

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 11, 2018 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

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 260th 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**

NEW BUSINESS:

Owner

The Lincoln Electric Company
22801 St. Clair Avenue
Euclid Ohio 44117

Applicant

John Mueller, Facility Engineer Manager
The Lincoln Electric Company
22801 St. Clair Avenue
Euclid Ohio 44117

RE: 2018-VAR-08 ([case files](#))
PP# 647-13-003
22800 St. Clair Avenue ([map](#))
Variance
Ward #2

John Mueller, Facility Engineer Manager, The Lincoln Electric Company, has submitted an application requesting the required variance to erect 1,255 lineal feet of five (5) foot tall ornamental fence and two gates on the right-of-way line located at 22800 St. Clair Avenue – a U6-Industrial Manufacturing District. The applicant is requesting relief from the section of the Euclid Codified Ordinances stating a fence may be installed in the front yard or in that part of a side yard that is located between the main building and a public right-of-way provided the fence shall be set back at least ten feet from the right-of-way. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances permitting to construction of 1,255 lineal feet of five (5) foot tall ornamental fence and two gates ten (10) feet back from the right-of-way line – a variance of ten (10) feet – for PP# 647-13-003

1388.03(b)(1)

Owner

Drivetime Car Sales Company LLC
Dan Packowski, VP of Real Estate
1720 West Rio Salado Parkway
Tempe Arizona 85281

Applicant

Drivetime Car Sales Company LLC
Ryan Rickels, P.E., Project Manager
1720 West Rio Salado Parkway
Tempe Arizona 85281

RE: 2018-CUA-07 ([case files](#))
PP# 648-05-001
25080 Lakeland Boulevard ([map](#))
Conditional Use
Ward #3

Ryan Rickels, P.E., Project Manager, Drivetime Car Sales Company LLC, has submitted an application requesting a conditional use approval to operate a used automotive sales facility at a property located at 25080 Lakeland Boulevard – a U4-Local Retail or Wholesale Store District. A landscape plan is required to be presented to the Architectural Review Board for approval. One motion requested.

1. A motion to grant a conditional use approval to permit to operation of a used automotive sales facility on a property located on PP# 648-05-001

1359.03(c)(11)

Owner/ Applicant

Euclid Senior Living Real Estate LLC
Maxim Stesel, Manager
25900 Euclid Avenue
Euclid Ohio 44132

Attorney

Jodi Littman Tomaszewski, Esq.
60 South Park Place
Painesville Ohio 44077

RE: 2018-DMC-02 & 2018-DMC-03 ([case files](#))

PP#s 648-49-001 & 648-48-003

25900 Euclid Avenue ([map](#))

Rezoning

Ward #3

Maxim Stesel, Manager, on behalf of Euclid Senior Living Real Estate LLC, has submitted an application to rezone both PP# 648-49-001 from a U8-Office Building District and PP# 648-49-003 from a U2-Two Family House District to a U3EL-Senior Citizen Use District. One motion requested.*

1. A motion to recommend to City Council a zoning change for PP# 648-49-001 from a U8-Office Building District to a U3EL-Senior Citizen Use District

1343.01(a)

2. A motion to recommend to City Council a zoning change for PP# 648-49-003 from a U2-Two Family House District to a U3EL-Senior Citizen Use District

1343.01(a)

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

Co-Owners

Zak and Joseph Grman

8160 Springer Drive

Kirtland

Ohio

44094

Applicant

VIP Investment Group, LLC

Damian Martin, Principal

750 East 152nd Street

Cleveland

Ohio

44117

RE: 2018-UDE-04 ([case files](#))

PP# 646-16-001

22199 St. Clair Avenue ([map](#))

Use District Exception

Variance

Ward #2

Damian Martin, Principal, VIP Investment Group, LLC, has submitted an application requesting a Use District Exception and the required variances to operate an auto hand wash and detailing spa in an existing approximate 3,010 square foot building located at 22199 St. Clair Avenue – a U4-Local Retail or Wholesale Store District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring such facilities to have a minimum lot area of one-half acre and have not less than 150 feet frontage on both of the two intersecting streets. Three motions requested.*

1. A motion to grant and recommend to City Council a use district exception for an auto hand wash and detailing spa in an existing approximate 3,010 square foot building located on PP# 646-16-001*

1375.01(a)

2. A motion to grant a variance to a section of the Euclid Codified Ordinances permitting an auto hand wash and detailing spa to operate on a lot 12,100 square feet in size – a variance of 9,680 square feet – for a property located on PP# 646-16-001

1359.06(f)(1)

3. A motion to grant a variance to a section of the Euclid Codified Ordinances permitting an auto hand wash and detailing spa to have a secondary frontage of 105 lineal feet – a variance of 45 lineal feet – for a property located on PP# 646-16-001

1359.06(f)(2)

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

MATTERS OF CONCERN:

Discussion and adoption of the 2017 Planning and Development Department Annual Report

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT