of the 18 unit cluster home development.

Mayor DiCicco asked if the current landscaping will remain. Mr. Geuder explained that they will remove the dead and dying and keep the healthy.

Mr. Gallucci asked what type of fence he is proposing and where it will be located in relation to the landscaping. Mr. Geuder said that they want vinyl. It lasts longer. The fence will be located between the street and the shrubs.

Mr. Gallucci asked if the 30% rule in the ordinance applies in the case (solid only permitted on 30% of the perimeter of the rear yard). Mr. Jamieson stated that that rule applies to single family homes.

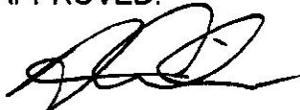
Mr. DeJohn asked if the fence will be the same height as the Sunflower cluster home development on Magnolia Oval to the east on Cedar Road. Mr. Geuder said yet. It will be six feet.

As there was no further discussion, Mr. Gallucci, seconded by Mr. Schmidt moved to approve the fence along the south side of the property.

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

As there was no further discussion or business, Mayor DiCicco adjourned the meeting at 6:28 p.m.

APPROVED:



Mayor Anthony DiCicco
Chairman

Respectfully submitted,



Anne Weiland
Secretary