

**AGENDA**  
**CITY OF EUCLID**  
**PLANNING AND ZONING COMMISSION**  
**(REGULAR MEETING)**  
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS  
TUESDAY, JUNE 12, 2018 – 7:00 PM

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS:**

**APPROVAL OF MINUTES:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**Owner**

City of Euclid Land Reutilization Program  
585 East 222<sup>nd</sup> Street  
Euclid Ohio 44123

**Applicant**

E.B. Pinnacle Properties LLC  
Joe Ziebert, Project Manager  
8042 Stockbridge Road  
Mentor Ohio 44060

**RE: 2018-LBK-09** ([case files](#))  
**PP# 642-25-170**  
**21771 Fuller Avenue** ([map](#))  
**Land Bank Purchase**  
*Ward #4*

Joe Ziebert, Project Manager, E.B. Pinnacle Properties LLC, has 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. The parcel is located in a U2-Two Family House District and proposed for property expansion. One motion requested.\*

1. A motion to recommend to City Council the sale of PP# 642-25-170 to E.B. Pinnacle Properties LLC

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

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<b>Owner</b>			<b>Applicant</b>		
Dave & Kathy Goda			Dave Goda		
19931 Edgecliff Drive			503 East 200 <sup>th</sup> Street		
Euclid	Ohio	44123	Euclid	Ohio	44119

**RE: 2018-VAR-06** ([case files](#))  
**PP# 641-05-004**  
**19931 Edgecliff Drive** ([map](#))  
**Variance**  
*Ward #4*

Dave Goda, owner, has submitted an application requesting the required variances to construct a two-story addition and new sunroom as an extension to an existing dwelling located at 19931 Edgecliff Drive – a U1-Single Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring the aggregate side yards of a lot greater than 50 feet to be not less than 15 feet, and, to recognize the existing non-conforming side yard of three feet. Three motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances to permit a side yard of four feet – a variance of one foot – for a property located on PP# 641-05-004  
*1383.01(d)*
2. A motion to grant a variance to a section of the Euclid Codified Ordinances to permit the total side yard be an aggregate of seven feet – a variance of eight feet – for a property located on PP# 641-05-004  
*1383.01(d)*
3. A motion to extend the existing non-conforming side yard of three feet for an additional twelve feet of building depth for a property located on PP# 641-05-004

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<b>Owner/ Applicant</b>			<b>Consultant</b>		
Interstate Development Limited Partnership			Christopher Toddy, Architect		
Yolonde Mansour, Owner Representative			820 West Superior, Suite 400		
2140 Lee Road, Suite 201			Cleveland	Ohio	44113
Cleveland Heights	Ohio	44118			

**RE: 2018-CUA-06** ([case files](#))  
**PP# 641-13-009**  
**621 East 185<sup>th</sup> Street** ([map](#))  
**Conditional Use**  
*Ward #4*

Christopher Toddy, Architect, on behalf of Yolonde Mansour, Owner Representative, Interstate Development Limited Partnership, has submitted an application requesting a conditional use approval to operate an approximate 382.3 square foot, outdoor dining area on a property located at 621 East 185<sup>th</sup> Street, a U4-Local Retail or Wholesale Store District, per plans submitted. One motion requested.

1. A motion to grant a conditional use permit to operate 382.3 square foot outdoor dining area located on PP# 641-13-009, per plans submitted.

*1359.03(b)(14)& 1359.06(j)*

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**Owner**

City of Euclid  
Dan Knecht  
Director, Public Service  
585 East 222<sup>nd</sup> Street  
Euclid

Ohio 44123

**Applicant**

City of Euclid  
Jonathan Holody  
Director, Planning and Development  
585 East 222<sup>nd</sup> Street  
Euclid

Ohio 44123

**RE: 2018-SPU-02** ([case files](#))  
**PP# 648-20-003**  
**Tungsten Playground** ([map](#))  
**Special Permit**  
*Ward #3*

Jonathan Holody, Director, Planning and Development, has submitted an application requesting the required approval for general park updates and improvements for Tungsten Playground. One motion requested.

1. A motion to approve the plan for the general park updates and improvements for Tungsten Playground

*Article V Section 10*

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**MATTERS OF CONCERN:**

*ECO Chapter 716 Clothing Donation Containers; Recycle Bins*  
*ECO Chapter 1396 Clothing Donation Containers*  
*ECO Section 1359.03 Permitted Uses*  
*ECO Section 1703.65*

[\*\(case files\)\*](#)

A proposed ordinance that the Codified Ordinances of the City of Euclid, Chapter 716 “Clothing Donation Containers; Recycle Bins” is repealed; Chapter 1396 “Clothing Donation Containers” is enacted; and, Section 1359.03 “Permitted Uses” and 1703.65 “Schedule of Permit Fees” are amended. One motion requested.\*

1. A motion to recommend to Council that the Codified Ordinances of the City of Euclid, Chapter 716 “Clothing Donation Containers; Recycle Bins” is repealed; Chapter 1396 “Clothing Donation Containers” is enacted; and, Section 1359.03 “Permitted Uses” and 1703.65 “Schedule of Permit Fees” are amended.

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

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**Memorial Park Trail Plan Presentation**

[\*\(case files\)\*](#)

A presentation of the Memorial Park Trail Plan that will detail the placement of the multi-use path (“Proposed Improvements #3”) approved in the City of Euclid Memorial Park Plan. One motion requested.

1. A motion to accept the proposed Memorial Park Trail Plan as presented

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**PUBLIC PARTICIPATION:**

**DIRECTOR’S REPORT:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**