

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, DECEMBER 13, 2016, 2016 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

Owner

Eucpico LLC
Leonard Lowe, Statutory Agent
11739 East Hill Drive
Chesterland Ohio 44026

Applicant

LAM Management, LLC
Bill Mangeluzzi, Owner, All Disaster Services
22380 Lakeland Boulevard
Euclid Ohio 44123

Attorney

Timothy L. McGarry
840 Brainard Road
Highland Heights Ohio 44143

RE: 2016-VAR-20
PP# 646-13-004
1148 East 222nd Street ([map](#))
Appeal
Variance
Ward # 2

Bill Mangeluzzi, tenant, *dba* All Disaster Services, has submitted an application requesting an appeal to the Notice of Violation (Zoning & Bldg Maintenance – 2016-00000073) dated May 11, 2016 and alternatively requests required variances to establish

a surface drained parking area between the building and street lines for a property located at 1148 East 222nd Street, a U6-Industrial and Manufacturing District. The applicant is requesting a variance from the section of the Euclid Codified Ordinances that requires parking of automobiles between the street line and the building line to have a landscaped buffer between the parking and maneuvering area and the sidewalk. In addition, requests waiving the paving - hard surfacing requirements that a new 23,000 square foot outdoor storage area be accessed by a paved access drive. Four motions requested

1. A motion to grant an appeal to the Notice of Violation (Zoning & Bldg Maintenance – 2016-00000073) dated May 11, 2016 for a business located PP# 646-13-004

2. A motion to grant a variance to a section of the Euclid Codified Ordinances which prohibits parking in setback areas except under a plan approved by the Chief of Police for a business located PP# 646-13-004

1385.02(a)

3. A motion to grant a variance to the section of the Euclid Codified Ordinance requiring pavement of access drives and maneuvering areas for a business located PP# 646-13-004

1389.01(b) and 1749.08(b) & (c)

4. A motion to grant a variance to a section of the Euclid Codified Ordinance requiring drainage of newly paved areas over 180 square feet for a business located at PP# 646-13-004

1749.07 (a) (b) & (c)

Owner

Greg Smith Holdings, LTD
Greg Smith, Statutory Agent
2147 Waynoka Road
Euclid Ohio 44117

Applicant

Gregory Smith
7670 Mountain Ash Drive
Mentor Ohio 44060

RE: 2016-DMC-02
PP# 646-22-024
19515 Euclid Avenue ([map](#))
Rezoning
Ward #1

Gregory Smith, property owner, has submitted an application requesting the rezoning of a parcel from a dual U8-Office Building and U4-Local Retail or Wholesale Store District to a U4-Local Retail or Wholesale Store District only. The proposed rezoning is for a single, irregularly shaped parcel being 10,535 square feet (0.242 acres) in size. The lot is commonly referred to as 19515 Euclid Avenue and is assigned the parcel number 646-

22-024 as shown by the recorded plat in Volume 43 of Maps, Page 11 of Cuyahoga County Records. One motion requested.

1. A motion to approve to Council a zoning use district change from a dual U8-Office Building and U4-Local Retail or Wholesale Store Districts to a U4-Local Retail or Wholesale Store District only for PP# 646-22-024*

1343.01(a)

***NOTE: CONFIRMATION BY COUNCIL REQUIRED**

Owner (Parcel A)

Debra A. Pachinger
8974 Edgemoor Road
Mentor Ohio 44060

Applicant

Liz Dugger, Legal Services Manager
O'Reilly Auto Enterprises, LLC
233 South Patterson
Springfield Missouri 65802

Owner (Parcel B)

Estate of Frank M. Zigman
Mary Ann Zigman, Executor
26601 White Road
Wickliffe Ohio 44095

Attorney

Craig A. Smith
233 South Patterson
Springfield Missouri 65802

RE: 2016-DMC-02
PP#s 641-23-013, 014, 015, 016
689 East 200th Street ([map](#))
Rezoning
Variance
Ward #2

Liz Dugger, Legal Services Manager, on behalf of O'Reilly Auto Enterprises, LLC, has submitted an application requesting a rezoning of two (2) parcels from a U2-Two Family House District to a U4-Local Retail or Wholesale Store District; and, the required variances to permit parking beyond the front building line of a new auto parts retail store and to allow the building to be placed 84 feet from right-of-way line for a new structure located at 689 East 200th Street, a U4-Local Retail or Wholesale Store District. The proposed rezoning is for two (2), rectangular shaped parcels (7,855 and 7,515 square feet each) totaling approximately 0.35 acres of land fronting Lindberg Avenue. These lots are commonly referred to as 20160 Lindbergh and are assigned the parcel numbers 641-23-015 and 641-23-016 as shown by the recorded plat in Volume 404 of Maps, Page 570 of Cuyahoga County Records. The applicant is requesting relief from the section of the Euclid Codified Ordinances prohibiting the parking of automobiles between the street line and the building line, and the requirement that buildings be setback 20 feet from the right-of-way line. Three motions requested.

1. A motion to approve to Council a zoning use district change of two (2) parcels from a U2-Two Family House District to a U4-Local Retail or Wholesale Store District*

1343.01(a)

2. A motion to grant a variance to a section of the Euclid Codified Ordinances prohibiting the parking of automobiles between the street line and the building line for a new structure located on PP#s 641-23-013, 014, 015, & 016.

1385.02(a)

3. A motion to grant a variance to a section of the Euclid Codified Ordinances requiring structures be setback 20 feet from the right-of-way line – a variance of 64 feet – for a new structure located on PP#s 641-23-013, 014, 015, & 016

1385.04

***NOTE: CONFIRMATION BY COUNCIL REQUIRED**

Owner

Lakeland Realty Management LLC
David Pessar, Statutory Agent
2620 Milton Road
Cleveland Ohio 44118

Applicant

Allison Stewart
520 West 10th Street
Charlotte North Carolina 28202

RE: 2016-UDE-05

PP# 643-25-010

25701 Lakeland Boulevard ([map](#))

Use District Exemption

Ward #8

Allison Stewart, prospective tenant, has submitted an application requesting a use district exemption to operate a hair salon in an approximate 625 square foot vacant ground floor tenant space of an office building located 25701 Lakeland Boulevard, a U8-Office Building District. One motion requested

1. A motion to grant a use district exemption to permit a hair salon in a tenant space of an office building located on PP# 643-25-010, a U8-Office Building District.

1375.01(a)(3)

***NOTE: CONFIRMATION BY COUNCIL REQUIRED**

Owner

24800 Lakeland Inc.
 Michael Gatto
 24790 Lakeland Boulevard
 Euclid Ohio 44132

Applicant

Copart Inc.
 Currey Hall
 14185 Dallas Parkway, Suite 300
 Dallas Texas 75254

Attorney

Randy Racine
 14185 Dallas Parkway
 Dallas Texas 75254

RE: 2016-CUA-06
PP# 648-02-001
24790 – 24800 Lakeland Boulevard ([map](#))
Conditional Use
Ward #3

Currey Hall, authorized representative of Copart Inc., perspective tenant, has submitted an application requesting a conditional use approval to operate an automotive, powersports, and recreational vehicle auction house, and all supplementary uses associated with special events and private parties within and outside of a 36,376 square foot facility on a property located at 24790 - 24800 Lakeland Boulevard, a U-6 – Industrial and Manufacturing District. Four motions requested.

1. A motion to grant a conditional use approval to permit outdoor entertainment within a fenced in patio area on a property located on PP# 648-02-001
1359.03(b)(14)
2. A motion to grant a conditional use approval to permit the outdoor display of items for sale within a fenced in patio area on a property located on a property located on PP# 648-02-001
1359.03(b)(15)
3. A motion to grant a conditional use approval to permit boat sales on a property located on PP# 648-02-001
1359.06(c)(5)
4. A motion to grant a conditional use approval to permit dance hall/entertainment and/or catering within a fenced in patio area on a property located on PP# 648-02-001
1359.06(d)(3)

Owner

Michael Perryman, CEO
 Hanna's Child Development
 25200 Euclid Avenue
 Euclid Ohio 44117

Applicant

Michael Perryman, CEO
 Hannah's Child Development
 25200 Euclid Avenue
 Euclid Ohio 44117

RE: 2016-CUA-07
PP# 648-54-006
25200 Euclid Avenue ([map](#))
Conditional Use
Ward #3

Michael Perryman, CEO, Hannah's Child Development, and perspective owner, has submitted an application requesting a conditional use approval to operate an approximate 4,500 square foot day care center located at 25200 Euclid Avenue, a U4-Local Retail or Wholesale Store District. One motion requested.

1. A motion to grant a conditional use approval to permit a 4,500 square foot day care facility located on PP# 648-54-006

1359.06(c)(1)&(2)

Owner/Applicant

Reginald Day
 2126 Glenridge Road
 Euclid Ohio 44117

RE: 2016-VAR-21
PP# 649-12-014
2126 Glenridge Road ([map](#))
Variance
Ward #1

Reginald Day, owner and applicant, has submitted an application requesting the required variances to erect a 500 square foot, 15' tall storage building on a property located at 2126 Glenridge Road, a U1-Single Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring the maximum height of storage buildings accessory to a primary structure to be no more than ten (10) feet from grade. One motion requested

1. A motion to grant a variance to a section of the Euclid Codified Ordinances from 10 feet to 15 feet – a variance of five (5) feet – for a new 500 square foot storage building located on PP# 649-12-014

1377.01(f)(3)

MATTERS OF CONCERN:

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

Ord. 131-2016 *Chapter 1371 Nonconforming and Existing Uses; Restoration and
Chapter 1375 Use District Exception*

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT