

VILLAGE OF CUYAHOGA HEIGHTS
PLANNING COMMISSION & ZONING BOARD OF APPEALS
March 21, 2007

Mayor Contipelli called the meeting to order at 6:00 p.m. Clerk Lepkowski called the roll. Those present were Ralph Faragone, Michael Mallos Oliver Vaccher and Mayor Contipelli. Mr. Hartman was excused from the meeting. Attorney Dennis Nevar from Ken Fisher's office was also present.

MINUTES: None at this time.

COMMUNICATIONS: None at this time.

DISCUSSION:

Mayor Contipelli opened the meeting for general discussion. Clerk Lepkowski stated that the Northeast Ohio Regional Sewer District pulled their variance request for the East 71st Street I-77 Entrance ramp.

Mayor Contipelli stated that Mr. Casini reviewed the code and off-site advertising is not permitted in the Village. Mr. Mallos asked if Mr. Casini followed up with a letter to the companies regarding this. Mayor Contipelli stated that he will speak to Mr. Casini tomorrow on this matter.

Mr. Mallos questioned the pending occupancy permit for Cleveland Welding Supply. Mayor Contipelli stated that only one (1) 1,000-gallon propane not two (2) will be located on the property. Also, the distribution of propane from that facility is being questioned. Currently, it is prohibited by code. Mayor Contipelli stated that these issues are being addressed for the next Council Meeting.

Mr. Mallos is working on re-zoning behind properties on East 71st Street.

Information on the current sign ordinance was distributed to the Board. Signage is restrictive in the Village. Mr. Mallos would like the Board to look at the suggestions for the I-77 corridor. Mayor Contipelli stated that Mr. Casini is reviewing the sign ordinances and will make recommendations to the Zoning Board. The Board will review this material and discuss their options at a future meeting.

The Board once again discussed retail sale restrictions in the Village. The current zoning can allow for retail sales. Mr. Mallos restated his position that retail sales are not too productive to a community but possibly increase costs such as safety protection. Mr. Faragone stated that if retail sales were to be located in the Village, he would prefer that the facilities be located near Harvard Avenue and not near the homes. The Board discussed the Steelyard Commons located near the Cleveland/Cuyahoga Heights border. Mr. Vaccher stated that his concern was the cost of increased safety protection and recommended that the Board take this into consideration when making any recommendations to Council. Mr. Nevar reviewed the procedure for re-zoning regarding recommendations to Council, legislation, and public hearings.

The Board reviewed the deterioration of Harvard Avenue at the bottom of the hill and the curb near the top of the hill on Canal Road and East 49th Street. The Board reminded Mr. Dey that when the District came for the fence variances they stated that their Engineers claimed that the land was stable but the curb and road is starting to crack. The Board would like Council and Mr. Dey to look into these areas.

The Board reviewed the idea of a memorandum of understanding with the Metoparks. Mayor Contipelli stated that the Planning Commission would like to be involved from the start of a project that the Parks will be doing in the Village. Mr. Mallos would like to see a more working relationship with the Village. Mr. Nevar stated that maybe a letter could be sent to express the Village's concerns for future development between the parks and the Village. Mayor Contipelli stated that a draft letter could be composed for review by the Board and be discussed at the next meeting.

Mr. Dey was approached by Dennis McAndrew of Silverlode Consulting of Charter Steel's discussion on another access way onto Harvard Avenue maybe off of East 42nd Street. The Board discussed the Planning Commissions involvement with this access road.

Wherefore, there being no further business to come before the Planning Commission and Zoning Board, Mr. Faragone moved, seconded by Mr. Mallos that the meeting be adjourned.

Passed: April 18, 2007

Attest:

Mayor and Chairman

Clerk of Council