

AGENDA (AMENDED)
CITY OF EUCLID
PLANNING AND ZONING COMMISSION
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
TUESDAY, APRIL 11, 2017 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

Owner	Applicant
City of Euclid Land Reutilization Program	Brian T. Moore
585 East 222 nd Street	24445 Effingham Boulevard
Euclid Ohio 44123	Euclid Ohio 44117

RE: 2017-LBK-05
PP# 645-17-019
392 East 266th Street ([map](#))
Land Bank Purchase
Ward #6

Brian T. Moore, adjacent property owner, has submitted an application to purchase the above referenced parcel from the Euclid Land Bank as authorized by Ordinance #98-2010, as amended by Ordinance #101-2011. The parcel is located in a U1-Single Family House District and proposed for property expansion. One motion requested.*

1. A motion to recommend to City Council the sale of PP# 645-17-019 to Brian T. Moore

***NOTE: CONFIRMATION BY COUNCIL IS REQUIRED**

Owner

City of Euclid Land Reutilization Program
585 East 222nd Street
Euclid Ohio 44123

Co-Applicants

Alsindoz & Selena Pittman
22851 Nicholas Avenue
Euclid Ohio 44123

RE: 2017-LBK-06
PP# 643-11-007
22850 Tracy Avenue ([map](#))
Land Bank Purchase
Ward #8

Alsindoz & Selena Pittman, adjacent property owners, have submitted an application to purchase the above referenced parcel from the Euclid Land Bank as authorized by Ordinance #98-2010, as amended by Ordinance #101-2011. The parcel is located in a U1-Single Family House District and proposed for property expansion. One motion requested.*

1. A motion to recommend to City Council the sale of PP# 643-11-007 to Alsindoz & Selena Pittman

***NOTE: CONFIRMATION BY COUNCIL IS REQUIRED**

Owner

City of Euclid Land Reutilization Program
585 East 222nd Street
Euclid Ohio 44123

Applicant

Frank Mansi
2127 Apple Drive
Euclid Ohio 44143

RE: 2017-LBK-04
PP# 650-19-026
2129 Apple Drive ([map](#))
Land Bank Purchase
Ward #1

Frank Mansi, adjacent property owner, has submitted an application to purchase the above referenced parcel from the Euclid Land Bank as authorized by Ordinance #98-2010, as amended by Ordinance #101-2011. The parcel is located in a U1-Single Family House District and proposed for property expansion. One motion requested.*

1. A motion to recommend to City Council the sale of PP#650-19-026 to Frank Mansi

***NOTE: CONFIRMATION BY COUNCIL IS REQUIRED**

Owner

Hovancsek Properties III, LLC
Louis A. Hovancsek, Statutory Agent
7755 Old Mill Road
Gates Mills Ohio 44040

Applicant

Euclid Brewing Company LLC
Doug Fry, Managing Member
130 East 212th Street
Euclid Ohio 44123

RE: 2017-CUA-05**PP# 642-11-006****21950 Lake Shore Boulevard ([map](#))****Conditional Use***Ward #5*

Doug Fry, managing member for and on behalf of Euclid Brewing Company, LLC, has submitted an application requesting a conditional use approval to operate an approximate 97 square foot outdoor patio area on a property located at 21950 Lake Shore Boulevard, a U4-Local Retail or Wholesale Store District and part of the Downtown Overlay District, per plans submitted. Said proposal received design approval from the Architectural Review Board at their Thursday, March 23, 2017 meeting and will require an encroachment permit from City Council. One motion requested.

1. A motion to grant a conditional use permit to operate an approximate 97 square foot outdoor patio area on a property located on PP# 642-11-006

Owner

Euclid City Schools
Stephen A. Vasek
Treasurer
651 East 222nd Street
Euclid Ohio 44123

Applicant

Euclid City Schools
Patrick Higley,
Business & Athletic Operations Director
651 East 222nd Street
Euclid Ohio 44123

Architect

Chris Smith, Architect, & Brad Gellert,
Project Director, Then Design Architects
4135 Erie Street
Willoughby Ohio 44094

RE: 2017-CUA-06**PP# 643-08-004, and other parcels as per plans****711 East 222nd Street ([map](#))****Conditional Use***Ward #8*

Patrick Higley, Business & Athletic Operations Director, of and on behalf of Euclid City Schools, and Then Design Architects, have submitted an application requesting approval of a general phased development plan for a new Jr. High School and replacement Sr. High School. Additionally, the applicants request a conditional use approval for a renovated multi-purpose high school sports facility and visitor bleachers for Euclid High School located at 711 East 222nd Street, a CI-Campus-Institutional Use District. Two motions requested.

1. A motion to approve the Development Plan for a replacement outdoor high school sports facility and visitor bleachers for Euclid High School located on PP# 643-08-004

1364.09(f)

2. A motion to grant a conditional use approval for a renovated multi-purpose high school sports facility and visitor bleachers for Euclid High School situated less than 150 feet from CI-Campus-Institutional Use District boundary located on PP# 643-08-004

1364.03

Owner

City of Euclid Land Reutilization Program

585 East 222nd Street

Euclid

Ohio

44123

Applicant

Jonathan Holody, Director of Planning and Development, City of Euclid

585 East 222nd Street

Euclid

Ohio

44123

RE: 2017-DMC-01

PP# 641-15-038

614 East 200th Street ([map](#))

Rezoning

Ward #4

Jonathan Holody, Director of Planning and Development, City of Euclid, has submitted an application requesting the rezoning of a parcel from a U2-Two Family House District to a U4-Local Retail or Wholesale Store District. The proposed rezoning is for a single, rectangular shaped parcel being 4450 square feet (0.2102 acres) in size. The lot is commonly referred to as 614 East 200th Street and is assigned the parcel number 641-15-038 as shown by the recorded plat in Volume 62 of Maps, Page 20 of Cuyahoga County Records. One motion requested.*

1. A motion to recommend to City Council a rezoning use district change from U2-Two Family House District to a U4-Local Retail or Wholesale Store District for PP# 641-15-038

***NOTE: CONFIRMATION BY COUNCIL IS REQUIRED**

MATTERS OF CONCERN:

Amended 2017 Planning and Zoning Commission Meeting Calendar

Ord. 040-2017 ***Amending Chapter 1359 U4, U5 and U6 Business and Industrial Districts, and Chapter 1362 U7 Light Industrial Park Districts***
(Referred by City Council)

Amending Sections 1359.03(e)(10) Permitted Uses, 1359.04 Definitions of Specific Uses, 1359.06 Regulations for Specific Uses, 1362.03 Permitted Uses, and 1362.05 Site Development Regulations of Chapter 1359 U4, U5, and U6 Business and Industrial Districts, and Chapter 1362 U7 Light Industrial Park Districts of the Zoning Code of the Codified Ordinances for the City of Euclid to allow for medical marijuana Cultivation, Processing, and Testing facilities

PUBLIC PARTICIPATION:

DIRECTOR’S REPORT:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT