

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, JANUARY 13, 2015 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

Lakeland Reality Management LLC – Owner
25701 North Lakeland Boulevard
Euclid, Ohio 44132

Sheila Lewis – Applicant
13504 Maplerow Avenue
Garfield Heights, Ohio 44105

RE: 2015-UDE-01
PP# 643-25-010
[25701 North Lakeland Boulevard](#)
Use District Exception
Ward #8

Sheila Lewis, applicant and prospective tenant, has submitted an application requesting a use district exception to allow a child day care center in a U8–Office Building District and a conditional use approval. The proposed day care is planned as a ground floor tenant located at 25701 North Lakeland Boulevard. Two motions requested.

1. A motion to grant a use district exception to permit a child day care establishment in a U8–Office Building District located at PP# 643-25-003.*

1375

2. A motion to grant a conditional use approval to permit a child day care establishment in a U8–Office Building District, located at PP# 643-25-003.

1368.15

***NOTE: CONFIRMATION BY COUNCIL IS REQUIRED**

2010 Paul Trust, c/o Marleina Davis, Trustee – Owner
7330 Alexander Road
Concord, Ohio 44077

Taneeka Johnson and Alphonzo Phillips, Jr, First Priority Care Service LLC – Applicant
346 East 238th Street
Euclid, Ohio 44123

RE: 2015-CUA-02
PP# 648-23-010
26155 Euclid Avenue
Conditional Use
Ward #3

Taneeka Johnson and Alphonzo Phillips, Jr, First Priority Care Service LLC, have submitted an application requesting a conditional use approval to operate an adult day care center in a building located at 26155 Euclid Avenue – a U4-Local Retail or Wholesale District. One motion requested.

1. A motion to grant a conditional use approval to permit an adult day care establishment in a building located at PP# 648-23-010 – a U4-Local Retail or Wholesale District.

1359.03(d)(4) & 1368.15

Miles Carter, Cater Properties – Owner
13 West Hanna Lane
Bratenahl, Ohio 44108

Julie Koratich, Red Architects – Applicant
855 Grandview Avenue, Suite 295
Columbus, Ohio 43215

RE: 2015-CUA-03
2015-VAR-01
PP# 644-25-007
22250 Lake Shore Boulevard
Conditional Use
Variance
Ward #5

Julie Koratich, Red Architects, on behalf of Carter Properties, has submitted an application requesting a conditional use approval to allow an outdoor dining area, a parking variance, and a height variance for a 2,400 square foot freestanding restaurant located at the new address of 22250 Lake Shore Boulevard - a U4-Local Retail or Wholesale District and part of the Downtown Overlay District – per plans submitted. Design approval required by the Architectural Review Board. Two motions requested

1. A motion to grant a conditional use approval to allow a 950 square foot outdoor dining area for a new 2,400 square foot freestanding restaurant located at PP# 644-25-007
1359.03(b)(14) & 1359.06(j)
2. A motion to approve a parking variance to allow 279 parking spaces where 284 are required – a variance of five (5) spaces – for a property located at PP# 644-25-007, a U4-Local Retail or Wholesale District and part of the Downtown Overlay District.
1389.04(d)(5)I
3. A motion to approve a height variance for the construction of a new 2,400 square foot freestanding restaurant 18’ 8 inches in height where 26 (twenty-six) are required – a variance of 7’ 4” – for a property located at PP# 644-25-007, a U4-Local Retail or Wholesale District and part of the Downtown Overlay District.
1365.05(c)(3)

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT