

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

**(REGULAR MEETING)**

**EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS**

**TUESDAY, SEPTEMBER 15, 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:**

Rick Krahe, Managing Partner, KRK Auto Wash – Applicant  
950 East 222<sup>nd</sup> Street  
Euclid, Ohio 44123

**RE: 2015-LBK-08**  
**PP# 641-28-001**  
[22101 Lakeland Boulevard](#) (*map*)  
**Land Bank Purchase**  
*Ward #2*

Rick Krahe, Managing Partner, KRK Auto Wash, 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 the expansion of business property. One motion requested.\*

1. A motion to approve the sale of PP# 641-28-001 to KRK Auto Wash

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

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Iran Doss, Administrator – Applicant  
Get Ready Set Grow Preschool, LLC – Owner  
204 Solon Road, #3

Bedford, Ohio 44146

**RE: 2015-UDE-06**  
**PP# 648-23-049**  
**26191 Brush Avenue (map)**  
**Use District Exemption**  
*Ward #3*

Iran Doss, Administrator, Get Ready Set Grow Preschool, has submitted an application requesting a use district exemption to permit a day care use in a tenant space of an office building located at 26191 Brush Avenue, a U8-Office Building District. One motion requested.

1. A motion to grant a use district exemption to permit a day care use in a tenant space of an office building located at 26191 Brush Avenue, a U8-Office Building District.\*

*1375.01(a)(3)*

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

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John and Julie Strukle – Owner/Applicant  
540 Walnut Drive  
Euclid, Ohio 44132

**RE: 2015-VAR-16**  
**PP# 645-23-039**  
**540 Walnut Drive (map)**  
**Variance**  
*Ward #3*

John and Julie Strukle have submitted an application appealing for relief from the section of the Euclid Codified Ordinances requiring fences on a corner lot be no closer than six (6) feet from the right-of-way for the length of the required side-line for a parcel located at 540 Walnut Drive, a U1-Single Family House District, per plans submitted. One motion requested.

1. A motion to grant a variance to the section of the Euclid Codified Ordinances requiring fences on a corner lot be no closer than six (6) feet from the street right of way – a variance of four (4) feet – for a property located at PP# 645-23-039, a U1-Single Family House District, per plans submitted

*1387.05(c)*

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John Kedzior, Attorney, Lakeshore Building Complex, LLC – Owner/Applicant  
6055 Rockside Woods Boulevard, Suite 200  
Cleveland, Ohio 44131

**RE: 2015-VAR-17**  
**PP# 642-08-045, 080**  
**21801 Lakeshore Boulevard (map)**  
**Variance**  
*Ward #5*

John Kedzior, owner, Lakeshore Building Complex, LLC, has submitted an application appealing for relief from the section of the Euclid Codified Ordinances requiring (1) parking space per fifty (50) square feet of area used by customers for a new banquet space – a variance of twenty two (22) – on the second floor of a renovated building housing a restaurant on the first floor, per plans submitted. Said business is located at 21801 Lakeshore Boulevard, a U4-Local Retail or Wholesale Store Districts and part of the Downtown Overlay District. One motion requested.

1. A motion to grant a variance to the section of the Euclid Codified Ordinances requiring one (1) parking space per 50 square feet of area used by customers for a new banquet space – a variance of 22 parking spaces – for a property located at PP# 642-08-045 & 080, a U4-Local Retail or Wholesale Store Districts and part of the Downtown Overlay District, per plans submitted.  
*1389.04(d) and 1389.06(b)(1) & (3)*

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### **Downtown Entertainment District Study**

Shelia Gibbons, Executive Director, City of Euclid Chamber of Commerce

- A presentation of the findings of a study by the City of Euclid Chamber of Commerce regarding the State of Ohio’s new Open Container Law

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### **MATTERS OF CONCERN:**

### **PUBLIC PARTICIPATION:**

### **DIRECTOR’S REPORT:**

### **INFORMAL COMMENTS OF COMMISSION MEMBERS:**

### **ADJOURNMENT**