

MINUTES  
VILLAGE OF CUYAHOGA HEIGHTS  
PLANNING AND ZONING MEETING  
MAY 26, 2021 - 6:00 p.m.

Those present were: BLOAM, MITCHELL, VOLEK, UNGER, BACCI

Also present: were Law Director Ben Chojnacki, Building Commissioner Norm Casini, Assistant Building Commissioner Ken LaBella, Engineer Todd Sciano and Clerk Unger.

**Minutes:**

Motion to accept the Minutes of April 21, 2021.

Mr. Volek made the motion to accept the minutes and place them on file, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

**New Business:**

**From Building Commissioner Norm Casini:**

**Brilliant Electric Sign Company is requesting a variance of approval for additional square footage on a wall sign located at 4919 Grant Avenue.**

Attached please find an application from Brilliant Electric Sign Company represented by Myles Houska. Mr. Houska is requesting a variance for additional square footage on a wall sign.

Mr. LaBella introduced Mr. Houska from Brilliant Electric Sign Company. He explained that a variance was needed for an additional 40.2 square feet for an identification wall sign at 4919 Grant Avenue, which is Cumberland Steel.

- 1) Variance approval is needed for an additional 40.2 square feet for an identification wall sign on the front of the building facing Grant Avenue.

Mr. Houska explained that this is a non-illuminated plastic wall sign. This is replacing a sign that is over forty years old, and very similar in size. It will face Grant Avenue, and will be a clear identification of the business for all truck drivers.

Mayor Bacci asked Mr. Houska why they abbreviated Division on the sign, and used Div? Mr. Houska explained that it reflected what they use on their business cards. Mr. Bacci said it is a pet peeve of his, not just for Cumberland, but for all companies.

Ms. Mitchell asked if it was similar in size to the old sign, and if it was going to be put up in the same location. Mr. Houska said it was a little bigger in size, and would be put up in the same location.

Mr. Volek made the motion to approve the variance for an additional 40.2 square feet on their wall sign, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

**From Building Commissioner Norm Casini and Engineer Sciano:**

**The Village of Cuyahoga Heights is requesting a lot split and consolidation of various properties on the east side of E.71<sup>st</sup> Street north of the Kennedy House.**

Attached are the maps and information regarding the lot split and consolidation for the proposed new 44,800 square foot spec building proposed by the Geis Company.

Mayor Bacci gave the committee a broad overview of what the Village is trying to accomplish.

In years past, there were two separate parcels, Hillside Reclamation which was a former property of Harvard Refuse, and there was the Hillside Property. To the north there were two interlocking parcels. The Village bought these parcels and razed the building. What we are trying to do is consolidate these to be more formal for Geis to construct a building.

The properties to the north are important because Geis is very concerned about the cost of building because building costs are at least 30% higher than last year. So the bigger building they can build there, the more value they get.

What we are also trying to accomplish is that there is some soil and fill from Harvard Refuse that we feel is not going to be quality material for them to build on. What I have asked Geis to do is place the building footprint on as much of the good fill as possible, and have the truck entrance on the north side. So the north side would simply be a road to the back of the building, and all of the pedestrian and parking will be around the other three sides of the building.

Ms. Unger asked if the drive matched with one of the curb cuts for one of the homes. Mayor Bacci stated that it would be a separate curb cut because of the size needed for truck traffic. Mayor Bacci stated that he asked Engineer Sciano to give this project a northerly flow, letting them know that we would appreciate you travel northbound to Grant Avenue instead of going through the residential area. Also, if you do travel from south to north, the turn will be much more difficult to maneuver. We want Grant Avenue to be the preferred way to go.

Mr. Bloam asked if this road would be able to be used for future dumping in the rear of the properties. Mayor Bacci said it would, we would have a permanent easement to get access to the rear to continue our project and any other future projects.

Mr. Sciano and Mayor Bacci went over all of the lot splits they are considering. Mayor Bacci explained that all they are trying to accomplish is making the lots rectangular.

The approval of the Proposed Lot Split & Consolidation Preliminary Plan for Parcel “B” will require a variance from the requirement of a minimum frontage of 125 feet on a dedicated, accepted and improved street.

Ms. Unger made the motion, seconded by Ms. Mitchell for a variance from the requirement of a minimum frontage of 125 feet. All in favor, none opposed. Motion carried.

The approval of the Proposed Lot Split & Consolidation Preliminary Plan for Parcel “C” will require a 50 foot variance from the requirement of a minimum frontage of 125 feet on a dedicated, accepted and improved street.

Ms. Mitchell made the motion, seconded by Ms. Unger to approve a 50 foot variance from the requirement of a minimum frontage of 125 feet. All in favor, none opposed. Motion carried.

The approval of the Proposed Lot Split & Consolidation Preliminary Plan for Parcel “C” will require a variance from the requirement of a minimum lot size of one acre.

Motion to grant/deny/take no action for a variance from the requirement of a minimum lot size of one acre.

Mr. Volek made the motion, seconded by Mr. Bloam to approve the variance of a minimum of a lot size of one acre. All in favor, none opposed. Motion carried.

The approval of the Proposed Lot Split & Consolidation Preliminary Plan for Parcel “C” will require a variance from the requirement of a minimum 100 feet side yard to Residential District.

Motion to grant/deny/take no action for a variance from the requirement of a minimum 100 feet side yard to Residence District.

Mr. Bloam made the motion, seconded by Ms. Unger to approve the variance of a minimum of 100 feet side yard to Residence District. All in favor, none opposed. Motion carried.

The approval of the proposed Lot Split & Consolidation of various properties on the east side of East 71<sup>st</sup> Street north of the Kennedy House.

Mr. Volek made the motion, seconded by Mr. Bloam to approve the proposed lot split and Consolidation of various properties on the east side of East 71<sup>st</sup> Street north of the Kennedy House. All in favor, none opposed. Motion carried.

**From Building Commissioner Norm Casini and Engineer Sciano:**

**Attached are renderings for the new building proposed by Geis Companies.  
Engineer Sciano is asking for multiple variances.**

The Mayor explained that to get this building in, I've asked for at least the north side, the south side, and the west side to have some character to it. The east side could be block cast or brick cast, because it just going to be for doing business.

Mr. Casini explained that this is just a concept, but the precast brick, and anodized aluminum is perfect for this building.

Ms., Unger asked if the colors in the drawing are the ones they plan on using. Mr. Casini said they probably are but they would have to submit the final drawings to see if these are the colors.

Ms. Unger asked what kind of business will go into this building. Mayor Bacci said there is no business yet, the idea right now is to get the building built. According to the broker, there is a big need for this type of space. Geis has a formula for businesses and employees in making the building profitable. The real winner in this project is SS Kemp. They wanted to build this building, but got stuck in a tough situation with the pandemic. We are looking to use this building for multiple tenants. Ms. Unger asked if the parking on the renderings is final. Mayor Bacci said yes, it will be. Ms. Unger asked if there was enough room for trucks to turn around on the property. Mayor Bacci said yes, there will be enough room.

Mayor Bacci wanted the board to know that Geis is the business that built the Credit Union across the street, so they know what we are looking for in a new building.

Based on the drawings, Engineer Sciano is asking the Board for a motion for conceptual site plan approval.

Ms. Unger made the motion, seconded by Mr. Volek for conceptual site approval. All in favor, none opposed. Motion carried.

Subject to the lot split approval, a variance will be required to allow parking in front of the proposed Geis Building pursuant to Chapter 1249, Article 1249.08(b).

Mr. Bloam made the motion, seconded by Ms. Mitchell to allow parking in front of the proposed Geis Building. All in favor, none opposed. Motion carried.

Based on the drawings submitted, Engineer Sciano is asking the Board for conceptual approval of building elevations and building renderings.

Ms. Mitchell made the motion, seconded by Mr. Volek for conceptual approval of building elevations and building renderings. All in favor, none opposed. Motion carried.

**Other Business:**

None at this time.

**Motion for adjournment**

Mr. Volek made the motion to adjourn, seconded by Ms. Mitchell. All voted aye, none opposed. Motion carried.

The Zoning Board Meeting was adjourned at 6:35 pm.