

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, NOVEMBER 10, 2015 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

Anthony Tekancic – Owner/Applicant
12238 Blazey Road
Strongsville, Ohio 44136

William E. Steiger – Attorney
60 Public Square, Suite 202
Medina, Ohio 44256

RE: 2015-APL-06
PP# 650-27-007
24150 Chardon Road ([map](#))
Appeal
Ward #2

Anthony Tekancic, owner and applicant, has submitted an application requesting an appeal to the order of demolition dated September 8, 2015 for the structure located at 24150 Chardon Road. Appeal is filed per Section 1301.07(a) of the Planning & Zoning Code. Two motions requested.

1. A motion to grant the appeal and stay the demolition of the structure located PP# 650-27-007

1753.06 & .08

2. A motion to establish a date when the motion to stay will expire for PP# 650-27-007
-

Mark A & Sandra Wasie, Breeze Cleaners, LTD – Co-Owners
5146 Mayfield Road
Lyndhurst, Ohio 44124

Mark A. Wasie – Applicant
PO BOX 210050
South Euclid, Ohio 44121

RE: 2015-APL-07
PP# 644-250-14
22671 Shore Center Drive ([map](#))
Appeal
Ward #5

Mark A. Wasie, co-owner and applicant, Breeze Cleaners, has submitted an application requesting an appeal to the order of demolition dated September 4, 2015 for the structure located at 22671 Shore Center Drive. Appeal is filed per Section 1301.07(a) of the Planning & Zoning Code. Two motions requested.

3. A motion to grant the appeal and stay the demolition of the structure located PP# 644-250-14

1771.01, .02 & .05

4. A motion to establish a date when the motion to stay will expire for PP# 644-250-14
-

Robin Beard – Owner
2129 Miami Road
Euclid, Ohio 44117

Wilmington Trust N. A. – Applicant
9062 Old Annapolis Road
Columbia, Maryland 21045

John Kopf – Attorney
41 South High Street, 17th Floor
Columbus, Ohio 43215

RE: 2015-APL-08
PP# 649-18-061
2129 Miami Road ([map](#))
Appeal
Ward #1

Wilmington Trust N. A., applicant, on behalf of Robin Beard, owner as represented by John Kopf, Attorney, has submitted an application requesting an appeal to the order of demolition dated September 8, 2015 for the structure located at 2129 Miami Road. Appeal is filed per Section 1301.07(a) of the Planning & Zoning Code. Two motions requested.

1. A motion to grant the appeal and stay the demolition of the structure located PP# 649-18-061
1753.06 & .08
2. A motion to establish a date when the motion to stay will expire for PP# 649-18-061

George Hasrouni, President, Hasrouni Inc. – Owner
2386 Michelle Court
Willoughby, Ohio 44094

David Lynch – Applicant
216 Wells Court
Euclid, Ohio 44132

RE: 2015-APL-11
PP# 644-25-001
22574 Lake Shore Boulevard ([map](#))
Appeal
Ward #5

David Lynch, mayoral candidate, has submitted an application requesting an appeal to a Violation Notice dated October 6, 2015 citing City of Euclid Codified Ordinances requiring window signs not exceed 25% of the panel and a Certificate of Occupancy be issued for change of use for a tenant space located at 22574 Lake Shore Boulevard. Appeal is filed per Section 1301.07(a) of the Planning & Zoning Code. Two motions requested.

1. A motion to grant the appeal for a tenant space located at PP# 644-25-001
1390.05(a)(3), 1390.14(a) & 1703.23
2. A motion to establish a date when the motion to stay will expire for PP# 644-25-001

John Carter, Carter Properties – Owner
13 Hanna Lane
Bratenahl, Ohio 44108

Johnathan Hayden, Focused Chemistry, LLC – Applicant
562 East 200th Street
Euclid, Ohio 44119

RE: 2015-CUA-05
PP# 644-25-005
22366 Lake Shore Boulevard ([map](#))
Conditional Use Permit
Variance
Ward #5

Johnathan Hayden, Focused Chemistry, LLC, and prospective tenant, has submitted an application requesting a conditional use approval to operate a tattoo parlor & piercing studio, and tattoo academy in a vacant tenant space located at 22366 Lake Shore Boulevard, a U4-Local Retail or Wholesale District and part of the Downtown Overlay District. Additionally, the applicant is requesting relief from the section of the Euclid Codified Ordinances requiring the proposed use be no less than 1,500 feet away from a school, daycare, indoor recreational facility, pawnshop, check-cashing establishment, or any parcel zoned single-family residential. Seven motions requested.

