

**AGENDA**  
**CITY OF EUCLID**  
**PLANNING AND ZONING COMMISSION**  
**(REGULAR MEETING)**  
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS  
TUESDAY, DECEMBER 12, 2017 – 7:00 PM

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS:**

**APPROVAL OF MINUTES:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

<b>Owner</b>			<b>Applicant</b>		
ULE-PROP LLC			VA Motorcars LLC		
Patrick Nusrala, President			Alex Babaev, Member		
20600 Lakeland Boulevard			2260 Par Lane, #122		
Euclid	Ohio	44119	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)*

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**NEW BUSINESS:**

**Owner/ Applicant**

John Campolieti

P. O. Box 749

Wickliffe

Ohio 44092

**RE: 2017-VAR-23** ([case files](#))  
**PP# 646-13-006**  
**22001 Tungsten Road** ([map](#))  
**Variance**  
*Ward #2*

John Campolieti, owner and applicant, has submitted an application requesting the required variances to erect a fence on the property line contiguous to the public right-of-way and to allow outdoor storage equal to 20,904 square feet (0.48 acres) for a property located at 22001 Tungsten Road, a U6-Industrial and Manufacturing District. The applicant is requesting relief from sections of the codified ordinances requiring fences installed in the front yard or in that part of a side yard located between the main building and a public right-of-way be set back at least ten feet from the right-of-way; and, the area of the lot devoted to outdoor storage to not exceed 150% of the ground floor area of the principal building. Two motions requested.

1. A motion to grant a variance to a section of the Codified Ordinances and permit a fence be installed at the public right-of-way – a variance of ten (10) feet – for a business located on PP# 646-13-006

*1388.03(b)(1)*

2. A motion to grant a variance to a section of the Euclid Codified Ordinances which limits the permitted lot area devoted to outdoor storage to be no more than 150% of the ground floor area of the principal building and permit 20,904 square feet of outdoor storage – a variance of 11,604 square feet (0.27 acres) – for a business located on PP# 646-13-006

*1359.06(l)(4)*

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<b>Owner</b>			<b>Applicant</b>		
Crozier Enterprises, Inc.			Reboboth Temple Church		
Bernadine Crozier			Traci D. Whitthorne, Pastor		
401 Harris Road			41178 Harwood Road		
Cleveland	Ohio	44143	South Euclid	Ohio	44121

**RE: 2017-CUA-12** ([case files](#))  
**PP#s 642-22-014 – 017, 050 & 051**  
**373 East 200<sup>th</sup> Street** ([map](#))  
**Conditional Use**  
**Variance**  
*Ward #4*

Pastor Traci D. Whitthorne, Rehoboth Temple Church, applicant and potential purchaser, has submitted an application requesting a conditional use approval and the required variance to operate a church and religious assembly on a group of parcels totaling 42,242.80 square feet (0.97 acres) located at 373 East 200<sup>th</sup> Street – a combination U4-Local Retail or Wholesale Store and U2-Two Family House Districts. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring a minimum lot size for church and religious assembly uses to be 43,560 square feet (1 acre).

**NOTE: Application void due to lack of owner authorization to file**

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**Owner/ Applicant**

O'Reilly Auto Enterprises, LLC  
Mike Young, Vice-President  
233 South Patterson  
Springfield Missouri 65802

**RE: 2017-VAR-24** ([case files](#))  
**PP#s 641-23-013 thru 016**  
**689 East 200<sup>th</sup> Street** ([map](#))  
**Variance**  
*Ward #2*

Mike Young, Vice-President, O'Reilly Auto Enterprises, LLC, has submitted an application requesting the required variances to install a six (6) foot tall, 48 square foot internally illuminated cabinet sign located within a driveway vision-clearance area for a business located at 689 East 200<sup>th</sup> Street, a U4 - Local Retail or Wholesale Store District. The applicant is requesting relief from sections of the codified ordinances requiring permanent free-standing signs be no more than five (5) feet in height from grade, do not exceed 40 square feet in area, and are located outside of the driveway vision-clearance area. Three motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a permanent free-standing sign to be six (6) feet in height from grade – a variance of one (1) foot – for a business located on PP#s 641-23-013 thru 016  
*1390.05(e)(1)A.I.*
2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a permanent free-standing sign to have an area of 48 square feet – a variance of eight (8) square feet for a business located on PP#s 641-23-013 thru 016  
*1390.05(e)(1)A.I.*

3. 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 for a business located on PP# 641-23-013 thru 016

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

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**Owner**

Zdrako and Joseph Grman  
8160 Springer Drive  
Willoughby Ohio 44132

**Applicant**

127 OH LLC *dba* Bloom Medicinals  
Nicole Van Rensburg, Manager  
127 NW 13<sup>th</sup> Street, Suite C13  
Boca Raton Florida 33432

**Attorney**

Stephen W. Funk  
222 S. Main Street, Suite 400  
Akron Ohio 44236

**RE: 2017-UDE-03** ([case files](#))  
**PP# 648-06-004**  
**25720 Lakeland Boulevard** ([map](#))  
**Use District Exception**  
*Ward #3*

Nicole Van Rensburg, Manager, Bloom Medicinals, applicant and prospective tenant, has submitted an application requesting a use district exemption to operate a 7,146 square foot medical cannabis dispensary not associated with a medical marijuana cultivation or processing facility licensed by the State of Ohio in accordance with Chapter 3796 of the Ohio Revised Code. The proposed facility is to be located at 25720 Lakeland Boulevard, a U6-Industrial and Manufacturing Use District. One motion requested.\*

1. A motion to grant and refer to Council a use district exemption to operate a 7,146 square foot medical cannabis dispensary not associated with a medical marijuana cultivation or processing facility licensed by the State of Ohio in accordance with Chapter 3796 of the Ohio Revised Code located on PP# 648-06-004

*728, 1359.03(b)(9) & 1359.06(u)*

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

**Owner**

Monica M. & Joseph F. Denk  
 5549 Coronda Drive  
 Mentor Ohio 44060

**Applicant**

T-Mobile  
 6200 Oak Tree Boulevard, Suite 125  
 Independence Ohio 44131

**Consultant**

Dave Chrzan, Signal Mountain, Inc  
 179 Cruikshank Road  
 Sarver Pennsylvania 16055

**RE: 2017-SPU-02** ([case files](#))  
**PP# 641-20-001**  
**503 East 200<sup>th</sup> Street** ([map](#))  
**Special Use Permit**  
 Ward #2

Dave Chrzan, agent. Signal Mountain, Inc., on behalf of Monica M. & Joseph F. Denk, has submitted an application requesting a special use permit to mount a set of antennas to an existing chimney located at 503 East 200<sup>th</sup> Street, a U4-Local Retail or Wholesale Store District. Said property is a designated local landmark and received an administrative Certificate of Appropriateness as well as the required approval from the Architectural Review Board. One motion requested.\*

1. A motion to grant the required approval to mount a set of telecommunications antenna to an existing chimney located on PP# 641-20-001

1399.06

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

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**Owner**

Harbor Crest Ltd., Mary Stempihar, CFO  
 4420 Sherwin Road  
 Willoughby Ohio 44094

**Applicant**

T-Mobile  
 6200 Oak Tree Boulevard, Suite 125  
 Independence Ohio 44131

**Consultant**

Dave Chrzan, Signal Mountain, Inc  
 179 Cruikshank Road  
 Sarver Pennsylvania 16055

**RE: 2017-SPU-03** ([case files](#))  
**PP# 644-06-002**  
**24451 Lake Shore Boulevard** ([map](#))  
**Special Use Permit**  
 Ward #7

Dave Chrzan, agent. Signal Mountain, Inc., on behalf of Harbor Crest Ltd., has submitted an application requesting a special use permit to install a set of telecommunication antennas on a rooftop located at 24451 Lake Shore Boulevard, a U3 - Apartment House District. Said project received the required approval from the Architectural Review Board. One motion requested.

1. A motion to grant the required approval to mount a set of telecommunications antenna to an existing chimney located on PP# 641-20-001

1399.06

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

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**MATTERS OF CONCERN:**

**City of Euclid Master Plan ([website](#))**

A presentation of the updated City of Euclid Master Plan

1. A motion to approve and refer to Council the update to the City of Euclid Master Plan

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

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**PUBLIC PARTICIPATION:**

**DIRECTOR'S REPORT:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**