

**AGENDA**  
**CITY OF EUCLID**  
**PLANNING AND ZONING COMMISSION**  
**(REGULAR MEETING)**  
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS  
TUESDAY, DECEMBER 14, 2021 – 7:00 PM

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF MEMBERS:**

**APPROVAL OF MINUTES:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

1.

**Owner/Applicant**

Jessica and Vincent Dewilde  
27280 Fullerwood Drive  
Euclid Ohio 44132

**RE: 2021-VAR-11** ([case files](#))  
**PP# 645-12-022**  
**27280 Fullerwood Drive** ([map](#))  
**Variance**  
*Ward #6*

Jessica and Vincent Dewilde have submitted an application requesting the required variance to install approximately twelve linear feet of six-foot-tall fence within the side yard of a property located at 27280 Fullerwood Drive, a U1-Single Family House District. The applicant requests relief from a section of Euclid Codified Ordinances stating no fence shall exceed four feet above grade in a side yard area. One motion requested.

1. A motion to grant a variance to a section of Euclid Codified Ordinances and permit approximately twelve linear feet of fence to be six feet tall – a variance of two feet – for a property located on PP# 645-12-022.

[ECO 1388.02\(b\)](#)

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2.

**Owner/Applicant**

Brooks Vaughn  
27330 Fullerwood Drive  
Euclid Ohio 44132

**RE: 2021-VAR-12** ([case files](#))  
**PP# 645-12-021**  
**27330 Fullerwood Drive** ([map](#))  
**Variance**  
*Ward #6*

Brooks Vaughn has submitted an application requesting the required variance to install approximately fifteen linear feet of six-foot-tall fence within the side yard of a property located at 27330 Fullerwood Drive, a U1-Single Family House District. The applicant requests relief from a section of Euclid Codified Ordinances stating no fence shall exceed four feet above grade in a side yard area. One motion requested.

1. A motion to grant a variance to a section of Euclid Codified Ordinances and permit approximately fifteen linear feet of fence to be six feet tall – a variance of two feet – for a property located on PP# 645-12-021.

[ECO 1388.02\(b\)](#)

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**NEW BUSINESS:**

1.

**Owner/Applicant**

SGB Holdings, LLC  
Sergio DiFranco  
24971 Rockwell Drive  
Euclid Ohio 44117

**RE: 2021-DMC-05** ([case files](#))  
**PP# 648-51-002**  
**26110 Euclid Avenue** ([map](#))  
**Zoning Change**  
*Ward #3*

Sergio DiFranco, on behalf of SGB Holdings, LLC has submitted an application requesting the rezoning of a parcel from a U4-Local Retail or Wholesale District to a U5-Commercial Use District. One motion requested. \*

1. A motion to recommend to City Council a rezoning use district change from a U4-Local Retail or Wholesale District to a U5-Commercial Use District for PP# 648-51-002

[ECO 1343.01\(a\)](#)

\*NOTE: CONFIRMATION BY COUNCIL IS REQUIRED

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2.

<b>Owner</b>			<b>Applicant</b>		
Street Machinery, LLC			Citizen Real Estate, LLC		
Boris Maryanovsky			Adam Thomarios, CEO		
25030 Lakeland Boulevard			1055 Home Avenue		
Euclid	Ohio	44132	Akron	Ohio	44310

**RE: 2021-CUA-05** ([case files](#))  
**PP# 646-03-004**  
**21100 St. Clair Avenue** ([map](#))  
**Conditional Use**  
**Ward #2**

Adam Thomarios, on behalf of Citizen Real Estate, LLC has submitted an application requesting a conditional use approval to operate an approximate 6,195 square foot medical marijuana dispensary at 21100 St. Clair Avenue, a U6-Industrial and Manufacturing District. One motion requested.

1. A motion to grant a conditional use approval to operate a medical marijuana dispensary on PP# 646-03-004

[ECO 1359.03\(b\)\(9\)](#)

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3.

<b>Owner</b>			<b>Applicant</b>		
22380 Lakeland Boulevard, LLC			Citizen Real Estate, LLC		
William Mangelluzzi			Adam Thomarios, CEO		
22380 Lakeland Boulevard			1055 Home Avenue		
Euclid	Ohio	44132	Akron	Ohio	44310

**RE: 2021-CUA-06** ([case files](#))  
**PP# 647-04-004**  
**22380 Lakeland Boulevard** ([map](#))  
**Conditional Use**  
**Ward #2**

Adam Thomarios, on behalf of Citizen Real Estate, LLC has submitted an application requesting a conditional use approval to operate an approximate 5,020 square foot medical

marijuana dispensary at 22380 Lakeland Boulevard, a U6-Industrial and Manufacturing District. One motion requested.

1. A motion to grant a conditional use approval to operate a medical marijuana dispensary on PP# 647-04-004

[ECO 1359.03\(b\)\(9\)](#)

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**OTHER BUSINESS:**

**Hero Park Trail Plan Presentation ([case files](#))**

A presentation of the proposed Hero Park Trail Plan by the Department of Planning and Development

- *No action required*

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**2022 Planning and Development Department Calendar**

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**2022 Planning and Zoning Commission Meeting Calendar**

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**PUBLIC PARTICIPATION:**

**DIRECTOR'S REPORT:**

**INFORMAL COMMENTS OF COMMISSION MEMBERS:**

**ADJOURNMENT**