

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)

EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, NOVEMBER 12, 2024 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

1.

Owner

Ben Collier
ME Commercial
100 Fornof Road, Suite B
Columbus Ohio 43207

Applicant

Kedesh R. Robinson
Heights Soul Food & Grill Bistro
1835 Sagamore Drive
Euclid Ohio 44117

RE: 2024-VAR-08 ([case files](#))

PP# 644-24-005 ([county auditor data](#))

22810 Lake Shore Boulevard ([property lookup map](#))

Variance

Located in Ward: #5 - Councilperson Tara Hannum

Property Information

Lot Size: 276,149 square feet

Zoning: (site) U4-Local Retail or Wholesale

Adjacent Zoning: North: Choose an item.

South: U2-Two Family

Downtown Overlay District

East: U2-Two Family

West: U4-Local Retail or Wholesale

Kedesh Robinson has submitted an application requesting the required retroactive variances to allow for an approximate 34-square-foot temporary banner to remain in place for an undetermined amount of time on the front façade of a tenant space located at 22810 Lakeshore 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 size of a temporary banner for this location to no more than 6.5 square feet and requiring temporary signs to be in place no more than 30 days over a 90-day period. Two motions requested.

1. A motion to grant a variance to the section of the Euclid Codified Ordinances and permit the total square feet of temporary signs to be approximately 34 square feet – a variance of approximately 27.5 square feet – for a business located on PP# 644-24-005
[1390.07\(a\)\(2\)A.](#)
2. A motion to grant a variance to the section of the Euclid Codified Ordinances allowing a temporary sign erected for 30 days over a 90-day period displayed for an unlimited number of days for a business located on PP# 644-24-005
[1390.07\(a\)\(2\)C.](#)

2.

Owner

Cleveland Clinic Health System-East Region
9500 Euclid Avenue
Cleveland Ohio 44195

Applicant

Peter Volas/ Senior Director Real Estate
9500 Euclid Avenue
Cleveland Ohio 44195

Consultant

Michael Ackerman / Donald G. Bohning & Associates Inc.
7979 Hub Parkway
Valley View Ohio 44125

RE: 2024-LOT-01 ([case files](#))
PP# 641-01-001, 641-02-030, 641-02-031, 641-02-032, 641-02-045 ([county auditor data](#))
18901 Lake Shore Boulevard, East 189th Street, East 190th Street ([property lookup map](#))
Lot Consolidation

Located in Ward: #4 - Councilperson Kristian D. Jarosz

Property Information

Lot Size:	741,818	square feet		
Zoning:	(site)	CI-Campus Institutional	<input type="checkbox"/>	Downtown Overlay District
Adjacent Zoning:	North:	Choose an item.	East:	U2-Two Family
	South:	U5-Commercial	West:	U2-Two Family

Cleveland Clinic Health System-East Region has submitted an application requesting a Lot Consolidation of five parcels. Applicant requests Lot Consolidation of PP#s 641-01-001, 641-02-030, 641-02-031, 641-02-032, and 641-02-045 property located at 18901 Lake Shore Boulevard, East 189th Street and East 190th Street, a CI-Campus Institutional District. One motion requested. *

1. A motion to consolidate five lots located on PP#s 641-01-001, 641-02-030, 641-02-031, 641-02-032, and 641-02-045 into one unified parcel totaling 17.0298 acres (741,818 square feet).

[ECO 1311.01\(b\)\(23\)](#)

3.

Owner

Cleveland Clinic Health System-East Region
 9500 Euclid Avenue
 Cleveland Ohio 44195

Applicant

Peter Volas /Senior Director Real Estate
 9500 Euclid Avenue
 Cleveland Ohio 44195

Consultant

William O'Donnell
 A&B Fencing, LLC
 7100 Lake Shore Boulevard
 Mentor Ohio 44060

RE: 2024-VAR-09 ([case files](#))

PP# 641-01-001, 641-02-030, 641-02-031, 641-02-032, 641-02-045 ([county auditor data](#))

18901 Lake Shore Boulevard, East 189th Street, East 190th Street ([property lookup map](#))

Variance

Located in Ward: #4 - Councilperson Kristian D. Jarosz

Property Information

Lot Size: 741,818 square feet

Zoning: (site) CI-Campus Institutional

Downtown Overlay District

North: Choose an item.

East: U2-Two Family

Adjacent Zoning:

South: U5-Commercial

West: U2-Two Family

Peter Volas, on behalf of Cleveland Clinic Health System-East Region, has submitted an application requesting the required variance to install approximately 1900 linear feet of fence in the front yard and part of a side yard which is located between the main building and a public right-of-way for a property located at 18901 Lakeshore Boulevard, a combination U8-Office Building and CI-Campus Institutional Use District. The applicant is requesting relief from a section of the Euclid Codified Ordinances prohibiting the

installation of a fence in the front yard and part of a side yard which is located between the main building and a public right-of-way. One motion requested.

1. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a fence to be installed in the front yard and part of a side yard which is located between the main building and a public right-of-way on PP#s 641-01-001, 641-02-030, 641-02-031, 641- 02-032, and 641-02-045.

ECO 1301.13

3.

Owner /Applicant

NS Management Group, LLC
Eugene Shatsman & Alex Krokos
27801 Euclid Avenue
Euclid, OH 44132

RE: 2024-CUA-05 ([case files](#))
PP# 648-30-001 ([county auditor data](#))
27801 Euclid Avenue ([property lookup map](#))

Conditional Use

Located in Ward: #3 - Councilperson Donte Gresham

Property Information

Lot Size:	160,800	square feet		
Zoning:	(site)	U8-Office Building	<input type="checkbox"/>	Downtown Overlay District
Adjacent Zoning:	North:	U3-Apartment House	East:	U8-Office Building
	South:	U3-Apartment House	West:	U4-Local Retail or Wholesale

Puzzle Pieces Providers, prospective tenant, has submitted an application requesting a conditional use permit to operate a day care facility on a property located at 27801 Euclid Avenue, a U8-Office Building District. *

One motion suggested.

1. A motion to grant and offer a positive recommendation to Euclid City Council a conditional use approval to operate a daycare facility in a tenant space located on PP# 648-30-001. *

[ECO 1359.03\(d\)\(4\)](#) & [1368.15](#)

***NOTE: CONFIRMATION BY COUNCIL REQUIRED**

OTHER BUSINESS:

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT