

WICKLIFFE PLANNING COMMISSION
Meeting – June 3, 2010

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

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

EXCUSED: Bochenek

3. Scott & Joan Smith for S & S Automotive, request for lot split, located at 28831 Euclid Avenue in a General Business District. Chairman McGraw called for a motion to reinstate this tabled Item #4 from the May 6, 2010 Agenda, as Item #3 for tonight's Agenda; so moved by Mr. Grasser, seconded by Councilman Iafelice.

Mr. Sack's letter dated April 27, 2010 is attached, with the comment emphasizing that the percent of the lot coverage by main and accessory buildings is the area of the buildings divided by the area of the lot and shall not exceed the following: General Business – Maximum coverage is 40%, per Section 1313.40 – Lot Coverage of Buildings, of the City of Wickliffe Codified Ordinances. Mr. Sack stated that all is in compliance.

City Engineer's Review Comments for May 6, 2010 is attached regarding Lot Split for 28801 and 28831 Euclid Avenue: 1) The plat and legal descriptions have been reviewed and checked for closure and are acceptable; and, 2) Section 1369.05 of the Wickliffe Codified Ordinances states: "No subdivision shall be approved unless the areas to be sub-divided shall have frontage on and access from an existing street." Upon the review by Law Director Gargiulo, the Appurtenant Easement shown on the plan satisfies this requirement.

A.J. Stempuzis administered the oath to Scott Smith, 28831 Euclid Avenue, Wickliffe. He stated that one of the reasons for the lot split is to split their share of the real estate taxes on just the property S & S Automotive leases.

Discussion followed regarding the number of vehicles parked on the property; there have been no recent complaints and this is being resolved, with fewer vehicles. Councilman Iafelice discussed keeping the access road clean. Mr. Formica said that the lot split has frontage on Anderson Road. Mr. Formica expressed his concern as to the frontage for the bowling alley property known as Freeway Lanes.

For the record, Lt. Leovic's letter of April 29, 2010 indicated that no action is required regarding this Item involving the lot split.

Chairman McGraw called for a Motion; so moved by Ms. Yohe that the requires by Scott and Joan Smith for S & S Automotive (tabled 5/6/2010), and reinstated this evening, request for lot split located at 28831 Euclid Avenue in a General Business District, as indicated on the Plan dated April 4, 2010 and indicated as Project 2004\10-056, as well as the descriptions known as

Remainder Parcels, File No. 10-056 dated April 1, 2010, as well as the Split Parcel description indicated as File No. 10-056, also dated April 1, 2010, be approved, as submitted; and that the Chairman be allowed to sign it “NO PLAT REQUIRED”. Seconded by Mr. Grasser.

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

4. Building Commissioner. Mr. Sack said that the parking lot at the Barrel Room Winery will be completely done within the next few weeks. Also discussed was a change to the meeting time for the Planning Commission from 7:30 p.m. to **7:00 p.m.** (all Commission Members were in agreement with this change).

5. City Engineer. Mr. Formica met with Mr. Bliss and Mr. Vannelli regarding Wickliffe Reserve project. They discussed the storm sewer issue with regard to it going through the I&A property and the possibility of flooding. Also, financing for the project is an issue.

9. Approval of May 6, 2010 Meeting Minutes. Ms. Yohe moved for approval as submitted; seconded by Councilman Iafelice.

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

10. Adjournment. So moved by Mr. Grasser, seconded by Councilman Iafelice.

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

Patrick D. McGraw, Chairman

Carol A. Zofchak, Secretary