

**AGENDA**  
**CITY OF EUCLID**  
**PLANNING AND ZONING COMMISSION**  
**(REGULAR MEETING)**  
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS  
TUESDAY, FEBRUARY 12, 2019 – 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  
Dan Knecht, Director, Service Department  
585 East 222<sup>nd</sup> Street  
Euclid Ohio 44123

**Applicant**

City of Euclid  
Mac Stevens, Director, Recreation Dept.  
585 East 222<sup>nd</sup> Street  
Euclid Ohio 44123

**Attorney**

Kelly Sweeny  
Director, Law Department  
585 East 222<sup>nd</sup> Street  
Euclid Ohio 44123

**RE: 2019-CUA-01 ([case files](#))**  
**PP# 643-05-001**  
**585 East 222<sup>nd</sup> Street ([map](#))**  
**Conditional Use**  
*Ward #8*

Mac Stevens, Director, Parks & Recreation, has submitted an application requesting a conditional use approval to erect an outdoor fitness court in an open area located in the northwest portion of Memorial Park – a CI-Campus Institutional District. Two motions requested.

1. A motion to grant a conditional use approval for an outdoor fitness court situated less than 150 feet from CI-Campus-Institutional Use District boundary located on PP# 643-05-001

*1364.03(a)*

2. A motion to approve the placement of an outdoor fitness court as being an appropriate and consistent with the general guidelines of the Memorial Park Master Plan adopted May 16, 2011

*1364.03(b)*

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**Owner/ Applicant**

Nickel Plate Station, LLC  
Brian Krueger, CEO  
20001 Euclid Avenue  
Euclid

Ohio 44117

**Prospective Purchase**

Zaremba Group, LLC  
Mary Ann Wervev, VP, Retail Development  
14600 Detroit Road, #1500  
Lakewood Ohio 44107

**RE: 2019-DMC-01** ([case files](#))

**PP# 646-25-003**

**Address tbd** ([map](#))

**Zoning Change**

*Ward #2*

Brian Kruger, CEO, Nickle Plate Station, LLC has submitted an application requesting the required variances and to rezone a 1.1185-acre area, a future parcel currently part of PP# 646-25-003, from a U8-Office Building District to a U4-Local Retail and Wholesale Store District to permit the construction of a 7,489 square foot, one-story retail building and 30-space parking lot. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring a front yard setback on Euclid Avenue in a U4 District to be 20 feet. Two motions requested.\*

1. A motion to recommend to City Council a zoning change for a 1.1185-acre area, a future parcel currently part of PP# 646-25-003 from a U8-Office Building District to a U4-Local Retail and Wholesale Store District\*

*1343.01(a)*

2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the setback of a one-story retail building to be 74.5 feet from the right-of-way line – a variance of 54.5 feet – for a property located on PP# 646-25-003

1385.04

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

**Owner**

City of Euclid  
Jonathan Holody, Dir, Planning & Development  
585 East 222<sup>nd</sup> Street  
Euclid Ohio 44123

**Applicant**

185<sup>th</sup> Euclid Healthcare, LLC  
Charles Watkins, Secretary  
2932 Foster Creighton Drive  
Nashville Tennessee 37204

**RE: 2019-VAR-01** ([case files](#))  
**PP#s 641-10-119 thru 123**  
**555 East 185<sup>th</sup> Street** ([map](#))  
**Variance**  
**Use District Exception**  
*Ward #4*

Charles Watkins, Secretary, on behalf of 185<sup>th</sup> Euclid Healthcare, LLC has submitted an application requesting a use district exception and the required variances for a new 6,511 square foot medical office and clinic located at 555 East 185<sup>th</sup> Street – a mix of U4-Local Retail and Warehouse, and U2-Two Family House Districts. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring a front yard setback of 20 feet and to permit a parking lot use on portion of property designated a U2-Two Family House District. Two motions requested.\*

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the front setback to be 14 feet from the right-of-way – a variance of six (6) feet – for of a new medical office and clinic located on PP#s 641-10-119, 641-10-120, 641-10-121, 641-10-122, and 641-10-123

1385.04

2. A motion to grant and recommend approval to City Council a use district exception to establish a portion of an accessory parking lot extending into a U2-Two Family House District located on PP# 641-10-121\*

1375.01 (a)(1)

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

**Owner**

Carter Properties  
John Carter, Owner’s Agent  
13 Hanna Lane  
Bratenahl Ohio 44108

**Applicant**

Focused Chemistry, LLC  
Johnathan Hayden, Owner  
562 East 200<sup>th</sup> Street  
Euclid Ohio 44119

**RE: 2019-CUA-02** ([case files](#))  
**PP# 644-25-005**  
**22362 Lakeshore Boulevard** ([map](#))  
**Conditional Use Permit**  
**Variance**  
*Ward #5*

Johnathan Hayden, Owner, Focused Chemistry LLC, and prospective tenant, has submitted an application requesting a conditional use approval and required variances to operate a tattoo parlor & piercing studio in a vacant tenant space located at 22362 Lake Shore Boulevard, a U4-Local Retail or Wholesale District and part of the Downtown Overlay District. The applicant is requesting relief from the section of the Euclid Codified Ordinances requiring the proposed use be no less than 1,500 feet away from a school, daycare, indoor recreational facility, pawnshop, check-cashing establishment, or any parcel zoned single-family residential. Seven motions requested.

1. A motion to grant a conditional use to permit the operation of a tattoo parlor & piercing studio in a vacant tenant space located PP# 644-25-005, a U4-Local Retail or Wholesale District  
*1368.06*
2. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo parlor & piercing studio to be located 635 feet from a pawn shop use – a variance of 865 feet – for PP# 644-25-005  
*1359.06(s)(1)*
3. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo parlor & piercing studio to be located 260 feet from a check cashing establishment – a variance of 1240 feet – for PP# 644-25-005  
*1359.06(s)(1)*
4. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo parlor & piercing studio to be located 950 feet from a daycare use – a variance of 550 feet – for PP# 644-25-005  
*1359.06(s)(2)B.*
5. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo parlor & piercing studio to be located 620 feet from a recreational facility use – a variance of 880 feet – for PP# 644-25-005  
*1359.06(s)(2)D.*

6. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the distance of a tattoo parlor & piercing studio to be located 450 feet from a parcel zoned single-family residential – a variance of 1,050 feet – for PP# 644-25-005

1359.06(s)(2)E.

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**Owner**

Tangs Euclid, LLC, Dan Ou  
3780 Lakeshore Boulevard  
Eastlake Ohio 44095

**Applicant**

Dominion Energy Ohio, Ryan Smith, Engineer  
320 Springside Drive  
Akron Ohio 44333

**Attorney**

Richard W. Cline  
600 Superior Avenue, East  
Cleveland Ohio 44114

**RE: 2019-UDE-01** ([case files](#))  
**PP# 643-12-061**  
**923 East 222<sup>nd</sup> Street** ([map](#))  
**Use District Exception**  
*Ward #2*

Ryan Smith, Engineer, on behalf of Dominion Energy Ohio, has submitted an application requesting a use district exception to operate a natural gas pressure regulation station as an accessory use within a parking lot for a property located at 923 East 222<sup>nd</sup> Street – a U4-Local Retail or Wholesale Store District. One motion requested.\*

1. A motion to grant and recommend to City Council a use district exception to operate a natural gas pressure regulation station as an accessory use within a parking lot for a property located on PP# 643-12-061\*

1375.01(a)(1)

\*NOTE: CONFIRMATION BY COUNCIL IS REQUIRED

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**MATTERS OF CONCERN:**

**PUBLIC PARTICIPATION:**

**DIRECTOR’S REPORT:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**