

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, OCTOBER 10, 2017 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

Owner

ULE-PROP LLC
Patrick Nusrala, President
20600 Lakeland Boulevard
Euclid Ohio 44119

Applicant

VA Motorcars LLC
Alex Babaev, Member
2260 Par Lane, #122
Willoughby Ohio 44094

RE: 2017-VAR-14 ([case files](#))
PP# 641-29-068
21100 Lakeland Boulevard ([map](#))
Variance
Ward #2

Alex Babaev, Member VA Motorcars LLC, has submitted an application requesting the required variances to display up to ten (10) vehicles for-sale in an unscreened area of a business located at 21100 Lakeland Boulevard – a U5-Commercial District. The applicant is requesting relief from the following sections of the Euclid Codified Ordinances that require:

- A minimum of three (3) customer parking spaces;
- No outdoor display of merchandise for sale to be permitted between the front wall of the principal building and the adjacent street;
- A minimum lot area of two acres and a minimum lot width of 200 feet;

- The outdoor display area for vehicles to be setback at least ten feet from the side and rear lot lines; and,
- Any car sales business shall have office space of a minimum floor area of 400 square feet.

Six motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit zero (0) customer parking spaces – a variance of three (3) parking spaces – for a property located on PP# 641-29-068
1389.04(d)(6)B.
2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the outdoor display of merchandise for sale between the front wall of the principal building and the adjacent street for a property located on PP# 641-29-068
1359.06(k)(5)
3. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a lot area of a used automobile sales facility to be 0.23 acres – a variance of 1.77 acres – for a property located on PP# 641-29-068
1359.06(q)(1)
4. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a lot width for a used automobile sales facility to be approximately 115 feet – a variance of approximately 85 feet – for a property located on PP# 641-29-068
1359.06(q)(1)
5. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the side, and rear setbacks of an outdoor display area to be approximately one (1) foot from the side and rear lot lines – a variance of nine (9) feet for each side – for a property located on PP# 641-29-068
1359.06(q)(4)
6. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the minimum floor area of an office space to be 227 square feet – a variance of 173 square feet – for a property located on PP# 641-29-068
1359.06(q)(7)

NEW BUSINESS:

Owner

Harold Daugherty
Daugherty Construction
22460 Lakeland Boulevard
Euclid Ohio 44132

Applicant

Katie Puleo
Akers Identity, LLC
4150 Belden Village Street, NW, #503
Canton Ohio 44718

RE: 2017-VAR-19 ([case files](#))
PP# 647-03-004
22460 Lakeland Boulevard ([map](#))
Variance
Ward #2

Katie Puleo, on behalf of Harold Daugherty, owner, Daugherty Construction, has submitted an application requesting the required variances to operate a 57”x95” LED electronic message center sign on an existing 32’ pole located at 22460 Lakeland Boulevard, a U6 - Industrial and Manufacturing District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring freeway identification signs have a minimum setback of 15 feet from the right-of-way line. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a freeway identification sign to be located approximately two feet from the right-of-way line – a variance of approximately 13 feet – for a property located on PP# 647-03-004

1390.05(e)(1)B.

Owner/Applicant
Fogg-Euclid, LLC
Michael Novachek, Sr. Project Manager
981 Keynote Circle, #15
Cleveland Ohio 44131

RE: 2017-VAR-20 ([case files](#))
PP# 648-08-001
26250 Bluestone Boulevard ([map](#))
Variance
Ward #3

Michael Novachek, Sr. Project Manager, Fogg Building Methods, has submitted an application requesting the required variances to erect a six (6) foot tall, 33.75 square foot monument sign located within a driveway vision-clearance area at 26250 Bluestone Boulevard, a U6-Industrial and Manufacturing District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring ground signs have a maximum height of five feet and are located outside of the driveway vision-clearance area. Two motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a six (6) foot tall monument sign – a variance of one (1) foot – for a property located on PP# 648-08-001

1390.05(e)(1)A.2.

2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the placement of a sign within the driveway vision-clearance area – a variance of four (4) feet, six (6) inches – for a property located on PP# 648-08-001

1390.05(e)(6) & 1390.10(a)

Owner/Applicant

Donna Ruberto
341 East 276th Street
Euclid Ohio 44132

RE: 2017-VAR-21 ([case files](#))
PP# 645-08-020
341 East 276th Street ([map](#))
Variance
Ward #6

Donna Ruberto, owner and occupant, has submitted an application requesting the required variances to erect approximately 52 lineal feet of six (6) foot tall fence along the side-lot line of a dwelling located at 341 East 276h Street, a U1- Single Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring fences be no higher than four (4) feet from grade. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a side yard fence to be six (6) feet in height – a variance of two (2) feet – for a property located on PP#

1388.02(b)

Owner

Euclid City Schools
Stephen A. Vasek
Treasurer
651 East 222nd Street
Euclid Ohio 44123

Applicant

Euclid City Schools
Patrick Higley,
Business & Athletic Operations Director
651 East 222nd Street
Euclid Ohio 44123

Architect

Chris Smith, Architect, & Brad Gellert,
Project Director, Then Design Architects
4135 Erie Street
Willoughby Ohio 44094

RE: 2017-CUA-11 ([case files 1 & 2](#))
PP# 643-08-004, and other parcels as per plans
711 East 222nd Street ([map](#))
Conditional Use
Ward #8

Patrick Higley, Business & Athletic Operations Director, of and on behalf of Euclid City Schools, and Then Design Architects, have submitted an application requesting approval of a general development plan and conditional use approval for a new Jr. High School and replacement Sr. High School located at 711 East 222nd Street, a CI-Campus-Institutional Use District. Two motions requested.

1. A motion to approve the Development Plan for a new Jr. High School and replacement Sr. High School located on PP# 643-08-004

1364.09(f)

2. A motion to grant a conditional use approval for a new Jr. High School and replacement Sr. High School situated less than 150 feet from CI-Campus-Institutional Use District boundary located on PP# 643-08-004

1364.03

Owner/ Applicant

Sharon Calhoun
27260 Forestview Avenue
Euclid Ohio 44132

RE: 2017-VAR-22 ([case files](#))
PP# 645-22-005
27260 Forestview Avenue ([map](#))
Variance
Ward #6

Sharon Calhoun, owner and occupant, has submitted an application requesting the required variances to erect a new one-story, 53.3 square foot addition five (5) past the front line of existing home located at 27260 Forestview Avenue, a U1- Single Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring a structure be setback 30 feet from the public right-of-way and prohibiting parking in the front of the required setback building line. Two motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit an addition to an existing structure be approximately 25 feet from the public right-of-way – a variance of five (5) feet – for a structure located on PP# 645-22-005

1385.04

2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the required permanent parking spaces to be installed in front of the required setback building line for a structure located on PP# 645-22-005

1389.12(c)(1)

MATTERS OF CONCERN:

Section 1351.02

“Permitted Uses” of Chapter 1351.02 “U1-Single Family House District”

Amending the above referenced Code Section pertaining to Group Homes located in a single-family house district

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

Chapter 728

“Medical Marijuana Dispensaries”

Amending the “Permitted Uses” Section 1359.03 in regards to the proposed Chapter 728 “Medical Marijuana Dispensaries” section of the Euclid Codified Ordinances

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

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT