

**AGENDA**  
**CITY OF EUCLID**  
**PLANNING AND ZONING COMMISSION**

**(REGULAR MEETING)**

**EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS**

**TUESDAY, JULY 14, 2015 – 7:00 PM**

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS:**

**APPROVAL OF MINUTES:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

Michael Sanderson, Crete Financial, LLC – Applicant  
5900 SOM Center Road, Suite 12-150  
Willoughby, Ohio 44049

**RE: 2015-LBK-05**  
**PP# 649-07-025**  
**[1824 Glenridge Drive](#) (*map*)**  
**Land Bank Purchase**  
*Ward #1*

Michael Sanderson, Crete Financial, LLC, has submitted an application to purchase the above referenced parcel from the Euclid Land Bank as authorized by Ordinance #98-2010, as amended by Ordinance #101-2011. Said purchased parcel is for property expansion for resale. One motion requested.\*

1. A motion to approve the sale of PP# 649-07-025 to Crete Financial, LLC

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

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Rosetta and Darnell Jordan – Residents/Co-Applicants  
299 East 260<sup>th</sup> Street  
Euclid, Ohio 44132

**RE: 2015-LBK-06**  
**PP# 645-21-001**  
[301 East 260<sup>th</sup> Street](#) (map)  
**Land Bank Purchase**  
Ward #6

Rosetta and Darnell Jordan, residents and co-applicants, have submitted an application to purchase the above referenced parcel from the Euclid Land Bank as authorized by Ordinance #98-2010, as amended by Ordinance #101-2011. Said purchased parcel is for property expansion. One motion requested.\*

1. A motion to approve the sale of PP# 645-21-001 to Rosetta and Darnell Jordan

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

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Robert L. Kinkoff, Sr. – Resident/Applicant  
634 East 260<sup>th</sup> Street  
Euclid, Ohio 44132

**RE: 2015-LBK-07**  
**PP# 644-16-036**  
[640 East 260<sup>th</sup> Street](#) (map)  
**Land Bank Purchase**  
Ward #7

Robert L. Kinkoff, Sr., resident and applicant, has submitted an application to purchase the above referenced parcel from the Euclid Land Bank as authorized by Ordinance #98-2010, as amended by Ordinance #101-2011. Said purchased parcel is for property expansion. One motion requested.\*

1. A motion to approve the sale of PP# 644-16-036 to Robert L. Kinkoff, Sr.

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

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Martin D. Prendergast – Owner/Applicant  
12216 Brookview Road  
Windsor, Ohio 44099

**RE: 2015-UDE-04**  
**PP# 641-15-025**  
[554 East 200<sup>th</sup> Street](#) (map)  
**Use District Exemption**  
Ward# 4

Martin D. Prendergast, owner and applicant, has submitted and application requesting a use district exemption to permit an electrical contractor shop where said business type is not permitted for a structure located at 554 East 200<sup>th</sup> Street, a U4 – Local Retail or Wholesale District. One motion requested.\*

1. A motion to grant a use district exemption to permit an electrical contractor shop where said business type is not permitted for a structure located at 554 East 200<sup>th</sup> Street, a U4 – Local Retail or Wholesale District

1375.01(a)(3)

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

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Herold Robinson – Owner/Applicant  
21950 Tracy Avenue  
Euclid, Ohio 44123

**RE: 2015-VAR-08**  
**PP# 641-19-094**  
**21950 Tracy Avenue** (map)  
**Variance**  
Ward# 4

Herold Robinson, owner and applicant, has submitted an application requesting the required variances to permit approximately twenty-five (25) lineal feet of six-foot tall white vinyl fence between structures where only four (4) feet are permitted – a variance of two (2) feet – for a property located at 21950 Tracy Avenue, a U2 – Two-Family House District per plans submitted. One motion requested.

1. A motion to permit approximately twenty-five (25) lineal feet of six-foot tall white vinyl fence between structures where only four (4) feet are permitted – a variance of two (2) feet – for a property located for PP# 641-19-094, a U2 – Two-Family House District per plans submitted.

1387.05(b)

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Mark Simms, Simbo Properties – Owner/Applicant  
23600 Lakeland Boulevard  
Euclid, Ohio 44132

**RE: 2015-VAR-09**  
**PP# 647-07-011**  
**23600 Lakeland Boulevard** (map)  
**Variance**  
Ward# 2

Mark Simms, Simbo Properties, has submitted an application requesting the required variances to permit 100% coverage of windows with signs where only 25% window coverage is permitted for a property located at 23600 Lakeland Boulevard, a U6 – Industrial Manufacturing District. One motion requested.

1. A motion to permit 100% coverage of windows with signs where only 25% window coverage is permitted for a property located at PP# 647-07-011, a U6 – Industrial Manufacturing District.

1390.05(a)(3)

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Ralph E. Jesse – Owner  
651 East 185<sup>th</sup> Street  
Euclid, Ohio 44115

Carl D. DeScott – Applicant  
1155 Piermont Road  
South Euclid, Ohio 44121

David R. Stover – Agent  
1350 Euclid Avenue, Suite 700  
Cleveland, Ohio 44115

**RE: 2015-VAR-10**  
**PPs# 641-13-016, & 130**  
**[651 East 185<sup>th</sup> Street](#) (map)**  
**Variance**  
*Ward# 4*

Carl D. DeScott, applicant and perspective business operator, Omeleggeddon Smokehouse Café, has submitted an application requesting the required variances to operate a dine in restaurant with nine (9) parking spaces (seven off-street and two on-street) where fifteen (15) are required – a variance of six (6) parking spaces – for a business located 651 East 185<sup>th</sup> Street – a U4-Local Retail or Wholesale District, per plans submitted. One motion requested.

1. A motion to grant a variance to operate a dine in restaurant with nine (9) parking spaces (seven off-street and two on-street) where fifteen (15) are required – a variance of six (6) parking spaces – for a business located 651 East 185<sup>th</sup> Street – a U4-Local Retail or Wholesale District, per plans submitted..

*1389.04(d)D.*  
*1389.06(b)*

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Kimberly Foley – Owner/Applicant  
31 East 201<sup>st</sup> Street  
Euclid, Ohio 44123

**RE: 2015-VAR-11**  
**PP# 642-01-010**  
**[31 East 201<sup>st</sup> Street](#) (map)**  
**Variance**  
*Ward# 5*

Kimberly Foley, resident and applicant, 31 East 201<sup>st</sup> Street, has submitted an application requesting the required variances to permit approximately thirty (30) feet of six (6) foot high fence between two structures where only four feet in height are permitted – a variance of two (2) feet – per plans submitted for a property located at 31 East 201<sup>st</sup> Street, a U1-Single Family House District. One motion requested.

1. A motion to permit approximately thirty (30) feet of six (6) foot high fence between two structures where only four feet in height are permitted – a variance of two (2) feet – per plans submitted for a property located at 31 East 201<sup>st</sup> Street, a U1-Single Family House District.

1387.05(b)

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Andre Williams, President, DVIP, LLC – Owner/Applicant  
15608 Euclid Avenue  
Cleveland, Ohio 44112

Jazmine Greer – Attorney  
21403 Chagrin Boulevard, Suite 295  
Beachwood, Ohio 44122

**RE: 2015-APL-03**  
**PP# 644-28-076**  
**22701 Shore Center Drive** (*map*)  
**Appeal**  
*Ward# 5*

Andre Williams, President, DVIP, LLC, has submitted an application requesting an appeal to the order of demolition of notice for the building located at 22701 Shore Center Drive. Appeal is filed per Section 1301.07(a) of the Planning and Zoning Code. Two motions requested.

1. A motion to grant the appeal and stay the demolition of the structure located on PP# 644-28-076  
*1301.07(a)*
2. A motion to establish a date when the motion to stay will expire for a structure located on PP# 644-28-076

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**MATTERS OF CONCERN:**

**PUBLIC PARTICIPATION:**

**DIRECTOR’S REPORT:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**