

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, OCTOBER 9, 2018 – 7:00 PM

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 222nd Street
Euclid Ohio 44123

Applicant

EB Pinnacle Properties, LLC
Joe Ziebert, Project Manager
8042 Stockbridge Road
Mentor Ohio 44060

RE: 2018-LBK-12 ([case files](#))
PP# 642-25-170
21771 Fuller Avenue ([map](#))
Land Bank Purchase
Ward #8

EB Pinnacle Properties, LLC, 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# 642-25-170 to EB Pinnacle Properties, LLC

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

Owner Cathy Fyffe 8100 Humphrey Hill Drive Concord Township	Ohio	44077	Applicant Karen Owens, ED, Recovery Life 30318 Forestgrove Road Willowick	Ohio	44095
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RE: 2018-UDE-05 ([case files](#))
PP# 642-11-038
270 East 222nd Street ([map](#))
Use District Exception
Ward #5

Karen Owens, founder and Executive Director, Recovery Life, and prospective tenant, has submitted an application requesting a use district exception to operate a seven person residential treatment facility in a dwelling located at 270 East 222nd Street – U8-Office Building District and part of the Downtown Overlay District. One motion requested.*

1. A motion to grant and recommend to City Council a use district exception for seven person residential treatment facility in a dwelling located on PP# 642-11-038*

1375.01(a)

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

Owner/ Applicant Lakeland Realty Management, LLC David Pessar, Managing Partner P.O.Box 21790 Cleveland	Ohio	44121	Architect Eli Mahler Eli Mahler & Associates 3947 West Ashe Lane Cleveland	Ohio	44122
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Attorney
Eli Tamkin
850 Euclid Avenue, Suite 1021
Cleveland

Ohio 44114

RE: 2018-UDE-06 ([case files](#))
PP# 643-25-010
25701 Lakeland Boulevard ([map](#))
Use District Exception
Ward #8

David Pessar, managing partner, Lakeland Realty Management, LLC, has submitted an application requesting a use district exception to operate retail use on the first floor and an extended stay hotel on the second, third and fourth floors of an existing approximate 40,000 square foot office building located at 25701 Lakeland Boulevard – a U8-Office Building District. Two motions requested.*

1. A motion to grant and recommend to City Council a use district exception to operate retail use on the first floor of an existing office building located on PP# 643-25-010*

1375.01(a)

2. A motion to grant and recommend to City Council a use district exception to operate an extended stay hotel on the second, third, and fourth floors of an existing office building located on PP# 643-25-010*

1375.01(a)

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

POSTPONED BY REQUEST OF APPLICANT TO NOVEMBER 13, 2018

Owner

FC Euclid OH Landlord, LLC
Will Garner, VP, SunTrust Robinson, Humphrey
3333 Peachtree Road, NE, 10th Floor
Atlanta Georgia 30326

Applicant

Siefried Industrial Properties
David Riefe, Sr. VP
6745 W. Higgins Road
Chicago Illinois 60631

Attorney

Majeed Makhlof
3733 Park East Drive
Beachwood Ohio 44122

RE: 2018-VAR-09 ([case files](#))

PP# 648-03-008

1155 Babbitt Road ([map](#))

Variance

Ward #3

David Riefe, Sr. VP, Siefried Industrial Properties, on behalf of FC Euclid OH Landlord, LLC, agent for Amazon, has submitted an application requesting the required variances to construct two eight (8) foot tall, 88 square foot, double sided monument signs for the entrances of a warehouse distribution facility located at 1155 Babbitt Road – a U6-Industrial and Warehouse District. The applicant is requesting relief from the section of the Euclid Codified Ordinances stating monument signs be no taller than five (5) feet from grade and have an adjusted maximum area of 55 square feet each. Two motions requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a monument sign be eight (8) feet from grade – a variance of three (3) feet – for a warehouse distribution facility located on PP# 648-03-008

1390.05(e)(1)2.

2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit two monument signs to have a total adjusted area of 176 square feet – a variance of 66 square feet – for a warehouse distribution facility located on PP# 648-03-008

1390.05(e)(1)2.

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT