

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, JULY 12, 2016 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

Owner	Applicant
Georgia Properties, LTD John Crook, Director of Retail Development 27500 Detroit Road, Suite 300 Westlake Ohio 44145	Milton B. Franklin, JR. 902 Trevitt Circle Euclid Ohio 44143

RE: 2016-CUA -03
PP# 646-31-011A
21185 Euclid Avenue ([map](#))
Conditional Use
Ward #1

Milton B. Franklin, JR., tenent and operator, Milton's Lounge, has submitted an application requesting a conditional use approval to operate an approximate 800 square foot, outdoor dining area on a property located adjacent to 21181 Euclid Avenue, a U4 - Local Retail or Wholesale Store District, per plans submitted. One motion requested.

1. A motion to grant a conditional use permit to operate an approximate 800 square foot outdoor dining area located on PP# 646-31-011A, per plans submitted.
1359.03(b)(14)& 1359.06(j)

NEW BUSINESS:

Owner/ Applicant

20/20 Rehab, LLC
John S. Barich, Agent
7571 Captains Court
Mentor Ohio 44060

Attorney

Spiros Gonakis
20050 Lake Shore Boulevard
Euclid Ohio 44123

RE: 2016-APL-02
PP# 645-07-034
28271 Lake Shore Boulevard ([map](#))
Appeal
Ward #6

John S. Barich, Agent, on behalf of 20/20 Rehab, LLC, has submitted an application requesting an appeal to the Notice of Violation (*CONDEMNATION DEMOLITION NOTICE 2016-00000001*) dated May 23, 2016 for the structure located at 28271 Lake Shore Boulevard. Appeal filed per Section 1301.07(a) of the Planning & Zoning Code. Two motions requested.

1. A motion to grant the appeal as requested for structures located at PP# 645-07-034
2. A motion to establish a date when the motion for an appeal will expire for PP# 645-07-034

1301.07(a) & (b)

Owner

Diocese of Cleveland
Reverend Salvatore Ruggeri
140 Richmond Road
Euclid Ohio 44143

Applicant

Brenda Assian
26801 Farringdon Avenue
Euclid Ohio 44132

RE: 2016-CUA-04
PP# 648-50-001
140 Richmond Road ([map](#))
Conditional Use
Ward #3

Brenda Assian, prospective tenant, has submitted an application requesting a conditional use approval to operate a in rooms 1-12,13,14,15, 3-16,17,and 4-18 as shown on floor plans, within a former elementary school building and located less than 150 feet from the boundary of a CI-Campus – Institutional Use District at 140 Richmond Road. One motion requested.

1. A motion to grant a conditional use approval to allow above listed rooms within a former school building to be used as daycare facility located less than 150 feet from the boundary of a Campus-Institutional district for PP# 648-50-001

1364.03(a)

Owner

C M P Properties Ltd Part & MJ 940 LLC
 940 Babbitt Road
 Euclid Ohio 44123

Applicant

Doug Dorer and Charles Sims Partner
 DBA Sims Buick
 940 Babbitt Road
 Euclid Ohio 44123

RE: 2016-VAR-07
PP# 643-19-026
940 Babbitt Road ([map](#))
Variance
 Ward #8

Doug Dorer and Charles Sims Partner Sims Buick, tenants and C M 940 LLC, Owner, have submitted an application requesting the required variances to alter the way messages are delivered on an existing electronic changeable copy sign located at 940 Babbitt Road, a U4-Local Retail or Wholesale Store District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring all portions of the message to have a minimum duration of ten seconds and be a static display; and, the maximum duration of the transition of the electronic image or message change shall be no more than two seconds. Two motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances from ten (10) seconds of stable display to five (5) seconds – a variance of five (5) seconds per display – for an existing electronic changeable copy sign located on PP# 643-19-026.

1390.09(a)(1)A.

2. A motion to grant a variance to a section of the Euclid Codified Ordinances to allow a scrolling transition time of four (4) seconds from a maximum transition time of two (2) seconds – a variance of two (2) seconds per transition – for an existing electronic changeable copy sign located on PP# 643-19-026.

1390.09(a)(1)B.

Owner/Applicant

Tangs Euclid, LLC
 Zhi Ping Tang, Owner
 21430 Morris Avenue
 Euclid Ohio 44123

RE: 2016-CUA-05
PP# 648-51-006
26010 Euclid Avenue ([map](#))
Conditional Use
Ward #3

Zhi Ping Tang, Tangs Euclid, LLC, owner, Asian Express restaurant, has submitted an application requesting a conditional use approval to permit the installation of an outdoor patio area and drive-up window at a restaurant located at 26010 Euclid Avenue – a U4 Local Retail or Wholesale Store District – per plans submitted. Two motions requested.

1. A motion to grant a conditional use approval for the installation of an outdoor patio area and drive-up window at a restaurant located on PP# 648-51-006, per plans submitted.

1359.06(j)

2. A motion to grant a drive through facility at a restaurant located on PP# 648-51-006, per plans submitted.

1359.06(d)

Co-Owners/Applicants

Robert M. & Cynthia Goldman
22501 Lakemont Avenue
Euclid Ohio 44123

RE: 2016-VAR-08
PPs# 643-01-034, 035
22501 Lakemont Avenue ([map](#))
Variance
Ward #5

Robert M. & Cynthia Goldman, co-owners and residents, have submitted an application to expand their driveway. They request relief from the section of the Euclid Codified Ordinances prohibiting parking in the front yard and the required minimum three foot (3) distance from aside lot line – a variance of three feet (3) – for a property located at 22501 Lakemont Avenue at U2-Two Family House District, per plans submitted. One motion requested.

1. A motion to grant a variance to the section of the Euclid Codified Ordinances prohibiting parking in the front yard and the required minimum three foot (3) distance from aside lot line – a variance of three feet (3) – for a property located on PPs# 643-01-0347 and 643-01-035, per plans submitted

1389.12(c)(1)

Co-Owners/Applicants

Dennis Dooley & Kirste Carlson
20715 Edgecliff Drive
Euclid Ohio 44123

RE: 2016-VAR-09
PP# 642-03-020
20715 Edgecliff Drive ([map](#))
Variance
Ward #5

Dennis Dooley & Kirste Carlson, co-owners and residents, have submitted an application to install a permanent central air conditioning unit in the side yard four and one half feet (4½) from the side lot line. They request relief from the section of the Euclid Codified Ordinances requiring permanently installed residential central air conditioning units be placed at the rear of the house in between the side house lines, but not less than ten (10) feet from any side property line – a variance of location and a distance of five and a half feet (5½) – for a property located at 20715 Edgecliff 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 permitting the location of permanent central air conditioning to the rear of the house in between the side house lines and the distance from the side lot line of four and one half feet (4½) – a variance of five and one half feet (5½) – for a property located at PP# 642-03-020, per plans submitted.

1794.04

Owner

Maryann Zigman, Fiduciary
Estate of Frank Zigman
26601 White Road
Willoughby Hills Ohio 44092

Applicant/Attorney

David Lynch
333 Babbitt Road
Euclid Ohio 44123

RE: 2016-UDE-03
PP# 648-51-002
26110 Euclid Avenue ([map](#))
Use District Exemption
Ward #3

David Lynch, Attorney, on behalf of Maryann Zigman, fiduciary for the estate of Frank Zigman, has submitted an application requesting a use district exemption to operate a snow removal service, auto repair business, and lumber processing facility in and outside of two existing vacant buildings (29,000 and 28,500 square feet) located at 26110 Euclid Avenue, a U4-Local Retail or Wholesale Store District. Three motions requested.*

1. A motion to grant a use district exemption to a section of the permitted use list Section 1359.03 of the Euclid Codified Ordinances to establish and operate a snow removal service in and outside of two existing buildings on PP# 648-51-002, a U4-Local Retail or Wholesale Store District.
2. A motion to grant a use district exemption to a section of the permitted use list Section 1359.03 of the Euclid Codified Ordinances to establish and operate an auto repair business in and outside of two existing buildings on located PP# 648-51-002, a U4-Local Retail or Wholesale Store District.
3. A motion to grant a use district exemption to a section of the permitted use list Section 1359.03 of the Euclid Codified Ordinances to establish and operate a lumber processing facility in and outside of two existing buildings on located PP# 648-51-002, a U4-Local Retail or Wholesale Store District.
1359.03, 1359.03(c)(6), and 1359.03(g)(7) & (15)

NOTE: CONFIRMATION BY COUNCIL IS REQUIRED

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT