



**Planning Commission  
Regular meeting  
Minutes  
May 27, 2010  
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**RICHARD/SUSAN HART**

35349 Ridge Rd.

**lot split/  
Lot line adj  
land swap  
for lot split  
apr v'd 1/14/10  
R-100 dist.**

Rick Hart represented his neighbor and son for this lot split and lot line adjustment to correct a problem that has existed for fifteen years and was discovered when the lot split was done January 14, 2010. Mr. Hart said that the neighbors mound and mulch bed are on his property. The mound and mulch bed was put in by the Hartshire Development. Mr. Hart said they are swapping two triangles of property. Triangle A, B and C split becomes A and C, a straight line.

A motion was made by Gerald Merhar and seconded by Chuck Cox to approve the lot split and land swap contingent on the City Engineer's approval of the metes and bounds.

OLL CALL: Yeas: B. Fiala; C. Cox; G. Merhar; B. Irvine  
Nays: None  
Abstain: R. Hart

Motion **CARRIED APPROVED**

**ADDENDUM**

**Patricia Conti, ESQ.**

4803 E. 345<sup>th</sup> St.

**Text Amend. -  
C.O. 1103(b)(72)  
Add "restaurants" and  
"bar" to list of uses  
for "indoor recreation"  
facility in the defin.  
Section of the Code**

Patricia Conti represented this text change. Ms. Conti said that they are not going into the building on 345<sup>th</sup> St. as originally proposed. They have two other buildings lined up and are both in Limited Industrial districts.

Ms. Conti said that the restaurant and bar definition, if permitted in Limited Industrial districts, will be by conditional use as an accessory use in the indoor recreation definition in response to Chuck Cox's concern. Janice Lipscomb said that it would be



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**ADDENDUM #2**

<b>JMFRIED PROPERTIES</b> (Kurt Weaver)	35361 Euclid Ave. (former Huntington	Palette board - Mtls - shingle, Colors & brick G-B dist. (Aprv'd 3/11/10)
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There was no representative present this evening. A palette board was submitted by Kurt Weaver, Architect, with the color and material samples as requested at the March 11, 2010 meeting.

The colors are PT 10 #7005 which is pure white for the wood and Pt 11 #0040 Royal croft Adobe for the loop siding. Cobblestone gray is the selection for the shingles.

A motion was made by Bob Fiala and seconded by Rick Hart to approve the colors and materials as submitted.

ROLL CALL: Yeas: R. Hart; B. Fiala; C. Cox; G. Merhar;  
B. Irvine  
Nays: None

Motion **CARRIED** **APPROVED**

**DISCUSSION**

<b>DENNIS MORGAN</b>	P.P.#27A-23J-9 & 8 Sharp Ave.	<b>I/E D/W</b> <b>to Coyne rear</b> <b>p/lot</b>
	P.P.#27A-23B-38 Euclid Ave.	

Dennis Morgan and his son Douglas Morgan represented this discussion. Dennis Morgan said that they remodeled the Guroy House on Euclid Ave. and are having a problem getting tenants because the prospective tenants don't want to use Euclid Ave. for Ingress Egress.

Doug Morgan said that there is a vacant lot on Sharp Ave. behind the former K & B dealer that is on Euclid Ave. that has a 15' wide easement on it. Mr. Morgan said that they would like to use this easement to access the Guroy property by putting in a driveway or use it as a private driveway.

Mr. Morgan said that this vacant lot is Parcel 17 and is part of a larger parcel behind the Coyne Funeral home and is also owned by Mr. Coyne. The larger parcel is zoned R-60 and the smaller Sharp Ave. parcel is R-50.

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Chuck Cox said that you can't access a retail Business property from a R-50 property. The Guroy property is zoned as Retail Business.

Jim Sayles said that the R-60 parcel will be landlocked if the Sharpe Ave. parcel is rezoned because you can't access a parcel with different zoning. Also, traffic wise the City prefers fewer driveways on Euclid Ave.

Chairman Irvine questioned the proposal for a driveway when they have access now as an easement. Doug Morgan said that he didn't think the existing access to the Guroy property is good access. There is a hill at the end of the rear driveway of the Guroy house causing the grade to descend.

Richard Smith advised the Morgan's that if they rezone the R-50 parcel to commercial zoning the lot requires a 200' frontage and presently it has a 15' frontage. A variance would be required. Mr. Sayles said that rezoning would create two landlocked parcels. There's a sliver of a parcel between the R-60 and R-50 parcels that this easement serves.

Bob Fiala said that the Sharp Ave. residents will not support rezoning residential property to commercial zoning.

No action was taken on this discussion.

**ADDENDUM #3**

**INFINITY PROPERTIES**  
**HOLDINGS LLC**  
(John Spear)

P.P.#27B-39-22 &  
P.P.#27B-39-23  
Mentor Ave.

**Discussion -**  
Rezoning from  
C-M to G-B

John Spear represented this discussion to rezone the Glavic property on Mentor Ave. Mr. Spear said that they entered into a purchase agreement with the Glavic property owners to purchase three parcels. One parcel is zoned General Business and two parcels are zoned Commercial manufacturing. They have a period of 60 days to conclude the purchase or they will have to put up money. They need to have a public hearing on June 24, 2010 by Planning Commission and one by Council on July 13 in the 60 days to rezone the two Commercial Manufacturing property to General Business.

It will not be spot zoning as it is consistent with the surrounding property. Mr. Spear said that General Business zoned property attracts more tenants for the use of the property.

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Richard Smith suggested that Planning Commission also initiate rezoning the adjoining Commercial Manufacturing properties to General Business in the near future.

No action was taken on this discussion.

<b>INFINITY PROPERTIES</b>	P.P.#27B-39-22 &	<b>Sched. PH</b>
<b>HOLDINGS LLC</b>	P.P.#27B-39-23	<b>Rezoning</b>
(John Spear)	Mentor Ave.	<b>6/24/10</b>
		C-M to G-B

John Spear represented this rezoning application to rezone two Commercial Manufacturing parcels to General Business.

A motion was made by Rick Hart and seconded by Gerald Merhar to schedule a public hearing for rezoning on June 24, 2010.

ROLL CALL: Yeas: R. Hart; B. Fiala; C. Cox; G. Merhar;  
B. Irvine  
Nays: None

Motion **CARRIED** **APPROVED FOR A PH 6/24/10**

A motion was made by Bob Fiala and seconded by Rick Hart to table this rezoning application pending a public hearing on June 24, 2010.

ROLL CALL: Yeas: R. Hart; B. Fiala; C. Cox; G. Merhar;  
B. Irvine  
Nays: None

Motion **CARRIED** **TABLED**

There being no further business the regular meeting closed at 8:40 p.m.

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Robert Irvine, Chairman

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Betty A. Nardelli, Secretary



