



CITY OF OLMSTED FALLS
PLANNING & ZONING COMMISSION
MINUTES
January 17, 2018
7:30 PM
COUNCIL CHAMBERS

Commission Members Present : Brett Iafigliola, Bob Sculac, Michelle Hawkins, Gary Pehanic, Fran Migliorino, and Tony Budak.

Others Present: George Smerigan, City Planner, Rick Benos, David Grace and Josh Lorek representing Falls Dog, James Graven, Mayor, and Paula Accordino. Audience: 0

Chairman Iafigliola called the meeting to order at 7:30 p.m.

Mr. Iafigliola stated that at the beginning of each year the Commission elects a Chairman and Vice Chairman.

1. ELECTION OF CHAIRMAN

Mr. Pehanic stated that based on the experience the Commission has had in 2017 and based on the outstanding job the current chairman has performed he would recommend that Mr. Iafigliola continue to serve in that capacity.

Mr. Pehanic moved to **elect** Brett Iafigliola as the Chairman of the Planning & Zoning Commission for 2018; Mr. Budak **seconded**. Poll: 5 ayes; 0 nays. **Motion carried**.

2. ELECTION OF VICE-CHAIRMAN

Mr. Budak moved to **elect** Mr. Gary Pehanic as the Vice Chairman of the Planning & Zoning Commission for 2018; Mr. Iafigliola **seconded**. Poll: 5 ayes; 0 nays. **Motion carried**.

3. Planning & Zoning Case # 20-2017 – Approval of exterior signage for Clover Communities Olmsted Falls LLC.

Mr. Iafigliola indicated that the Commission has previously approved the development plan for Clover Communities but specifically excluded the exterior sign.

Mr. Smerigan indicated that based on the submitted design of the exterior sign he would recommend approval.

Mr. Iafigliola moved to **approve** the exterior signage for the Clover Communities Olmsted Falls LLC pursuant to docket #20-2017 as submitted; Ms. Migliorino **seconded**. Poll: 5 ayes; 0 nays. **Motion carried**.

4. Planning & Zoning Case # 01-2018 - A request by Arcus Group Architects/Falls Dog, LLC, owner of 7850 Main Street, PP# 291-19-020 for a Conditional Use Permit pursuant to Section 1252.03(5)(b); site development approval pursuant to Sections 1232.06(a)(1) and 1232.06(1)(2) for building additions and an outdoor dining area.

Rick Benos, 1244 Smith Court, Rocky River, stated that this is the old library building, the owners will be changing the use of the building from library to a restaurant/bar. There will be a

few additions made to the building. A stair tower will be added to the back of the building with a small porch addition. That is the extent of the additions except for roof work. There will be renovations for the kitchen as well as the bathrooms. The lower level will be support space for the kitchen as well as unused storage. There will be an opening cut into the back for a small bar for the outdoor dining area.

He stated that the owners are sympathetic to the neighbor's, with a beautiful church across the street and a park on the other side. He stated that this is a unique site.

Mr. Smerigan stated that this area was rezoned to C-3 Commercial to allow this type of development to occur. He stated that the building was sold but the city retained the parking area in order to control the parking in a critical area of the city. The applicant is before the Commission for preliminary site plan approval, they have a couple of small additions to the building as well as the outdoor dining area. The applicant is also requesting a conditional use permit for the outdoor dining. Under the code, in the C-3 district, while outdoor dining is permitted it is required to have a conditional use permit. This building is within the historic district and will need to go before the Architectural Board of Review (ABR) for the façade changes they are making. The ABR will submit recommendations to the Commission when they appear for final approval. Obviously, with the outdoor dining area they have grading, paving, and storm drainage issues that will be reviewed by the city engineer. Mr. Smerigan stated that in his opinion this is consistent with what we anticipated when we did the plan for downtown and when the zoning was changed. He is recommending that the Commission grant the conditional use permit and the preliminary site plan approval.

Mayor Graven stated that on behalf of the city he is excited to have the Library Steakhouse be a member of the community and believes this will be a great addition to the community. This will bring more visitors into the community.

Josh Lorek, 19664 North Sagamore, Fairview Park stated that he is originally from Olmsted Falls and grew up on Water Street so this project is near and dear to his heart. He stated that they spent time at the wine cellar in order to make sure they did not obscure views. A lot of time was put into the design of this project. He wanted to make sure that this is something that lasts 60 or 70 years and did not want to build a deck that would deteriorate over time. He stated that he will be using sandstone as the perimeter for the outdoor dining area as well as pavers rather than poured concrete as they will hold up over time.

David Grace, 28318 West Oviatt, Bay Village, stated that it is important that the Commission understand that what interested each of them in the project in the beginning was the fact that it was a library and it was 1854. These types of projects are intriguing to us and we did not look at this from the prospect of leveling the building, we like to embrace the heritage of it and believe that is a good marketing tool. We also renovated a place in Fairview Park called Gunselman's Tavern and was built in 1920. We again kept the historical nature but with all modern amenities like high speed internet, renovated restrooms. This is what we envision for the library as well, polished casual steakhouse that keeps the integrity of what it is. We have the great experience due to the fact that Gunselman's sits across from a church and the pastor was nice enough to write us a recommendation to the Olmsted Community Church. We look at this as an enhancement to the community, we want to be actively involved in the

community. He stated that they are actively involved in the community where their current establishment is and one of the best examples was for the new Fairview Park school levy, the superintendent and board president had the meet and greet for the residents at Gunselman's. We do many things with the Genesis Centers, recreation centers, auxiliary police foundation, the list is endless. He stated that it is important to understand that this is what we want to do here as well.

Mr. Iafigliola stated that for the final site plan drawings he would like to see a more broad view of the site plan, including the church and wine cellar relative to the location. He would also like to see where the walkways are around the perimeter. He stated that on 3R he sees at the far west edge of the terrace, where the terrace abuts the path that goes to the wine cellar he would like to see the context including how much room is there between the path. Mr. Benos stated that once the surveyor is hired that information will be put into the drawings. Mr. Benos asked if he would need complete civil engineered, topo drawings for approval. Mr. Smerigan stated that the applicant can go straight to final drawings, there is not another interim step required. Tonight's approval is giving the applicant concept approval which allows them to submit the full final drawings.

Mr. Iafigliola stated that on the exposed basement wall, the CMU block should be covered. Mr. Benos stated that he was going to veneer the area. Mr. Iafigliola stated that he would encourage the applicant to look at the wedding chapel for some context. He also indicated that when the applicant submits his final application letters of support should be included, if possible.

Mr. Iafigliola stated that in Mr. Smerigan's report he stated that the city is responsible for parking so there are no parking requirements specific to the applicant, he would ask why the applicant is not responsible for the parking. Mr. Smerigan stated that as part of the decision to sell this parcel the city agreed that the city would operate and maintain the parking area. It was understood at the time the lot split was approved that the applicant would have no ability to provide off-site parking. Mr. Grace indicated that he is aware of this situation.

Mr. Iafigliola asked Mr. Smerigan since this was a two level restaurant would there be any elevator requirements. Mr. Smerigan replied that since this is an existing historic structure there are provisions in the state building code that provide exemptions and no requirements are needed.

Mr. Iafigliola stated that Mr. Smerigan indicated that in his memo under recommendations there are three items listed and asked if he would explain to the applicant what he is looking for in terms of grading, paving and storm water management. Mr. Smerigan stated that with the outdoor patio area they will be using some sort of pavers so adjustments will be made which needs to be reviewed and approved by the city engineer. The applicant is not making major grading changes but it is a requirement of the code that the engineer review and approve. Any changes to the exterior façade of the building, because they are within the historic district, needs to be reviewed by the Architectural Board of Review for recommendations to Planning & Zoning Commission. The ABR will also review the signage issue.

Mr. Iafigliola stated that he would like ABR to review the stone façade around the exposed block sections as it is highly visible. The second is the materials choice as it relates to where the expansions will take place, particularly in the back. Currently the building has white vinyl siding and if you are going to add to the building it does not make sense to have dissimilar materials and he would like the ABR to take that into account.

Mr. Benos asked if a wetlands study would be required; Mr. Smerigan replied no.

Mr. Iafigliola moved to **schedule** a public hearing for Planning & Zoning Case #01-2018 for a conditional use permit on Wednesday, February 21, 2018 at 7:30 p.m.; Mr. Budak **seconded**. Poll: 5 ayes; 0 nays. **Motion carried**.

Mr. Iafigliola moved to **approve** the preliminary plans as submitted by the Argus Group who is representing 7850 Main Street, PPN# 291-19-020 pursuant to Sections 1232.06(a)(1) and 1232.06(1)(2), which are best represented on the drawings labeled Sheet 2R, dated 12/08/2017 and 3R, dated 12/08/2017; Mr. Budak **seconded**. Poll: 5 ayes; 0 nays. **Motion carried**.

COUNCIL LIAISON REPORT: *None*

OTHER BUSINESS: Mr. Iafigliola stated that he would like to bring a couple of issues to the Commission's attention. There was an article a couple of years ago from Independence Today February, 2016 entitled "Downtown developers draw a crowd plan next meeting for January 28th." This article discusses the downtown planned unit development district. He stated that it seems that no matter where you live the questions remain the same, for example: questions listed in this article include eminent domain; traffic congestion; parking; infrastructure sufficiency; prices and whether an increase in safety forces are required.

Mr. Iafigliola indicated that there is a seminar on February 23, 2018 in Middleburg Heights called "Contouring Zoning Regulations" and distributed information for that seminar. He is not stating that anyone should attend or not attend.

Mr. Iafigliola stated that he would like to know what the city's social media policy is as it relates to the Planning & Zoning Commission. He has seen some postings that are blatantly wrong. He observed a forum group where people were talking about a development that they thought was occurring and that develop was occurring but not at the site they were talking about.

APPROVAL OF MINUTES: Mr. Budak moved to **approve** the Planning & Zoning Commission minutes of December 6, 2017, as amended; Ms. Migliorino **seconded**. Poll: 5 ayes; 0 nays. **Motion carried**.

Mr. Iafigliola stated that he would like to thank Mr. Smerigan publically for all the efforts he has done for Olmsted Falls and assisting the Planning & Zoning Commission. Mr. Smerigan replied it has been his pleasure.

ADJOURNMENT

Mr. Iafigliola moved to **adjourn**; Ms. Migliorino **seconded**. Poll: 5 ayes; 0 nays. **Motion carried.**

Meeting adjourned at 8:44 p.m.

Planning & Zoning Commission Clerk

Date

Planning & Zoning Chairman

Date