

WICKLIFFE PLANNING COMMISSION
Meeting – May 6, 2010

Chairman McGraw called the meeting to order at 7:10 p.m.

PRESENT: Bochenek, Grasser, Iafelice, Yohe, McGraw, Building Commissioner Raymond F. Sack, Jr., Brian Rogers, of CT Consultants (in for City Engineer Formica), Lt. Leovic and William C. Gargiulo, Law Director (in for Assistant Prosecutor A. J. Stempuzis).

EXCUSED: Yohe

3. Scott & Joan Smith for S & S Automotive, request for lot split, located at 28831 Euclid Avenue in a General Business District. (The Applicants were not in attendance). Chairman McGraw called for a motion to move this Item #3 to Item #4 on the Agenda, with Item #4 then becoming Item #3; so moved by Ms. Yohe, seconded by Ms. Bochenek.

Roll Call, Ayes: Bochenek, Grasser, Iafelice, Yohe, McGraw
Nays: None. Agenda revised.

3. Tim Janson for Freeway Lanes, request for parking plan approval to allow construction of a Patio in front of the building, located at 28801 Euclid Avenue in a General Business District.

Mr. Sack's letter dated April 27, 2010 is attached. The outdoor area does not affect the parking, which is ample. The outside patio to be used in conjunction with inside restaurant requirements.

Brian Rogers, for CT Consultants, referred to Mr. Formica's City Engineer's Review Comments for May 6, 2010, noting that the plan does not affect the ample parking available for Freeway Lanes.

Lt. Leovic's letter of May 6, 2010 is attached, with an attached Certificate of Review dated April 29, 2010 dealing with the architecture of the building, types of construction, building materials, etc. Mr. Janson commented that the roof would be metal and part of the building will be concrete and aluminum.

Mr. Gargiulo administered the oath to Mr. Tim Janson. He gave an overview of the proposed plan. They have a similar facility in Solon. They already have two Liquor Permits. Hours of operation will remain the same.

Mr. Grasser suggested reworking the parking space near the proposed Patio in order to be compliant as an ADA parking space, taking the 5 ft. striped area shown on the plan and shift it over one space to the right.

One of Lt. Leovic's concerns was that the plans indicate the use of combustible materials for the proposed addition. Where utilized, combustible materials shall meet the specific requirements of OBC 1406.3. Also, issues of egress, contingent upon approval to be in compliance with city requirements.

Mr. Grasser was told by Mr. Janson that ceiling fans may be installed inside the proposed structure. Patio is open generally from May to October.

Chairman McGraw called for a motion; so moved by Mr. Grasser for approval of revised Agenda Item No. 3, application by Mr. Tim Janson for Freeway Lanes, request for parking plan approval to allow construction of a Patio in front of the building, located at 28801 Euclid Avenue in a General Business District, as noted on Sheets A1 through 7, E-1, P-1, all dated March 26, 2009, by Applebrook Design, with the following conditions:

- 1) Correction of the ADA parking space layout to the East to the satisfaction of the Building Department.
- 2) Approval contingent upon meeting all building and fire codes discussed in Lt. Leovic's letter dated May 6, 2010.

Seconded by Mr. Iafelice.

Roll Call, Ayes: Bochenek, Grasser, Iafelice, Yohe McGraw
Nays: None. Motion carried. Item #3 approved.

As there was no representative for S & S Automotive, Chairman McGraw said the Commission could not act on the lot split without the Applicant's presence. Mr. Gargiulo commented that he believed the Commission could go forward on the matter of the lot split, saying that with lot splits there really is not too much the Planning Commission can do one way or another because the owner of land can split the lot if he so wishes. Mr. Sack said there may be parking issues with this particular lot split matter and suggested it be put on the next month's meeting Agenda. Chairman McGraw polled the Commission members and all agreed to table this matter.

Chairman McGraw called for a motion; so moved by Mr. Iafelice, seconded by Mr. Grasser to Table Item No. 4.

Roll Call, Ayes: Bochenek, Grasser, Iafelice, Yohe, McGraw
Nays: None. Motion carried. Item No. 4 Tabled.

5. Building Commissioner. Mr. Sack said that he has a meeting with a person interested in the acreage across from City Hall, who wants to rezone the property R-1, with 60 ft. residential lots. Planning Commission would have to recommend the change, which the Applicant would like to have on the November 2010 ballot. Wickliffe is doing well, with the approximately 90 homes sold during the year. Wickliffe Reserves is still attempting to get its finances in place. The Wendy's store will soon be occupied.

8. Councilman Representative. Mr. Iafelice said that Jindra Park will have new ball fields this summer. Plans are in place to tear down the Jindra pool and ultimately rebuild.

10.) Approval of March 4th Meeting Minutes; so moved by Ms. Bochenek, seconded by Ms. Yohe.

Roll call, Ayes: Bochenek, Grasser, Iafelice, Yohe, McGraw
Nays: None. Motion carried and Minutes approved as read.

Approval of March 18th Special Meeting Minutes; so moved by Mr. Grasser, seconded by Mr. Iafelice.

Roll call, Ayes: Bochenek, Grasser, Iafelice, Yohe, McGraw
Nays: None. Motion carried and Minutes approved as read.

11.) Adjournment. So moved by Mr., Iafelice, seconded by Mr. Grasser

Roll Call, Ayes: Bochenek, Grasser, Iafelice, Yohe, McGraw
Nays: None. Meeting adjourned at 8:00 p.m.

Patrick D. McGraw, Chairman

Carol A. Zofchak, Secretary