

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, FEBRUARY 13, 2018 – 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)

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 requires a landscape strip of no less than ten (10) feet in depth, and meeting minimum landscape specifications be provided, exclusive of all driveway openings, along all building and parking lot frontages. Minimum landscape shall consist of grass or planted ground cover and three street trees of two caliper inches for every 100 linear feet of frontage.

1359.05(f)(1)(A thru E)

3. 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(1)(4)

4. A motion to grant a variance to a section of the Euclid Codified Ordinances to permit a parking area not being a paved dustless surface and without drainage

1389.12(a)

NEW BUSINESS:

Owner

Daniel Knecht, Service Director
City of Euclid
585 East 222nd Street
Euclid, Ohio 44123

Co-Applicant

American Legion Post 343
Euclid Joint Veterans Council
Norm Schoen, Chairman
20750 Arbor Avenue
Euclid, Ohio 44123

RE: 2018-SPU-01 ([case files](#))
PP# 643-06-002
621 East 222nd Street ([map](#))
Special Use Permit
Ward #8

Daniel Knecht, Service Director, City of Euclid, has submitted an application requesting a special use permit to erect a 48” x 42” stone monument on a 54” x 14” x 8” base commemorating service in the Vietnam War and located on a section of land adjacent to the Euclid Public Library at PP# 643-06-002. One motion requested

1. A motion to approve a special use permit to erect a stone monument commemorating service in the Vietnam War and located on a section of land adjacent to the Euclid Public Library at PP# 643-06-002, per plans submitted.

Charter: Article V, Section 10.

Owner

Lakeland Realty Management, LLC
David Pessar, Managing Partner
P.O.Box 21790
Cleveland Ohio 44121

Applicant

Monique Walker
26380 Forestview Avenue
Euclid Ohio 44132

RE: 2018-UDE-01 ([case files](#))
PP# 643-25-010
25701 Lakeland Boulevard ([map](#))
Use District Exemption
Ward #8

Monique Walker, prospective tenant, has submitted an application requesting a use district exemption to operate a facial salon in a tenant space located at 25701 Lakeland Boulevard – a U8-Office Building District. One motion requested.

1. A motion to grant a use district exception to permit a facial salon establishment in a U8–Office Building District located at 25701 Lakeland Boulevard PP# 643-25-010*

1375.01 (a)(3)

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

Owner

B & B Lakeland Properties

P.O. Box 241003

Cleveland

Ohio 44124

Applicant

Alex Nemet

Northeast Factory Direct

24470 Lakeland Boulevard

Euclid

Ohio 44132

RE: 2018-VAR-02 ([case files](#))

PP# 648-01-004

24470 Lakeland Boulevard ([map](#))

Variance

Ward #3

Alex Nemet, tenant and business owner, has submitted an application requesting the required variances to erect a new pole type internally illuminated freeway identification sign thirteen (13) feet from the right-of-way line located at 24470 Lakeland Boulevard, a combination U5 – Commercial and U6 - Industrial and Manufacturing Districts. The applicant is requesting relief from sections of the codified ordinances requiring freeway identification signs are setback 15 feet from the right-of-way line a variance of two (2) feet. Up to two motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit freeway identification sign be located thirteen (13) feet from the right-of-way line – a variance of two (2) feet – for a property located on PP# 648-01-004

1390.05(e)(1)(B) (table)

MATTERS OF CONCERN:

ECO 1389.09 Parking Design Standards

A proposed ordinance to amend *Schedule 1389.09(a)* of the Off-Street Parking chapter of the Euclid Codified Ordinances; the required parking lot dimensions listed exceed most common design standards and the schedule fails to provide for a 75-degree option for angled parking.*

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

ECO 1389.14 Parking Commercial Vehicles in Parking Lots

A proposed ordinance to amend *Section 1389.14(d)* of the Off-Street Parking chapter of the Euclid Codified Ordinances to create an exemption for overnight parking and storage restrictions for multi-shift operations within U-6 Districts.*

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

ECO 1385.01 (Front Yards; Building Lines) General Provisions; Signs

A proposed ordinance to amend Section 1385.01 of the Front Yards chapter of the Euclid Codified Ordinances to create a maximum setback exemption for parcels exceeding ten (10) acres in lot area in U6 use Districts. *

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

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT