

**AGENDA**  
**CITY OF EUCLID**  
**PLANNING AND ZONING COMMISSION**  
**(REGULAR MEETING)**  
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS  
TUESDAY, AUGUST 14, 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:**

| <b>Owner</b>                              | <b>Applicant</b>     |
|---|----------------------|
| City of Euclid Land Reutilization Program | Belinda Dickerson    |
| 585 East 222 <sup>nd</sup> Street         | 19801 Tyronne Avenue |
| Euclid Ohio 44123                         | Euclid Ohio 44119    |

**RE: 2018-LBK-10** ([case file](#))  
**PP# 641-15-071**  
**19803 Tyronne Avenue** ([map](#))  
**Land Bank Purchase**  
*Ward #4*

Belinda Dickerson, perspective purchaser, 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# 641-15-071 to Belinda Dickerson

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

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**Owner**

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

**Applicant**

John Spieker  
23801 Colbourne Road  
Euclid Ohio 44123

**RE: 2018-LBK-11** ([case file](#))

**PP# 643-30-045**

**23841 Colbourne Road** ([map](#))

**Land Bank Purchase**

*Ward #8*

John Spieker, perspective purchaser, 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# 643-30-045 to John Spieker

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

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**Owner**

Tungsten Road Associates, LLC  
Emerson McArthur III, Principal  
11526 Orchard Road  
Chardon Ohio 44024

**Applicant**

Great Expectations Preschool LLC  
Nicole Wilson, Owner  
771 East 260<sup>th</sup> Street  
Euclid Ohio 44132

**RE: 2018-CUA-06** ([case file](#))

**PP# 647-11-004**

**25031 Rockwell Drive** ([map](#))

**Conditional Use**

*Ward # 2*

Nicole Wilson, member, Great Expectations Preschool LLC, and perspective tenant, has submitted an application requesting a conditional use approval to operate an approximate 5,725 square foot day care facility on a property located at 25031 Rockwell Drive, a U6-Industrial and Manufacturing District, per plans submitted. One motion requested.

1. A motion to grant a conditional use permit to operate 5,725 square foot day care facility located on PP# 647-11-004, per plans submitted. \*

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

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

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**Co-Owner/ Applicant**

Thomas & Jacqueline Kerver  
960 East 228<sup>th</sup> Street  
Euclid Ohio 44123

**RE: 2018-VAR-07** ([case file](#))

**PP# 643-14-057**

**960 East 228<sup>th</sup> Street** ([map](#))

**Variance**

*Ward #2*

Thomas & Jacqueline Kerver, owner and residents, has submitted an application requesting the required variances to erect a 15' above ground swimming pool five (5) feet from the southernmost property line located at 960 East 228<sup>th</sup> Street – a U2-Two Family House District. The applicant is requesting relief from the section of the Euclid Codified Ordinances stating no swimming pools be constructed within ten feet of any property line. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances permitting a 15' above ground swimming pool five (5) feet from the southernmost property line – a variance of five (5) feet – for a property located PP# 643-14-057

*1741.04*

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**MATTERS OF CONCERN:**

**PUBLIC PARTICIPATION:**

**DIRECTOR'S REPORT:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**