

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, NOVEMBER 13, 2018 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD 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/ 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

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**

NEW BUSINESS:

Owner

City of Euclid Land Reutilization Program
585 East 222nd Street
Euclid Ohio 44123

Applicant

Ronald Ivy
18751 Pasnow Avenue
Euclid Ohio 44119

RE: 2018-LBK-13 ([case files](#))
PP# 641-10-077
18801 Pasnow Avenue ([map](#))
Land Bank Purchase
Ward #4

Ronald Ivy, prospective 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# 641-10-077 to Ronald Ivy

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

Owner	Applicant
Euclid Commerce One LLC	Speedway LLC
Chuck Andes, VP, Asset Management	Ken Letz, Project Manager
6675 Parkland Boulevard, Suite 100	3480 West Market Street, Suite 201
Solon Ohio 44139	Fairlawn Ohio 44333

Attorney
Kevin C. Lewis
500 Speedway Drive
Enon Ohio 45323

RE: 2018-DMC-04 ([case files](#))
PP# 647-06-003
1250 Babbitt Road ([map](#))
Rezoning and Variance
Ward #2

Ken Letz, Project Manager, Speedway LLC, has submitted an application to rezone 5.8649 acres of PP# 647-06-003 from a U6-Industrial and Warehouse District to a U5-Commercial District and for the required variances to construct a new 4,600 square foot convenience store and two fueling stations with accompanying 5,404 and 2,073 square foot canopies located 1250 Babbitt Road. The applicant is requesting relief from sections of the Euclid Codified Ordinances requiring the following:

- Poles and lights for illumination be no more than 20 feet above curb level;
- All articles, merchandise or commodities sold or otherwise dispensed, used or displayed at such station to be stored within a building;
- Price disclosure signs shall have no other wording, announcement or graphics other than the preset price per gallon of each grade of gasoline sold;
- Parcel shall be limited to no more than one access drive per street frontage;

- Access drives shall not exceed 30 feet at the sidewalk line;
- Requires the only services permitted to be performed at a gasoline station to be the dispensing of fuel, oil, air, and windshield wiper fluid and other common vehicular liquids and lubricants;
- Limits the maximum area of directional signs to four square feet, and a maximum height of three feet;
- Limits the area of a ground sign to a maximum of 40 square feet and a maximum height of five (5) feet;
- Requires a “freeway” style sign to be within 100 feet from the Interstate 90 right-of-way, have a maximum area of 160 square feet, and a maximum height of 36 feet; and,
- Limits the aggregate area of building/canopy signs to 216 square feet.

Ten motions requested*

1. A motion to recommend to City Council a zoning change for 5.8649 acres of PP# 647-06-003 from a U6-Industrial and Warehouse District to a U5-Commercial District*

1343.01(a)

2. A motion to grant a variance to a section of the Euclid Codified Ordinances to permit the installation of 30’ tall light poles – a variance of 10 feet – for a fueling station and convenience store located on PP#647-06-003

731.05

3. A motion to grant a variance to a section of the Euclid Codified Ordinances to permit the storage and selling of any articles, merchandise or commodities sold or otherwise dispensed, used or displayed at such station outside of the building for a fueling station and convenience store located on PP#647-06-003

731.06

4. A motion to grant a variance to a section of the Euclid Codified Ordinances to permit the display of appropriate wording, announcements, and graphics on price disclosure signs for a fueling station and convenience store located on PP#647-06-003

731.14

5. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit two access drives along St. Clair Avenue – a variance of one access drive – for a fueling station and convenience store located on PP#647-06-003

1359.06(f)(11)B.

6. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the width of three access drives to be 40, 58, and 75 feet – a variance of 10, 28 and 45 feet respectively – for a fueling station and convenience store located on PP#647-06-003

1359.06(f)(11)C.

7. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit seven (7) 4'x8' directional signs – a variance of one (1) foot in height and 28 square feet each – for a fueling station and convenience store located on PP#647-06-003

1390.05(e)(1)C.

8. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a pole style ground sign to be 30 feet in height and have a total area of 165.66 square feet – a variance of 25 feet in height and an area of 125.66 square feet – for a fueling station and convenience store located on PP#647-06-003

1390.05(e)(1)A.2. &1390.05(e)(2)B.

9. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a “freeway” style ground sign to be approximately 1,310 feet from the interstate 90 right-of-way, 50 feet in height and have a total area of 260 square feet – variances of approximately 1,210 feet from the Interstate 90 right-of-way, 14 feet in height and an area of 100 square feet – for a fueling station and convenience store located on PP#647-06-003

1390.05(e)(1)B. &1390.05(e)(4)

10. A motion to grant a variance to a section of the Euclid Codified Ordinances to permit the aggregate area for building/canopy signs to be 315.8 square feet – a variance of 99.8 square feet – for a fueling station and convenience store located on PP#647-06-003

1390.05(a)(2) & 1390.05(b)

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

Owner

Terry Maynard, Agent
3M Ventures LLC
27801 Euclid Avenue, Suite #610
Euclid Ohio 44132

Applicant

Dave Chrzan, Signal Mountain
Agent for T-Mobile
179 Cruikshank Road
Sarver Pennsylvania 16055

RE: 2018-SPU-03 ([case files](#))
PP# 648-30-001
27801 Euclid Avenue ([map](#))
Special Use Permit
Ward #3

Dave Chrzan, agent, Signal Mountain, Inc., on behalf of 3M Ventures LLC, owner, has submitted an application requesting a special use permit to mount a set of three, two-panel telecommunication antenna arrays on rooftop ballast frames located at 27801 Euclid

Avenue, a U8-Office Building District. Said project will require approval from the Architectural Review Board. One motion requested.

1. A motion to grant the required approval to mount a set of three, two-panel telecommunication antenna arrays on rooftop ballast frames located on PP# 648-30-001

1399.06

Owner

Euclid Indian Hills, LLC
Dominic Audino, Manager
2 Summit Park Drive, Suite 645
Independence Ohio 44131

Applicant

Dave Chrzan, Signal Mountain
Agent for T-Mobile
179 Cruikshank Road
Sarver Pennsylvania 16055

RE: 2018-SPU-04 ([case files](#))
PP# 646-21-002
1540 East 193rd Street ([map](#))
Special Use Permit
Ward #1

Dave Chrzan, agent, Signal Mountain, Inc., on behalf of Euclid Indian Hills, LLC, owner, has submitted an application requesting a special use permit to mount a set of three, two-panel telecommunication antenna arrays on rooftop ballast frames located at 1540 East 193rd Street, a U3-Apartment House District. Said project will require approval from the Architectural Review Board. One motion requested.

1. A motion to grant the required approval to mount a set of three, two-panel telecommunication antenna arrays on rooftop ballast frames located on PP# 646-21-002

1399.06

MATTERS OF CONCERN:

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT