

AGENDA
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, JANUARY 14, 2025 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

1.

Owner

Euclid Indian Hills, LLC
2 Summit Park Drive #645
Independence Ohio 44131

Applicant

Tim Isoniemi, AIY Properties
2 Summit Park Drive #645
Independence Ohio 44131

Consultant

HSB Architects + Engineers, Ben Gingrich
1250 Old River Road, Suite 201
Cleveland Ohio 44113

RE: 2025-UDE-01 ([case files](#))
PP# 646-21-002 ([county auditor data](#))
1541 East 191 Street ([property lookup map](#))
Use District Exception
Located in Ward: #1 - Councilperson Wallace Tanner

Property Information

Lot Size: 866,120 square feet
Zoning: (site) U3-Apartment House Downtown Overlay District
Adjacent Zoning: North: U6-Industrial and Manufacturing East: U1-Single Family
South: U3-Apartment House West: CI-Campus Institutional

Tim Isoniemi has submitted an application requesting a use district exemption and the required variances to establish and operate a medical clinic facility within a portion of a converted residential structure on a property located at 1541 East 1291st Street, a U3-Apartment House District.

One motion requested.

- 1. A motion to grant and forward a positive recommendation to Euclid City Council a use district exception to establish and operate a medical clinic facility within a portion of a converted residential structure located on PP#646-21-002

[ECO 1375](#)

***NOTE: CONFIRMATION BY COUNCIL REQUIRED**

2.

Owner

Lakeland Euclid LLC, Kevin Smith
2597 Dartmoor Road
Cleveland Heights Ohio 44118

Applicant

Teressa Johnson
1277 East 12th Street
Cleveland Ohio 44114

RE: 2025-CUA-01 ([case files](#))
PP# 648-01-009 ([county auditor data](#))
24750 Lakeland Boulevard ([property lookup map](#))

Conditional Use

Located in Ward: #3 - Councilperson Donte Gresham

Property Information

Lot Size: 19,253 square feet
Zoning: (site) U5-Commercial Downtown Overlay District
Adjacent Zoning: North: U2-Two Family East: U5-Commercial
South: U5-Commercial West: U5-Commercial

Teressa Johnson has submitted an application requesting conditional use approval and the required variances to operate an animal kennel facility and outdoor animal run, and install a ten-foot-tall fence including special attachments on a property located at 24750 Lakeland Boulevard, a U5-Commercial District. The applicant requests relief from a section of the Euclid Codified Ordinances limiting the height of a fence at this location to be six (6) feet tall from grade. Two motions requested.

1. A motion to grant a conditional use approval to operate an animal kennel facility and outdoor animal run at a property located on PP# 648-01-009.

[ECO 1359.03\(b\)\(3\) & \(4\)](#)

2. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the height of a fence and special attachments to be ten feet tall – a variance of four (4) feet – for a property located on PP# 648-01-009

[ECO 1388.04\(a\)\(4\)](#)

OTHER BUSINESS:

1.

RE: 2024-ZON-01 ([case files](#))

Updating the Rules and Regulations of the Planning and Zoning Commission

Zoning Commissioner Muscatello has submitted an application requesting approval of the amended Rules and Regulations of the Planning and Zoning Commission. The proposed changes include but are not limited to, Sections II “Organization; Meeting; Quorum,” VII “Powers and Duties of the Commission,” VIII “Meetings; Order of Business,” and IX “Filing of Applications and Appeals.” One motion requested.

1. A motion to approve the amended changes to the Rules and Regulations of the Planning and Zoning Commission

[ECO 1301.01\(b\)](#)

2.

RE: 2024-ZON-02 ([case files](#))

Zoning Division Action Plan

Zoning Commissioner Muscatello has submitted an application requesting prioritization and approval of the proposed Zoning Code Amendments section of the Zoning Division Action Plan. Amendment priority and approval motion requested.

1. A motion to approve the Zoning Code Amendments section of the Zoning Division Action Plan as prioritized by the Planning and Zoning Commission

PUBLIC PARTICIPATION:

DIRECTOR'S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT