

WICKLIFFE PLANNING COMMISSION
September 3, 2009

Chairman McGraw called the meeting to order at 7:30 p.m.

PRESENT: Bochenek, Grasser, Yohe, McGraw, Building Commissioner Raymond F. Sack, Jr., City Engineer Formica, and Assistant Prosecutor A. J. Stempuzis.

EXCUSED: Margalis

3. Dougherty Lumber Co., Donald R. Beran, V.P., request for lot split in an Industrial/Town Center District, located at 1366 Rockefeller Road.

Mr. Sack's letter of August 27, 2009 is attached, addressing the following two items: 1) Section 1329.50 Nonconforming Use Due to Reclassification, Pre-existing nonconforming use; and, 2) Section 1315.40 Lot Coverage, (a) The percentage of a lot covered by main and accessory building shall not exceed fifty (50%) percent in Commercial, Manufacturing and Industrial Districts. Variances needed: (see attached sheet). Applicant (a long time property owner in the City of Wickliffe) has potential parties interested in bringing jobs into the city. This is the reason for the split and request for minor variances. The Applicant also owns property on Silver Street and Lloyd Road.

Mr. Formica's City Engineer's Review Comments dated September 3, 2009 is attached, noting that the plat and legal description have been reviewed and checked for closure and are acceptable. This land is located on two separately zoned areas. The property east of E. 294th Street and south of the lot split line is in the Town Center Business District and the property west of E. 294th Street and north of the lot split line is zoned industrial. The proposed lot split will create a building coverage of 54.7% of the new parcel. A variance would be needed as this exceeds the allowable lot coverage. As previously noted, the split parcel is on two different zoning classifications. Each of these zones has different allowable lot coverages: 40% for Town Center and 50% for Industrial. Attached is a data sheet depicting the lot coverage values as individual zones and for the property as a whole.

A.J. Stempuzis administered the oath to Donald Beran, V.P. of Dougherty Lumber Co.

Mr. Beran said the building (approximately a rectangle) sits on an odd shaped piece of ground. A company owns, adjacent to the south, land which when incorporated with the remainder of the proposed lot split, leaves enough land to develop for some future use. Dougherty Lumber's goal is to try to match the land, which could be offered for sale with the building. They understand that the variance that is requested is somewhat insignificant compared to the total building, and ask for a favorable determination be made for it. Mr. Beran concurred that the 4.289 acres described as the split parcel is the property that the proposed new use would go into. The remaining piece of 1.364 acres left after the split would include the undeveloped land that extends to the south of there, substantially, up to Euclid Avenue, combined with the empty land the west side of Silver Street. That land also extends up to Lloyd Road which is the site of the

Wickliffe Community Gardens, which would be available for future development. Mr. Formica said the remaining lot split is also in Town Center. The primary access to the 4.289 acre parcel would have access and use on both sides, per Mr. Beran. The Rockefeller side is where the office exists and the office workers would park to the east side of the building; the north side of the building is substantially truck docks and would be used for loading and offloading material, with very limited access on the Silver Street side. Chairman McGraw asked about truck traffic. Mr. Beran said the trucks removing material would come in on Clayton and would be serviced by the docks on the north side of the building. Mr. Beran said he would anticipate more trucks of a smaller size.

A.J. Stempuzis said the Planning Commission has the authority to grant the requested type of variance.

Ms. Yohe moved that the request by Dougherty Lumber Co., Donald R. Beran, V.P., for lot split in an Industrial/Town Center District, located at 1366 Rockefeller Road, as described on the Plan listed as Job No. 09150 and dated August 13, 2009, as well as the supporting documentation as to the descriptions of the property, one being the Legal Description identified as Split Parcel and the other identified as Legal Description Remainder Parcel, be approved as submitted and that the Chairman be authorized to sign the Legal Description as "NO PLAT REQUIRED", and that the Planning Commission acknowledges that the Plat and the Legal Description do include a 9.3% variance for building coverage. Mr. Grasser seconded the Motion.

Roll Call, Ayes: Bochenek, Grasser, Yohe, McGraw
Nays: None. Motion carried and approved.

Building Commissioner. Mr. Sack presented a Planning Commission Updated dated August 28, 2009 (attached), with regard to various items occurring throughout the city: 1) Vitantonio property-grass planted; 2) Clark Gas Station – 30540 Euclid Avenue – Building demolished and grass planted; 3) Albkos Properties LLC – 30011 Euclid Avenue – (Wickliffe Food Market) No construction has started; 4) Sand Bar – 29110 Euclid Avenue – Waterproofing building and obtained a parking lot permit; 5) Wickliffe Floral – Plans incomplete. Gave report to design professional to complete; 6) 29053 Euclid Avenue – Yanesh property, house in rear to design professional to complete; and, 7) Barrel Room Winery – 28932 Euclid Avenue, parking lot not complete, due October 21, 2009.

9) Approval of May 7, 2009 meeting minutes. Mr. Grasser moved for approval; seconded by Ms. Bochenek.

Roll Call, Ayes: Bochenek, Grasser, Yohe
Abstain: McGraw. Minutes approved "AS READ".

10) Adjournment. So moved by Ms. Yohe; seconded by Mr. Grasser.

Roll Call, Ayes: Bochenek, Grasser, Yohe, McGraw
Nays: None. Meeting adjourned at 8:30 p.m.

Patrick D. McGraw, Chairman

Carol A. Zofchak, Secretary