

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, AUGUST 9, 2016, 2016 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

Owner/ Applicant				Attorney			
20/20 Rehab, LLC				Spiros Gonakis			
John S. Barich, Agent				20050 Lake Shore Boulevard			
7571 Captains Court				Euclid	Ohio		44123
Mentor	Ohio	44060					

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

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

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

NEW BUSINESS:

Owner			Applicant		
City of Euclid Land Reutilization Program			Scott Truman		
585 East 222nd Street			10320 Burton Avenue		
Euclid	Ohio	44123	Bratenahl	Ohio	44106

RE: 2016-LBK-04
PP# 645-30-064
716 East 266th Street ([map](#))
Land Bank Purchase
Ward #6

Scott Truman, adjacent property owner and perspective purchaser, 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 located in a U1-Single Family House District and will be used for property expansion. One motion requested.*

1. A motion to approve the sale of PP# 645-30-064 to Scott Truman

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

Owner			Applicant		
John Carter, Carter Properties			George Dragon, Cicogna Electric + Sign Co		
13West Hanna Lane			4330 North Bend Road		
Bratenahl	Ohio	44108	Ashtabula	Ohio	44004

RE: 2016-VAR-10
PP# 644-25-004,005,006 & 007
22304 Lake Shore Boulevard ([map](#))
Variance
Ward #5

George Dragon, Cicogna Electric + Sign Company, on behalf of John Carter, owner, Carter Properties, has submitted an application to erect one 68 square foot pole sign and on forty square foot ground sign on a multi-tenant business located at 22304 Lake Shore Boulevard – a U4-Local Retail or Wholesale Store District and part of the Downtown Overlay District – per plans submitted. The applicant is requesting relief from the section of the Euclid Codified Ordinances regarding setback and total permitted area. Project requires design approval from the City of Euclid Architectural Review Board. Two motions requested.

1. A motion to grant a variance from a section of the Euclid Codified Ordinances and permit the installation of one 68 square foot pole sign and one 40 square foot ground sign – a variance of 4 square feet – for the pole type multi-tenant sign oriented toward Lake Shore Blvd. on PP# 644-25-004-thru-007
1390.05(e)(3)
2. A motion to grant a variance from a section of the Euclid Codified Ordinances and permit a setbacks of nine (9) feet where 15 feet are required – a variance of six (6) feet – for two multi-tenant business signs located on PP# 644-25-004-thru-007
1390.05(e)(1)A.2.

Owner			Applicant		
Euclid Corridor Industrial Mall			Crown & Kornell Corp		
Kinberlie Keefe, Property Manager			Keith Kornell, President		
981 Keynote Circle, Suite 15			9301 South Brown Road		
Cleveland	Ohio	44131	Chardon	Ohio	44024

RE: 2016-VAR-11
PP# 646-11-001
1100 East 222nd Street ([map](#))
Variance
Ward #2

Keith Kornell, President, Crown & Kornell Corp, tenant has submitted an application requesting relief from the section of the Euclid Codified Ordinances prohibiting the storage of recycled materials outdoor for a business located at 1100 East 222nd Street, a U6-Industrial and Manufacturing District.

1. A motion to grant a variance from a section of the Euclid Codified Ordinances and permit the storage of recycled materials outdoor for a business located on PP# 646-11-004

1359.06(l)(2)

Owner/ Applicant
Willowick Market Inc.
Abdulla Hussain
265 East 327th Street
Willowick Ohio 44095

RE: 2016-VAR-12
PP# 648-30-002
27611 Euclid Avenue ([map](#))
Variance
Ward #3

Abdulla Hussain, Owner, Marathon Gas, has submitted an application requesting to operate the gasoline station and convenience store located at 27611 Euclid Avenue be permitted to remain open and operate 24 hours a day. The applicant seeks relief from the section of the Euclid Codified Ordinances restricting gasoline stations that abut or are within 250 feet of a residential district to operate between the hours of 11:30 P.M. and 6:30 A.M. of the following day nor shall the access lighting or other exterior lighting be operated during such hours. One motion requested.

1. A motion to grant a variance from a section of the Euclid Codified Ordinances and permit the 24 hour operation of a gasoline station and convenience store located on PP# 648-30-002

731.10(a)(b) & 1359.05(e)(1)

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

Owner			Co-Applicant		
HLC Euclid Properties LLC			Esat Albulut		
19750 St. Clair Avenue			Director, Horizon Child Development Center		
Euclid	Ohio	44117	Euclid	Ohio	44117
			Co-Applicant		
			Ed Castro		
			P.O.Box 1062		
			Willoughby	Ohio	44096

RE: 2016-UDE-04
PP# 646-010-16
1054 East 200th Street ([map](#))
Use District Exception
Conditional Use
Ward #2

Ed Castro, applicant and perspective tenant, has submitted an application requesting a use district exception to allow a child day care center in a U2-Two Family House District and a conditional use approval. The 1,392 square foot proposed day care is planned as a tenant located at 1054 East 200th Street. Two motions requested.

1. A motion to grant a use district exception to permit a child day care establishment in a U2-Two Family House District at PP# 646-010-16.* 1375
2. A motion to grant a conditional use approval to permit a child day care establishment in a U2-Two Family House District at PP# 646-010-16 1368.15

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

MATTERS OF CONCERN:

1377.12 Temporary Portable Storage Units and Dumpsters

Referred to Planning and Zoning Commission by City Council for review and recommendation

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT