

**MEETING MINUTES**  
**CITY OF EUCLID**  
**PLANNING AND ZONING COMMISSION**  
(REGULAR MEETING)  
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS  
TUESDAY, MARCH 8, 2011 – 7:00 PM

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**CALL TO ORDER:**

The Planning and Zoning Commission of the City of Euclid, Ohio held a regular meeting on Tuesday, March 8, 2011 in the Euclid City Hall Council Chambers. The meeting was called to order at 7:01 PM by the Vice-Chairperson, Mr. John Monroe.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS:**

MEMBERS PRESENT:

Ms. Marsha Curtis  
Mr. Willie Brown  
Ms. Laura Gorshe  
Mr. John Monroe

MEMBERS ABSENT:

Mr. Howard Drake

OTHERS PRESENT:

Mr. Paul Beno, Zoning Commissioner  
Mr. Jason Carter, Assistant Law Director  
Mr. J. Scott Muscatello, Secretary Planning & Zoning

A motion was made to excuse Commission member Howard Drake from tonight's meeting.

**Approved - Unanimous**

**APPROVAL OF MINUTES:**

**Approved as submitted** regular meeting minutes of February 8, 2011

**COMMUNICATIONS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

Sherman Properties – Owner  
24112 Rockwell Drive  
Euclid, Ohio 44117

Max Z. Matteson – Applicant  
24112 Rockwell Drive  
Euclid, Ohio 44117

**RE: 2011-LOT-01  
PP# 647-30-008  
24112 Rockwell Drive  
Lot Split**

Max Z. Matteson, Mesocoat, has submitted an application requesting the lot split of #PP 647-30-008, located at 24112 Rockwell Drive, an 11.8091 acre (514,405 square foot) site into three separate parcels. The new irregularly shaped parcels listed as “Split Parcel #1” will be 1.7886 acres (77,911 square feet); “Split Parcel #2” will be 5.7161 acres (248,992 square feet); and “Residual Parcel” will be 4.3044 acres (187,502 square feet). A Future Utility Easement between “Split Parcel #1” and “#2” will be recorded by deed. Said parcel would be in compliance with all applicable codes. One motion is required.

- A motion to allow the split of one consolidated parcel PP# 647-30-008 located at 24112 Rockwell Drive into three separate parcels, including a Future Utility Easement, per plans submitted.

1311.01

Mr. Max Matterson, agent for Sherman Properties, was present to discuss this case before the Planning and Zoning Commission.

Mr. Beno stated the owner proposes to create three parcels from one 11.279 acre parcel of land. The site is currently occupied by three appreciable industrial buildings, drives, parking lots and some small accessory structures. The proposed lot split will provide each lot with access to a right-of-way.

Split parcel one and two will have 414.30 and 296.31 feet of street frontage respectively. The residual parcel will be serviced by both a fifty foot wide access and utility easement and an actual strip of land which is twenty feet wide which provides direct access to Rockwell Drive.

This configuration does comply with the Euclid Codified Ordinances. The designated frontage and lot with requirements for lot creation and subdivisions are applicable in the Residential Districts and for applicable uses in Commercial Districts. Note: there is a requirement for public street access but

there is not a codified minimum width for that access point. Our view is that the proposed twenty foot of direct frontage and the fifty foot of easement provides adequately for normal foreseeable contingencies of truck and utility access. Therefore Staff recommends approvable of the requested lot splits.

James Sonnhalter, Community Projects Coordinator, City of Euclid, recommended approval of this project from the Commission.

Mr. Brown asked a question for the location of the brownfield site.

A motion was made by Miss. Curtiss to allow the split of one consolidated parcel PP# 647-30-008 located at 24112 Rockwell Drive into three separate parcels, including a Future Utility Easement, per plans submitted.

Seconded by Mr. Brown

Roll Call:	Mr. Willie Brown	(yes)
	Ms. Marsha Curtis	(yes)
	Mr. Howard Drake	(absent)
	Ms. Laura Gorshe	(abstain)
	Mr. John Monroe	(yes)

**APPROVED (3-0)**

**CONFIRMATION BY COUNCIL IS REQUIRED**

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**MATTERS OF CONCERN:**

Mr. Beno stated there is a request for a special meeting for review of the Memorial Park Plan.

A motion was made by Mr. Brown to have the special meeting on Tuesday, March 22, 2011 at 7:00 PM.

Seconded by Ms. Gorshe – Unanimous

The Planning and Zoning Commission was presented with a draft copy of the P&Z and ARB portion of the Department of Community Services and Economic Development Annual Report.

Ms. Curtiss asked what the status was regarding roll gates and security bars for storefront windows. Mr. Monroe asked if an update could be given at the next P&Z meeting regarding the enforcement of these matters with TNT Fashions/U.S. Hair.

Mr. Monroe asked about the status of making code compliant lot splits/consolidations a staff procedure.

**PUBLIC PARTICIPATION:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

Mr. Brown reminded the community about the strong kids Campaign at the Euclid Family YMCA

**ADJOURNMENT**

7:28 PM

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**SECRETARY**

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**CHAIRPERSON**

**THE TAPED PUBLIC RECORD OF THIS MEETING IS ON FILE AT EUCLID CITY HALL AND MAY BE REVIEWED UPON REQUEST.**