

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

January 21, 2019

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

ROLL CALL: PRESENT: Councilman Michael Ballistrea, Mayor Anthony DiCicco, Mr. Jack Gallucci, Mrs. Darcy Horvat, Mr. Lyle Satterlee
ABSENT: None

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

The Pledge of Allegiance was said.

Mr. Gallucci, seconded by Mr. Ballistrea moved to suspend reading the minutes of the January 7, 2019 meeting and approve as written. All in favor, motion carried.

CORRESPONDENCE: None

OLD BUSINESS:

Report of Director of Building: None

Report of Council Representative: Mr. Ballistrea reported that, at the last meeting, Council approved preliminary site plans for the self-storage facility at 1413 Golden Gate Boulevard and Conrad's at 5739 Mayfield Road.

TABLED ITEMS: None

NEW BUSINESS:

**PC-19-01 Davison Smith Certo Architects
Conrad's Tire Express and Total Car Care
5739 Mayfield Road (including 1460 Eastwood Avenue)
Requests final site plan approval of a new 6,270 sq. ft. auto service facility.**

Present was Robert Miller, Davison Smith Certo Architects, Inc. and Dominic Umek representing Conrad's.

Mr. Miller pointed out that the final revisions have been noted on the site plan. The Mayfield Road access drive has been widened closer to the ODOT recommendations, landscaping was added, the bike rack was moved and the area expanded, details of the bench and the trash receptacle have been submitted. The additional comments from the City's Landscape Architect (01/21/19) relating to the bike rack and trash receptacle will be complied with. He added that the parking lot lights will have shields. The existing buffer wall and landscaping on the north and northwest sides will also help reduce light pollution.

Mayor DiCicco pointed out that the Landscape Architect also mentioned providing landscape islands every 10 spaces in accordance with the Design Manual. Mr. Jamieson noted that that standard is for larger projects with 80 cars or more. It doesn't make sense for this size project. Mayor DiCicco pointed out that quite a bit of landscaping is being provided.

Mrs. Horvat questioned another comment requiring that the landscape design be stamped by a licensed architect. Mr. Miller said that they do have one on staff who will stamp the final.

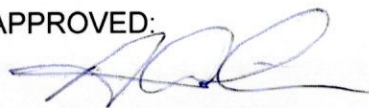
Mayor DiCicco noted that a lot consolidation is required. Mr. Umek explained that they do not yet own the property. The lot consolidation will be submitted at the time the contract is executed with the current property owner.

As there was no further discussion, Mr. Ballistrea, seconded by Mr. Satterlee moved to approve the final site plan contingent on the approval of the variances by Council and a lot consolidation.

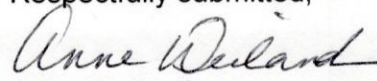
**Roll call on motion: AYES: Satterlee, Horvat, Ballistrea, Gallucci, DiCicco
NAYES: None
MOTION GRANTED**

As there was no further discussion or business, Mayor DiCicco adjourned the meeting at 7:32 p.m.

APPROVED:


Mayor Anthony DiCicco
Chairman

Respectfully submitted,


Anne Weiland
Secretary