

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, MAY 9, 2023 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

1.

Owner

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

Applicant

Brian Mauric
20402 Fuller Avenue
Euclid OH 44123

RE: 2023-LBK-03 ([case files](#))

PP# 642-22-107

Fuller Avenue ([map](#))

Land Bank Purchase

Located in Ward #4 - Councilperson Kristian D. Jarosz

Brian Mauric has submitted an application offering 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 is proposed for yard expansion. One motion requested. *

1. A motion to recommend to City Council the sale of PP# 642-22-107 to Brian Mauric for \$1000.00 for yard expansion.

***NOTE: CONFIRMATION BY COUNCIL REQUIRED**

2.

Owner/Applicant

Robert Sidak
21021 Recher Avenue
Euclid OH 44119

RE: 2023-VAR-01 ([case files](#))

PP# 641-25-069

21021 Recher Avenue ([map](#))

Variance

Located in Ward #2 - Councilperson Richard Tolton

Robert Sidak has submitted an application requesting the required retroactive variance to install approximately 22 linear feet of six-foot-tall wood fence within 2.6 feet of an exterior dwelling wall for a property located at 21021 Recher Avenue, a U2-Two Family House District. The applicant requests relief from a section of Euclid Codified Ordinances stating fences parallel with building walls shall be setback at least four feet from the exterior wall of any dwelling. One motion requested.

1. A motion to grant a retroactive variance to a section of the Euclid Codified Ordinances and permit approximately 22 linear feet of six-foot-tall wood fence to be installed 2.6 feet from an exterior dwelling wall – a variance of 1.4 feet – for a property located on PP# 641-25-069

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

3.

Owner

Silverhorn Properties, LLC
David Behling, Owner
5825 Strasbourg Court
Reno NV 89511

Applicant

Wing Stop
Mike Coehrs, Controller
22530 Lake Shore Boulevard
Euclid OH 44123

RE: 2023-VAR-06 ([case files](#))

PP# 644-25-009

22530 Lake Shore Boulevard ([map](#))

Variance

Located in Ward #5 - Councilperson Tara Hannum

Mike Coehrs has submitted an application requesting the required retroactive area variance for two wall signs and one window sign for a tenant space located at 22530 Lake Shore Boulevard, a U4-Local Retail or Wholesale Store District and part of the Downtown Overlay District. The applicant is requesting relief from sections of the Euclid Codified

Ordinances limiting the maximum area for building signs for this tenant space to 78.75 square feet. One motion requested.

1. A motion to grant a retroactive variance to a section of the Euclid Codified Ordinances and permit the combined area for all signs to be 82.30 square feet – a variance of 3.55 square feet – for a business located on PP# 644-25-009

[ECO 1390.05\(a\)\(2\)](#) & [1365.05\(g\)\(1\)](#) & [\(6\)](#)

***NOTE: DESIGN APPROVAL AND A LANDSCAPE WAIVER BY ARCHITECTURAL REVIEW BOARD REQUIRED**

4.

Owner

DiFranco Development
Michael DiFranco
2841 Loreto Drive
Willoughby Hills OH 44094

Applicant

H Studio
Hannah Kay
2841 Loreto Drive
Willoughby Hills OH 44094

RE: 2023-UDE-01 ([case files](#))

PP# 647-03-001

22550 Lakeland Boulevard ([map](#))

Use District Exception

Located in Ward #2 - Councilperson Richard Tolton

Hannah Kay, on behalf of DiFranco Development, has submitted an application requesting a use district exception to operate a beauty shop at 22550 Lakeland Boulevard, a U6-Industrial and Manufacturing District. One motion requested. *

1. A motion to recommend to City Council a use district exception to operate a beauty shop on PP# 647-03-001

[ECO 1359.03\(b\)\(2\)](#) & [1375](#)

***NOTE: CONFIRMATION BY COUNCIL REQUIRED**

OTHER BUSINESS:

RE: xxxx-23 ([case files](#))

Amending Chapters 1359.03 Permitted Uses, 1359.04 Definitions of Specific Uses, and 1359.06 Regulations for Specific Uses

An ordinance amending the above-referenced sections of the Planning and Zoning Code of the Euclid Codified Ordinances as it pertains to Mini/Self-Storage Facilities

RE: xxxx-23 ([case files](#))

Amending Chapters 1359.03 Permitted Uses, 1359.04 Definitions of Specific Uses, and 1359.06 Regulations for Specific Uses

An ordinance amending the above-referenced sections of the Planning and Zoning Code of the Euclid Codified Ordinances as it pertains to Event Centers

RE: Planning and Development Department:

2022 Planning and Zoning Commission & Architectural Review Board Annual Report

A motion to approve the 2022 Planning and Zoning Commission & Architectural Review Board Annual Report

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT