

**PLANNING AND ZONING COMMISSION MEETING
MINUTES
Tuesday, March 13, 2018 – 7:00 p.m.**

CALL TO ORDER: Dr. Boester called the meeting to order at 7:02 p.m.

ROLL CALL: Charles Boester, Dan Holahan, Bart Sauer and Ralph Waszak were present. Mike Wheeler was absent.

OTHERS PRESENT: Planning and Zoning Director Brian Frantz, Mayor Bobbie Beshara

Mr. Waszak made a motion to excuse Mr. Wheeler from the meeting and Mr. Holahan seconded his motion. All members were in favor.

AGENDA REQUESTS: None.

OLD BUSINESS:

1. Case No. 08-2017 Ellie Mellie Photography/Autumn Skoczen

Applicant emailed Mr. Frantz prior to this meeting to advise that she was unable to attend. Ms. Skoczen advised she would attend the next planning commission meeting on 4/10/18. Mr. Frantz suggested to table the case and Dr. Boester agreed.

Mr. Holahan made a motion to table Case 08-2017 and Mr. Sauer seconded his motion. All members were in favor.

NEW BUSINESS:

2. Brecksville Road Associates, Limited

Mr. Frantz reported the applicant was previously in front of the Planning Commission Board and was approved for a lot split-parcel consolidation on 2/13/18; and was approved two variances from the Board of Zoning Appeals on 2/28/18. Mr. Frantz stated the applicant is now requesting a rezoning map amendment change to the property located at 5145 Brecksville Road from C-2 General Business to I-Industrial District. The applicant stated the rezoning of the property would align zoning to be consistent with the neighboring parcels and would allow for better utilization of the unit. Property is contingently under contract and if rezoned the transaction would move forward. The potential buyer of the property, Mr. Pizzuti stated he wants to relocate his construction business to Richfield- and there would be light office use, but mostly storage of equipment. Mr. Waszak noted the area is zoned light office and no outdoor storage is allowed. Mr. Pizzuti stated the storage would mostly be contained to indoors and most of his equipment is on job sites. Mr. Pizzuti stated he will likely do improvements to the property such as add a fence to the rear property line, improve the pavement condition and cosmetic updates to the exterior façade of the building. Mr. Waszak stated he appreciated everyone's time and effort on this case, but still has concerns with outdoor storage and doesn't believe this is the best use. He stated we should look to the future and how this rezoning change would fit in. Mr. Sauer asked the applicant to confirm there would be no additional requests to rezone the other buildings/parcels in the office park. Mr. Grisman confirmed there



would not be any additional rezoning requests. Mr. Sauer also wanted to confirm there would be no salt-tents or other canopy like structures erected. Mr. Pizzuti confirmed he does not intend to construct any. Mr. Holahan stated the use fits in well based on the photographs and details he's heard.

Mr. Holahan made a motion to approve Case 09-2018 and Mr. Sauer seconded his motion. Dr. Boester was in favor of the motion and Mr. Waszak was nay.

3. Cozumel Mexican Restaurant/Ruff Neon Signs

Mr. Frantz reported the applicant is requesting approval to replace two signs on the property located at 4880 Brecksville Road, the former Memories restaurant. The ground and wall sign will remain the same size but will include the new restaurant name and logo. The applicant stated the sign has internal illumination with reverse can-channel front lighting. Mr. Sauer asked if there was a similar sign that's been approved to relate the type of lighting as described. Mr. Frantz stated it would be similar to the Assured Partners building sign. Mr. Waszak mentioned both signs match well and are attractive.

Mr. Sauer made a motion to approve Case No. 10-2018 and Mr. Waszak seconded his motion. All members were in favor.

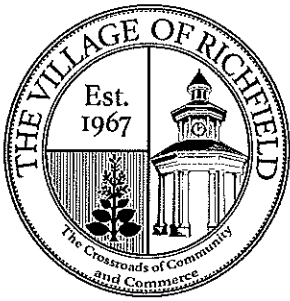
4. Mike Gabrail/Crossroads Group

Mr. Frantz stated the applicant requested a presubmission conference to discuss construction of an automated car wash located on parcel #5001867 (the former putt-putt site), directly north of the Subway building. He stated the property is zoned C-2 General Business and the 'car wash' use is not specifically called out in the code, but automotive service station is a conditionally permitted use. The applicant stated he's researching the different types of car wash facilities, such as tunnel or laser type, and regulations associated with the use. He mentioned there has been great advancements in the technology and automation in car wash services; and this may be a good investment for his company and feature in the Village. The applicant stated he has a few more meetings to discuss this potential business opportunity but wanted to get feedback from the Planning Commission board members on the idea. Dr. Boester, Mr. Holahan, Mr. Sauer and Mr. Waszak all agreed this would be a great feature and business to have at the north end of town. Mr. Frantz recommended the planning commission board review the code and propose a text amendment to include car wash as a conditionally permitted use. The board members agreed and asked Mr. Frantz to prepare a draft of the proposed text amendment for review at a later meeting.

APPROVAL OF MINUTES: None

MAYORS REPORT: Mayor Beshara stated the former Assistant Service Director resigned and she is working on posting the open position. Mayor Beshara also stated she has an upcoming vacation scheduled and will be checking emails/available for phone calls.

COUNCIL REPORT: None.



DIRECTOR OF PLANNING AND ZONING REPORT: Mr. Frantz reported the following items:

- Sree Temple will be moving forward with their approved parking lot expansion plans this Spring;
- Mayor Beshara and Mr. Frantz met with a realtor whose client ^{is} interested in the former drive-in property. The interested party would like the property for a sports complex with indoor/outdoor soccer fields. Property is zoned OLI and the purposed use isn't permitted. Mr. Frantz asked the board for their thoughts on a text amendment change to add 'private recreation' as a conditionally permitted use. Mr. Sauer asked if the interested party considered the former CF property. Mr. Sauer suggested the Village may want to pursue a partnership with a developer- and consider developing a community center with amenities for residents and guests; making this an attractive area to live and visit. Dr. Boester stated the interested party can always come in for a presubmission conference and the board can look at it. Dr. Boester stated it's a use question and not a site question. Mr. Sauer believes this would be a good amenity and would like to ^{see} these features now and not 50 years from now. Mr. Holahan agreed with Mr. Sauer. Mr. Waszak stated this was not the best use for this property and won't change his position;
- Cemetery project bid opening was recently completed and awarded to Cavanaugh.

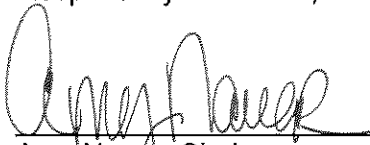
COMMENTS FROM THE PUBLIC: None.

UNFINISHED BUSINESS: None.

ADJOURNMENT:

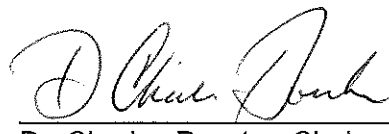
A motion was made by Mr. Holahan to adjourn the meeting. Mr. Waszak seconded his motion and all members were in favor. Meeting adjourned at 10:23 pm.

Respectfully submitted,



Amy Nauer, Clerk
Planning and Zoning Commission

Approved,



Dr. Charles Boester, Chairman
Planning and Zoning Commission