

VILLAGE OF CUYAHOGA HEIGHTS
PLANNING AND ZONING MEETING
August 7, 2013
6:00 p.m.

Mayor Bacci called the meeting to order, Clerk Unger called the roll. Those present were Mayor Bacci, members Matt Sokolich, Dave Volek, Shireen Mitchell, and Todd Bloam. Also present: Law Director Jon Greenberg, Building Commissioner Norm Casini, and Village Engineer Todd Sciano.

MINUTES:

Mrs. Mitchell moved, seconded by Mr. Volek to approve the minutes of March 20, 2013. All voting aye, none opposed; motion carried.

NEW BUSINESS:

From Building Commissioner, Norm Casini: regarding a Zoning of Appeals application from the Firefighters Community Credit Union: A request for 3 variances pertaining to the site plan for the Credit Unions new building at Klima Grove.

First variance:

According to Cuyahoga Heights Ordinance Section 1249.07(b)1, the building requires a 100 foot setback from residential zoning. The structure will be built only 35 feet away from a residential property line on the south side. They are requesting a variance of 65 feet.

Second variance:

According to Cuyahoga Heights Ordinance Section 1249.07(b)1, the building must be set back 25 feet from the property line. The structure will be built directly on the property line to the north, therefore they are asking for a 25 foot variance.

Third variance:

According to Cuyahoga Heights Ordinance Section 1249.07(b)1, the parking area behind the building to the south requires a 30 foot buffer from all residential areas. The area will only be 7 feet from the residential area; therefore they are requesting a 23 foot variance.

Mr. Casini stated that he submitted these three variances pertaining to the Firefighters Credit Union building to be addressed by the Zoning Board.

In conjunction with the law department and the Village Engineer, we have reviewed the sight plan and what variances would be required based on the position of the building. Mr. Casini went over the three variances above.

The Mayor introduced Ben Laurendeau the CEO, and Lyn Ruggeri the COE from the Firefighters Credit Union and their representatives from Engineering, and Development, Matt Weber and Todd Geiss. They presented the site plan and explained the need for the variances.

The Mayor asked if the proposed building would fit on the lot without the proposed variances. They said it would not, and our Village Engineer Mr. Sciano concurred. Mrs. Mitchell stated that it is a very beautiful building. The Mayor said that Ben, Lynn, and Mr. Casini had a lot to do with the keeping the Western Reserve style that fits in to our Village, and he feels they did a great job.

Mrs. Mitchell asked if the building would fit their needs at this time, and will there be any expansion in the future. Lynn Ruggeri explained that there is 100 feet of additional room behind the building for additional growth. The Mayor stated that they added that piece of the lot for future needs.

Mr. Volek asked about the parking lot, and if we would lose some spaces. The Mayor and Engineer Sciano explained there would be an island added in front of the building, and add a grass area in front of the building, and install a catch basin in the Southwest corner. The Mayor said there will be only one apron and entrance, the one we currently have by the Willow House. Mr. Volek asked if we will still have access to parking for Klima Gardens. The Mayor explained that the agreement we have with the Credit Union that we don't want to do anything that impedes them during work hours or training, but if the Grove was rented or needed for a big event, they would accommodate us with the use of the parking lot. Mr. Greenberg explained that there is only a slight impact on the Grove. None of the playground equipment or Bacci Ball courts will be moved.

Mr. Volek asked Mr. Casini if the building will be built on the lot previously owned by Electric Welder. The Mayor stated that some of the future property for the Credit Union is the old Electric Welder property and also some of the Village property. Mr. Greenberg stated that it is a slight piece of property but nothing big.

Mrs. Mitchell asked about the retention pond in the drawings, and if there is a need for this. The Mayor stated that there is a need by code, and if we partnered with them and built a retention pond, at the most western end, we could build a pond that would not only service the Credit Union, but any future development in that area. Mrs. Mitchell asked if it will be fenced in. The Mayor said it depends if it is kept wet, and then it will be up to Mr. Casini and Mr. Sciano if it needs to be fenced in. Mr. Sciano explained why a pond is necessary, and that it is part of our code. He explained that it is a positive for that area and any future development.

Mrs. Mitchell asked if there will be a fence separating the property from the Grove. The Mayor stated that at a minimum there will be a new fence, because the old fence has issues. Mrs. Mitchell was concerned about kids running through the property with a pond at the location. The Mayor stated that Mr. Sciano and Mr. Casini would keep an eye on the area and let us know if more needs to be done concerning the pond.

Mr. Volek asked if the Baumens have representation here, and if they have any objections to the plans. Mayor Bacci stated that there is no representation here from the Baumens.

Mr. Volek made the motion to approve the first variance for the setback of 65 feet from the residential property line on the south side, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

Mrs. Mitchell made the motion to accept the second variance for a setback of 25 feet on the property line to the north, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

Mr. Sokolich made the motion to accept the third variance for a 23 foot setback for the parking areas, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

Wherefore there is no more business in front of the Board, Mrs. Mitchell made the motion to adjourn, seconded by Mr. Volek. All in favor, none opposed, motion carried.

Meeting ended at 6:55 pm.