1. A motion to grant a conditional use to permit the operation of a tattoo parlor & piercing studio in a vacant tenant space located PP# 644-25-005, a U4-Local Retail or Wholesale District and part of the Downtown Overlay District.
1368.06
2. A motion to grant a variance to the section of the Euclid Codified Ordinances requiring the proposed use be 1,500 feet from a pawnshop use where 643 feet exists – a variance of 857 feet – for PP# 644-25-005
1359.06(s)(1)
3. A motion to grant a variance to the section of the Euclid Codified Ordinances requiring the proposed use be 1,500 feet from a check-cashing establishment use where 223 feet exists – a variance of 1,277 feet – for PP# 644-25-005
1359.06(s)(1)
4. A motion to grant a variance to the section of the Euclid Codified Ordinances requiring the proposed use be 1,500 feet from a school use where 511 feet exists – a variance of 989 feet – for PP# 644-25-005
1359.06(s)(2)A.

5. A motion to grant a variance to the section of the Euclid Codified Ordinances requiring the proposed use be 1,500 feet from a daycare use where 553 feet exists – a variance of 947 feet – for PP# 644-25-005

1359.06(s)(2)B.

6. A motion to grant a variance to the section of the Euclid Codified Ordinances requiring the proposed use be 1,500 feet from an indoor recreational facility use where 361 feet exists – a variance of 1,139 feet – for PP# 644-25-005

1359.06(s)(2)D.

7. A motion to grant a variance to the section of the Euclid Codified Ordinances requiring the proposed use be 1,500 feet from a parcel zoned single-family residential where 290 feet exists – a variance of 1,210 feet – for PP# 644-25-005

1359.06(s)(2)E.

MATTERS OF CONCERN:

Jessica Lucas – Owner/Applicant
319 East 250th Street
Euclid, Ohio 44132

David Lynch – Attorney
333 Babbitt Road, Suite 333
Euclid, Ohio 44125

RE: 2015-APL-09
PP# 641-12-011
319 East 250th Street ([map](#))
Appeal
Ward #7

~~Jessica Lucas, applicant and pending owner, has submitted an application requesting an appeal to the order of demolition dated October 14, 2015 for the structure located at 319 East 250th Street. Appeal is filed per Section 1301.07(a) of the Planning & Zoning Code. Two motions requested.~~

- ~~1. A motion to grant the appeal and stay the demolition of the structure located PP# 641-12-011~~
- ~~2. A motion to establish a date when the motion to stay will expire for PP# 641-12-011~~

ADMINISTRATIVELY WITHDRAWN

Emma Shaner, Asset Manager, Wells Fargo Bank, N.A. – Owner
7360 South Kyrena Road
Tempe, Arizona 85283

Michelle L. Polly-Murphy, Esq. – Applicant/Attorney
260 Market Street, Suite F
New Albany, Ohio 43054

RE: 2015-APL-10
PP# 649-14-061
20200 Glen Russ Lane ([map](#))
Appeal
Ward #1

~~Michelle L. Polly Murphy, Esq., on behalf of Emma Shaner, Asset Manager, Wells Fargo Bank, N.A. owner, has submitted an application requesting an appeal to the order of demolition dated September 8, 2015 for the structure located at 20200 Glen Russ Lane. Appeal is filed per Section 1301.07(a) of the Planning & Zoning Code. Two motions requested.~~

- ~~1. A motion to grant the appeal and stay the demolition of the structure located PP# 649-14-061~~
- ~~2. A motion to establish a date when the motion to stay will expire for PP# 649-14-061~~

ADMINISTRATIVELY WITHDRAWN

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT