

PLANNING & ZONING COMMISSION
February 14, 2012 – 7:15 P.M.

The Planning Commission met at City Hall on the above date.

Present: Commission Members Mazur, Newberry, Bentley, Councilwoman Richmond, Mayor Drucker, Law Director Lobe, Planning Director Frankland, Secretary McConoughey

Absent: None

Also Present: Fire Safety Inspector Eisenhuth, Assistant City Engineer Welch

The following items remained on the Inactive Agenda:

- A. Thornbury Subdivision – Forest City Land Group – Dedication Plat for phases 7 and 8
- B. 34050 Aurora Road – BP America – Number of signs variance (to permit 16)
- C. Requests from Wolf Family Trust and Larry Coven, for consideration of allowing medical and dental occupancy in the I-2 Zoning District
- D. Willow Street – PP# 956-39-056 – Robert Kucinic – Front yard setback variance
- E. Request from Davis Development Group, John Siragusa, Asset Management and Christine Burkholder, Kids Country, to modify the permitted uses in the C-5 Zoning District

NOTES OF CAUCUS DISCUSSION:

(Secretary's note: Agenda items not mentioned under Notes of Caucus Discussion are items that were not pertinently discussed during Caucus.)

Chairman Mazur presided.

2. Ridge Lane/Hawthorn Parkway – (951-39-006, 952-12-004 & 952-09-001) – Mary Lambert/Burton Insurance Agency, Inc. – request for input for a residential subdivision (George's Landing): Mr. Mazur stressed this item will be discussed for input only during the meeting.

PENDING:

4. Aurora Road and SOM Center Road – ECHO Solon – Giant Eagle (Solar Shopping Center) – various variances: Mr. Mazur said this item is progressing well and an update will be given by Mr. Bishop during the meeting.

Mr. Frankland said there are 2 minor alterations to review.

The caucus ended at 7:21 P.M. and the meeting convened at 7:30 P.M.

Mr. Mazur presided.

CHANGES TO THE AGENDA:

There were no changes to the agenda.

COMMENTS FROM THE AUDIENCE:

Mr. Harley Gross, 14300 Ridge Road, North Royalton, representing Carrington Court Apartments, spoke in regard to Item 4, the Giant Eagle redevelopment. Mr. Gross said at the last Planning meeting, he discussed serious concerns regarding the development in which Mr. Bishop, representing ECHO Realty, offered to meet with Mr. Gross to discuss the concerns. Mr. Gross said the meeting with ECHO was both cordial and productive. He is pleased that ECHO responded to his concerns and he believes an agreement should be executed between ECHO and Carrington Court by the next Planning Commission meeting.

Mr. Rob Zimmerman, representing the Cleveland Hebrew School, reported that after meetings and other forms of communication with ECHO, their concerns for noise, security and safety have been addressed. He indicated a written agreement will be forthcoming.

Mr. Tim Kramer, 31710 Birch Circle, spoke regarding Item 2, request for input for a residential subdivision. He is not completely opposed to development, however, is concerned with storm water runoff and flooding, which he has experienced in the past. He is concerned that if the development ties into the storm sewer system, it will aggravate flooding problems.

Mr. Kramer questioned if the development will need access into the existing Ridge Lane development. He said there is one entrance/exit to the development which is currently adequate. He is opposed to adding more traffic on Ridge Lane to Cannon Road. He said the intersection of Ridge and Cannon has limited site distance when exiting onto Cannon Road, therefore, he is concerned that more traffic will create more safety problems. Mr. Kramer advised if the development proceeds, ingress and egress could be accessible from Hawthorn Parkway. Mr. Kramer believes there are better options for use of the land.

Mr. Ed Echan, 31375 Birch Circle, agreed with Mr. Kramer's concerns in regard to the proposed development. Mr. Echan reviewed and supports the proposed open space acquisition policy. He believes it is appropriate for the entire City as well as the proposed development. Mr. Echan acknowledges the rights of the property owner to develop the land, however, he believes other uses should be considered, including; leaving the green space as it is. Mr. Echan encouraged the City to work with the park system and conservation groups to determine a fair price. Although unsure of the selling price for the property, he said the property owner should

consider the current housing market and ask an appropriate price. Mr. Echan asked that all parties work closely to maintain the green space.

APPROVAL OF MINUTES:

Mayor Drucker requested the minutes be held until the next meeting.

Motion by Mr. Mazur, seconded by Mr. Bentley to table approval of the minutes of January 24, 2012 until the next meeting.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond
Nay: None

Motion Carried

NEW:

1. 32825 Bainbridge Road – Dianne Smith, Trustee for Robert and Helen Poletek Trust 014-2012
- Extension of a previous variance permitting a residence without an enclosed garage

Ms. Cynthia Lambert, attorney representing the Poletek Trust, explained in 2009 a garage in disrepair was razed on the property and a variance was approved for two years to permit the residence without an enclosed garage. Ms. Lambert is requesting the same variance be extended for an additional three years. The property is for sale and the applicant does not wish to construct a garage on the property since it is likely to be sold and developed as commercial property and the home will be razed.

Mr. Mazur said he hoped the property would be developed given the recent activity in the area. Mr. Mazur supports the three year variance.

Ms. Lambert hopes the property will be sold and developed in the interim, however, would prefer three years to avoid asking for another variance.

Motion by Mr. Mazur, seconded by Councilwoman Richmond to approve a three-year extension of a previous variance permitting a residence without an enclosed garage.

Mr. Newberry said the two-year variance was approved as an incentive to move development of the property forward, however, the economy has not helped at all. He does not object to a three-year variance.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond
Nay: None

Motion Carried

2. Ridge Lane/Hawthorn Parkway – (951-39-006, 952-12-004 & 952-09-001) – Mary Lambert/Burton Insurance Agency, Inc. 015-2012
- Request for input – residential subdivision (George's Landing)

Mr. Mazur explained this item is not a formal application and there has been no

detailed submission of information that would allow the Commission to make a recommendation or to grant any approvals.

Mayor Drucker does not believe bringing an incomplete application to the Commission is the proper format. She said the applicant received input from the administrative process, however, did not like the answers she received. **This Commission's function is to review complete and formal applications.** Mayor Drucker said there are still many unanswered questions regarding this submittal and the applicant is required to submit an engineered plat and wetlands analysis. Based on the current information, it is unclear what can or cannot be built on this property. She feels this type of incomplete submission just stirs up emotions for surrounding neighbors.

Mr. Mazur asked Mr. Lobe's opinion.

Mr. Lobe recommended that the Commission consider conceptual aspects through formal submittal. He said although there is no prohibition in the Charter from reviewing items such as this, he feels the Commission should vote in regard to whether or not it should consider an incomplete application.

Motion by Mr. Mazur, seconded by Mayor Drucker to determine if the Commission should consider this item.

Roll Call: Aye: Bentley, Mazur, Newberry

Nay: Drucker, Richmond

Motion Carried

Mr. Mazur said the Commission will hear from the applicant, however, the comments from the Commission are not binding.

Ms. Mary Lambert, Burton Insurance, and Mr. Ken Hejduk, Hejduk and Associates, were present. Ms. Lambert explained that she previously appeared before the Planning Commission to discuss potential uses for this property and feels she was encouraged to wait to determine if something could be worked out with the City and/or the Metroparks to see if either party would purchase the property. She said from an economic standpoint, they cannot keep the property in its current condition.

Ms. Lambert said initial wetland studies have been conducted and there are no significant wetlands on the property. They have met with the Planning Department, the Fire Department and the City Engineer who said a full delineation study would not be necessary unless an approval was being requested. Mr. Frankland said a wetlands delineation is a requirement of the Code.

Ms. Lambert displayed a site plan indicating the current plan based on suggestions and input from the Fire Department which included a connection to Ridge Lane. She said this was not considered in the original plan, however, the Fire Department explained that two entrances are required for any new subdivision. She understands that there will be dissention associated with the project because there are many people who behave as though they own the property simply because it has been vacant for 34 years.

Ms. Lambert said she is requesting input from the Commission before additional preparations for the property are completed.

Mr. Mazur said it is difficult for the Commission to comment on a request without a plan which includes all of the appropriate requirements. He said, at best, some general comments regarding the proposal might be provided.

Ms. Lambert thought it would be better to provide a plan based on the **Commission's input. Mr. Mazur said it is the applicant's responsibility to propose the plan and it is not the City's responsibility to determine the plan.**

Ms. Lambert displayed the original site plan which showed no connection to Ridge Lane and had only one entrance/exit which would access Hawthorn Parkway. However, she was informed this could not be done, although it is consistent with similar properties along Hawthorn Parkway.

Mr. Mazur said unless there is a plan submitted with all of the required information, the Commission cannot grant any necessary variances.

Ms. Lambert said she is not asking for any variances. Mr. Mazur said that is his point, since there is no formal plan being submitted, it is unknown if any variances would be necessary.

Mr. Newberry asked about a small section of the property having deed restrictions.

Ms. Lambert said a resident who is already using the property, Howard Rothman, has asked to purchase that section. She said upon review by an attorney, this portion of the property does not fall under the deed restrictions because the actual restrictions were recorded for individual lots. This small portion can accommodate an out building per City code requirements.

Mr. Newberry said there must be an acceptable resolution to that small portion of land before a review of the subdivision is completed by the Commission.

Mr. Newberry said there also appears to be deed restrictions placed on one of the parcels as it relates to the Metroparks regarding setbacks for use other than **agricultural and a setback for a fence over 5' high or a building.**

Mr. Mazur said it is not necessary to review all of the information in such detail at this time.

Mr. Newberry said the deed restrictions are recorded in Volume 6680, page 282, Cuyahoga County records. In addition, an agreement between the developer and the Metroparks for access on the proposed street onto Hawthorn Parkway is necessary.

Ms. Lambert said that access is already granted on the deeds. Mr. Newberry said proof of that will be necessary to proceed with any application.

Motion by Mr. Mazur, seconded by Mr. Newberry to table consideration of Item 2.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

(The motion to table was withdrawn)

Motion by Mr. Mazur, seconded by Mayor Drucker to remove Item 2 from the agenda.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

3. 5410 Harper Road – PP# 951-11-010 - Robert and Dianne Smith 016-2012

- Lot split

Mr. Ken Hejduk, Hejduk and Associates, was present and displayed a plan indicating where the home and barn are currently located on the 7 acre parcel and where the Smiths propose splitting the parcel into three separate parcels. He said a variance will be necessary for the width to depth ratio.

Motion by Mr. Mazur, seconded by Mr. Newberry to schedule a public hearing for February 28, 2012.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

PENDING:

4. Aurora Road and SOM Center Road – ECHO Solon – Giant Eagle 011-2012

(Solar Shopping Center) - 1/24 tabled – additional plans submitted

- a) - 12% total green space variance
- b) - Total number of parking spaces w/o interruption of green space variance
- c) - 2,635 sq ft maximum building area variance
- d) - Maximum building height variance
- e) - Building material type variance
- f) - 10' front yard building setback variance (drive through canopy)
- g) - 25' front yard building setback variance (Get Go building)
- h) - 22' front yard building setback variance (Get Go gasoline canopy)
- i) - 12' side yard building setback variance (Giant Eagle loading docks)
- j) - 15' side yard accessory building setback variance (outparcel dumpsters)
- k) - 20' rear yard accessory building setback variance (dumpsters behind the renovated plaza)
- l) - 5' front yard parking setback variance (parking along SOM Center)
- m) - 15' side yard parking setback variance (parking adjacent to BP property)
- n) - 25' rear yard parking/sidewalk setback variance
- o) - 10' Parking lot setback from building variances
- p) - Street access drive setback variance (southernmost SOM Center drive)
- q) - Total number of wall signs variance (to permit 9 signs)
- r) - Sign location variance
- s) - Cross access issues/variances

t) - Site plan for Giant Eagle redevelopment

Mr. Phil Bishop, ECHO Realty, was present to provide an update regarding the status of the Giant Eagle proposed re-development. He explained this is still a work-in-progress and much has happened since the last meeting. Mr. Bishop said many beneficial meetings have been held with the City and the surrounding neighbors. He said the Phase 1 environmental investigations have been completed, the wetlands report is completed, and the traffic study has been completed. Mr. Bishop said all of the results are being compiled into a report for submission to the Planning Department for detailed review.

Mr. Bishop said meetings between Atwell Engineers and the City Engineering Department have occurred to work out details for utilities, storm water management, etc. In addition, workshop meetings have been held with the Planning Department, the City architect and other staff to review details. Mr. Bishop said changes have been made to the plan based on comments made at the last meeting.

Mr. Bishop displayed a site plan indicating where some of the changes have taken place. He noted the drive aisles have been lined up based on recommendations from the Safety and Public Properties Committee and the Engineering Department. In addition, some of the buffered areas around the perimeter of the property have been widened and landscape islands have been added within the parking areas. Mr. Bishop said the retail layout for the existing center and the proposed center has been determined and currently many businesses are under lease.

Mr. Bishop said upon review of the traffic study, it appears that the access points already identified will work well with the current traffic and any future traffic that might be generated by the re-development of the shopping center.

Mr. Bishop said elevations have been reviewed with the Planning Department and he believes they will be considered acceptable by the City with some minor changes. He said the Western Reserve style has been taken into consideration per the City recommendation. He displayed a site plan indicating the various elevations for the different areas of the shopping center. Mr. Bishop indicated where various architectural elements, materials and colors break up large wall areas. He displayed the rear elevations and said it is their intention to differentiate the back of the building from the front to avoid confusion and there will be no parking allowed in the rear of the building.

Mr. Bishop said details regarding the GetGo are still being reviewed with the Planning Department. However, the Western Reserve architectural style will be applied to the GetGo as well. In addition, there are still some details to review with the safety forces, such as, accessibility for fire trucks, location of fire hydrants, etc.

Mr. Bishop said progress is being made and the working relationship is great thus far with all concerned parties and everything is falling into place. He said the leasing for the retail areas is going very well too.

Mr. Bishop said detailed lighting plans have been submitted, utility plans for review by the City Engineer and landscape plans have also been submitted.

Mr. Bishop displayed the site plan and indicated an area that was going to be a 20,000 sq ft junior tenant. However, the tenant is proposing 17,000 sq ft instead. Mr. Bishop said they are now proposing an end-cap unit facing into the center.

In response to Mr. Mazur's question about the height of the new Giant Eagle, Mr. Bishop said the existing Giant Eagle has a mezzanine in it that extends approximately 10' to 15' in height in the rear of the building. It was determined this area was useless space and will be eliminated during demolition.

Mayor Drucker said it is her understanding that a wall is proposed adjacent to Carrington Court. She said Mr. Bishop must meet with the Planning Department and safety forces before any final agreements are completed to determine if this is acceptable before a final agreement is completed.

In response to Councilwoman Richmond's question, Mr. Bishop said although it will be one long building with the addition of a wide sidewalk installed, there will be the ability to add architectural elements. These elements will consist of, columns, canopies, setbacks and different material types to give horizontal relief.

Mr. Newberry said the plans indicate the back of the building will look very attractive. However, he is concerned that it might confuse patrons into believing access to the business is available from the back and asked Mr. Bishop how this will be prevented. Mr. Bishop said he is aware of this and the architects and engineers are currently working on a resolution to this concern. The details will be presented soon.

In response to Mr. Newberry's question, Mayor Drucker said the traffic study will be reviewed by the Safety and Public Properties Committee tomorrow night. Mr. Newberry said he looks forward to seeing the executive summary on this report.

Mr. Mazur said he intends to contact Mr. Westbrooks to make him aware that the entrance and exit that ties into Linden Drive shows a left and right turn onto SOM Center Road and there is no arrow taking it directly across to Linden Drive. He said this is probably just an oversight. Mr. Mazur also wants the Safety and Public Properties Committee to at the entrance to the GetGo where there is cross-striping he believes is intended to prohibit left turns into the GetGo station. He said consideration should be given to this being an island to prevent people from crossing through this area.

Mr. Bentley is concerned that people may get dropped off in the back of the building and recommended strong signage to prevent this from occurring.

In response to Mr. Bentley's question about a crosswalk on the plan, Mr. Bishop said this is a pedestrian crosswalk allowing activity from the Giant Eagle to the existing and proposed centers. This will be considered providing a favorable resolution to screening the neighbor's properties. He indicated on the plan where

sidewalks may potentially be installed.

Mr. Mazur requested consideration be given to as much green space in the parking lot as possible. Mr. Bishop said some areas indicating 2' to 3' in width and lining up with the drive aisles and parking spaces have been shown.

Mr. Mazur said the landscape plan indicates some detail identified as GC, however, there is no GC identified in the legend. Mr. Bishop said he did not see that in the legend and does not know what it signifies, but he will find out.

Mr. Mazur said the compactor enclosure will be a very important consideration and should be discussed with the neighbors. He said they make a lot of noise and suggested considering limitations to its use. Mr. Bishop said this was included in the discussions with Giant Eagle, who has agreed to completely enclose the compactor, including the sides and the top. Mr. Mazur said he would like to see the details of the enclosure once they are prepared.

Mr. Mazur asked why the dumpsters to the west are located on the property line rather than up against the building. Mr. Bishop said this was the only location that will allow enough room for the trash removal trucks to access the dumpsters without interfering with the proposed pedestrian sidewalks for employees to access the rear of the building.

Mr. Mazur said based on the development agreement, hours for trash removal are limited to 7:00 A.M. to 9:30 P.M.

Mr. Mazur asked for clarification regarding the pumps area of the GetGo gas station. Mr. Bishop indicated the area and said it represents where the tanks are located underground. Mr. Bishop said this assists them when analyzing the exiting and entering of the trucks.

Mr. Mazur said in the development agreement it was stated that benches would be located throughout the area and asked that they be shown on the renditions.

Mr. Mazur said it is his understanding that the signage will be reviewed at a later date.

Mr. Frankland said the signage plan has been reviewed and no signage variances are necessary at this time. If necessary in the future, a new sign package will be prepared.

Mr. Mazur said there are currently 9 signs proposed for the building which he believes are excessive and would like to see some of them removed.

Mr. Bishop said the initial phase of the project will be concentrated on getting some of the existing tenants relocated and getting the retail building constructed. The actual new Giant Eagle building will not start until later in the year, giving them ample opportunity to present their sign package for review.

Mr. Newberry asked for clarification regarding Councilwoman Richmond's comment about continuous building façade and believed she thought the building would block access from Carrington Court or Solon Park Apartments. Mr. Bishop said there is the potential for that to happen and they are continuing to work with the property owners. Mr. Bishop said it is his understanding that there are wetland and access issues.

Mr. Newberry requested Mr. Bishop indicate on the plan where the existing Giant Eagle is located and the remaining strip and the separation between them. Mr. Bishop indicated the items on the plan and noted which area will be left open with the re-development. Mr. Bishop said there will be a very detailed phasing plan which will define various demolition construction activities. He said the Giant Eagle will remain open during construction until the new Giant Eagle is completed and the last phase will be to demolish half of the existing Giant Eagle and re-tenanting the 20,000 sq ft that will be left at the end of the existing retail space.

Mr. Newberry said it appears the parking ratio for the Giant Eagle is approximately 1 space per 100 sq ft which is about four times what is required by City Code. This seems like there will be a large amount of black top for an environmentally sensitive center. Although he understands the high turnover of patrons in food stores, he is concerned that a significant portion of this lot will be turned over to outside seasonal sales, particularly landscaping materials in the spring. Mr. Newberry is aware that Giant Eagle likes to have these types of sales and encouraged Mr. Bishop to have this portion of the pavement be considered for porous paving as a method of relieving the run-off on the pavement more quickly. In addition, he strongly recommends Mr. Bishop try to get the parking count down, closer to a 4 to 1,000 ratio which is in compliance with the City Code.

Mr. Bishop said they are cognizant of the City Codes but Giant Eagle has their requirements as well and they are trying to satisfy both parties. He said there are other Giant Eagle stores that have more parking than what is shown on this plan. Mr. Bishop said this plan represents a plan that is not normal for a typical Giant Eagle.

Mr. Bishop said the engineers are working on details for storm water management. He said through the geotechnical investigation, they have completed infiltration studies for underground storage and the ability to infiltrate some of the storm water.

Mr. Mazur asked for clarification regarding the Huntington kiosk. Mr. Bishop said this is still being negotiated as to what will happen with this.

Mr. Mazur commended Mr. Bishop on the attractive lighting proposal.

Mayor Drucker asked if the kiosk would remain on the site. Mr. Bishop said they are having ongoing discussions with various banks and is necessary and what is not, the possibility of a drive thru, kiosks, outside ATM machines. There has been no final resolution on this topic.

In response to Mayor Drucker's question, Mr. Bishop said they will own the building.

Mayor Drucker said then they would be able to have it removed. Mr. Bishop said if it does not get promised to another tenant, he would be able to have it removed. However, there has been no final resolution.

Motion by Mr. Mazur, seconded by Mr. Newberry to table consideration of Item 4.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

COUNCIL REFERRAL:

5. From the Planning Director regarding a proposed "Open Space Acquisition Policy" -

009-2012

Mr. Frankland said this policy is to optimize the purchase of green space which is one of the 16 goals listed in the Master Plan. It was determined at the last meeting that another item should be added to the policy. Mr. Frankland said one of the most important areas for the City to acquire green space is for storm water retention issues. Therefore, this has been added to the policy as well as a recommendation to have language within the policy that would prevent the City from being asked to purchase existing retention ponds that are the responsibility of a subdivision.

Motion by Mr. Mazur, seconded Councilwoman Richmond to forward the "Open Space Acquisition Policy" to the Council for their review and recommend approval.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

Mayor Drucker requested reconsideration of the January 24th minutes with a minor change on page 7547, the first paragraph, the word "is" should be changed to "if."

Motion by Mayor Drucker, seconded by Mr. Newberry to approve the minutes of January 24, 2012 as amended.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

Mr. Mazur requested a review of the Inactive Agenda.

Mrs. Welch said with regard to Item A, Thornbury subdivision, the Engineering Department has been working with Forest City for the past few months to move this item to the Active Agenda. She said Forest City will be getting the last item, an agreement with the Homeowners' Association for deed restrictions, to the Engineering Department soon.

Mr. Mazur wants to move this item to the Active Agenda for consideration and asked that Mrs. Welch relay this information to Forest City.

Motion by Mr. Mazur, seconded by Mr. Newberry to move Inactive Agenda Item A to

the Active Agenda.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond
Nay: None

Motion Carried

Mr. Mazur referred to Inactive Agenda Item B, BP America, and the numerous signs and labels on the gas pumps. This was brought to the attention of the Commission in 2008. He does not believe this issue requires additional consideration from the Commission and requested it be placed on the Active Agenda.

Motion by Mr. Mazur, seconded Mr. Bentley to move Inactive Agenda Item B to the Active Agenda.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond
Nay: None

Motion Carried

Mr. Mazur said Inactive Agenda Item C, a request for consideration to allow medical and dental occupancy in the I-2 Zoning District from the Wolf Family Trust and Larry Coven was referred to and discussed by the Master Plan Commission. The results of the discussion have not yet been published and, therefore, he feels this item should remain on the Inactive Agenda.

Mr. Mazur said Inactive Agenda Item D, a setback variance for property on Willow Street should remain on the Inactive Agenda.

Mr. Mazur said Inactive Agenda Item E, a request by Davis Development Group and others to modify the permitted uses in the C-5 Zoning District, should also remain on the Inactive Agenda. In order for this zoning change to take place, it would have to go to the ballot. He asked the Clerk to determine the timeline for submission deadlines and forward the information to the applicant.

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 6545 Copley Avenue

Mr. Frankland said this item is regarding an air conditioning unit in a residential area. He displayed an aerial view indicating where the unit was previously located in the side yard. The current Code states that air conditioning units are to be located in the rear yard due to noise issues. Mr. Frankland said the new unit was moved to another location in the side yard, at the same setback but closer to an adjacent neighbor. Mr. Frankland said the Zoning Inspector said the unit was moved in the fall and has not yet been turned on. He said if it is deemed necessary by the Commission, they can request a complete application be submitted for this item.

Mr. Newberry said he is concerned for the neighbor and the proximity of the new unit to their home and the potential for noise issues. He said providing there are no complaints regarding the unit, he will not request a formal application.

The Commission members agreed no further review of this item was necessary.

2. 29525 Fountain Parkway – MP Biomedicals

Mr. Frankland said this is a request to install a generator. During a recent storm, it was determined that although their operation was fine, many of the operations around the world went down. He displayed an aerial view indicating where the large generator is proposed and where a large landscaping mound is located. He said based on the elevations of the property, it will not be visible from the road.

The commission members agreed no further review of this item was necessary.

COMMENTS FROM THE COMMISSION:

Mayor Drucker said Monday, February 20th, City Hall will be closed due to the Presidents' Day Holiday and the City Council meeting will be held on Tuesday, February 21st.

COMMENTS FROM THE AUDIENCE:

Mrs. Marilyn Matia, 33715 Redbridge Lane, was present and spoke regarding Item 4. She is concerned about the aesthetics of the parking lot for the new Giant Eagle Development and does not wish to see grocery carts scattered about when she drives by the plaza. She also prefers to have the grocery carts maintained in the store and have the ability to drive to the pick-up area to have the groceries placed in her car by an employee.

Motion by Mr. Mazur, seconded by Mayor Drucker to adjourn the meeting at 8:50 P.M.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond
Nay: None

Motion Carried

Chairman

Secretary