



CITY OF OLMSTED FALLS
PLANNING & ZONING COMMISSION
MINUTES
APRIL 18, 2018
7:30 PM
COUNCIL CHAMBERS

Commission Members Present : Brett Iafigliola, Michelle Hawkins, Gary Pehanic, Peter Carpenter, Tony Budak, Fran Migliorino and Paul Stibich.

Others Present: Mike Hughes, Josh Lorek, and David Grace. Audience: 3

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

Mr. Iafigliola stated that the purpose of this public hearing is to consider a request made 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.

Josh Lorek, 19664 North Sagamore, Fairview Park, stated that approximately one year ago he purchased the old library building and are requesting approval for a restaurant. He has appeared before the ABR and has received preliminary approval based on a couple of changes that were suggested. He will be keeping the library theme and enhancing the building.

Chairman Iafigliola closed the public hearing at 7:34 p.m.

1. Planning & Zoning Case # 04-2018 - The purpose of the public hearing is a request made by Michael Hughes, owner of 8632 Columbia Road, PP# 291-12-009 for variances to Section 1240.09(a)(2) to permit the widening of the driveway of 0.5 feet to be 12.5 feet wide in lieu of 12 feet wide and 16 feet to be 20 feet wider than the garage in lieu of 4 feet.

Mike Hughes, 8632 Columbia Road, stated that currently he has a gravel driveway and would like to replace the gravel with concrete. The driveway has been in the same area for the last 50 or 60 years. He stated that since he needed a variance for the back section of the driveway he is requesting a variance for the width since the gravel driveway already exists. His garage is oriented sideways on the property and understands that the driveway is not to be wider than the garage. He currently has a concrete pad behind the garage which he utilizes as a parking pad and received a permit for that pad years ago. If the driveway is put in per the code he would not be able to utilize this parking pad.

Mr. Iafigliola moved to **approve** the variances as requested by Mr. Hughes, owner of 8632 Columbia Road, PPN# 291-12-009, pursuant to Section 1240.09(a)(2) to permit the widening of the driveway of 0.5 feet to be 12.5 feet wide in lieu of 12 feet wide and 16 feet to be 20 feet wider than the garage in lieu of 4 feet; Mr. Budak **seconded**. Poll: 7 ayes; 0 nays. **Motion carried.**

2. Planning & Zoning Case # 01-2018 - A request by Arcus Group Architects/Falls Dog, LLC, owner of 7850 Main Street, PP# 281-19-020 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.

Mr. Lorek stated that he will be adding a front porch to the right side of the building; a modification was made as suggestion by the ABR, to the location of the front door in order to accomodate handicap accessibility. In order to keep the beauty of the area the perimeter of the patio will be built with sandstone and will be at ground level. He also has old street pavers that will be used as the decking. He has made sure that he has spoken with the owners of the Wine Cellar in order to make sure the views are not interrupted for their customers.

Mr. lafigliola asked for a recap of what transpired at the ABR meeting. Mr. Lorek stated that there were a few questions about the windows and believes that a consensus was met. He will appear before the board again next week in order to finalize the windows and the handicap accessibility. He stated that the siding will be replaced with a 4" wide composite siding.

Mr. lafigliola stated that he received an email from Mr. Sheehy, the City Engineer, dated 03/27/2018 which states "from an engineering perspective he has no objection to what is proposed, he will ultimately need to see complete grading and draining calculations and an erosion protection plan but that will come after planning approval."

David Grace, 28318 West Oviatt, Bay Village, stated that the outdoor dining will be a relatively small footprint but believes it will be a pretty footprint for the community. The interest in the location was the view and making sure that we hold the integrity of the area because that is what intrigued them about the location. He believes that the patio in the front will be a nice addition and will keep the historic feeling of the building. He stated that this will be a family friendly type of atmosphere.

Mr. lafigliola asked him to speak about the other ventures he has in Fairview Park. Mr. Grace stated that in coordination with Mr. Lorek we took a tavern established in 1934 and over the last 10 years had fallen into disarray and over the last four years they have done an amazing turnaround keeping the building true to its nature. He stated that the building has been updated with high speed internet, new bathroom, new kitchen and a family environment. Over the course of the last year since the kitchen was completed we have become actively involved in the community. For example, when the school ballot initiative was transpiring the school superintendent used Gunselman's Tavern for the question and answer meeting for the community. We are fortunate to have a great recreation center in Fairview Park and Gunselman's was chosen to be the 10 year anniversary food provider. We have just finished a 5K race for epilepsy. We wanted 150 runners that would start and end at Gunselman's, in cooperation with the recreation center and ended up with 497 runners. Most importantly, we are fortunate to have a school and church across the street from Gunselman's and is a well established lutheran church and have a wonderful relationship with them. The pastor from that church gave a recommendation letter which we presented to Olmsted Community Church at our meeting with them.

Ms. Migliorino would like to confirm that the top space in the old library building is not being used for patrons. Mr. Lorek indicated that he has no plans for this area to be accessed by the public. Ms. Migliorino stated that she would like to know how the Wine Cellar feels about this particular project. Mr. Grace stated that he has met with the owners and they are in complete agreement with the project. Mr. Lorek stated that they are hoping to have their wine in the restaurant. Ms. Migliorino asked if they would be obtaining a liquor license. Mr. Lorek indicated that they are in the process.

Mr. Pehanic asked if the inside dining area would be on the same level as the patio level. Mr. Lorek stated that they would be separate levels. Mr. Pehanic stated that there was a comment indicating that the inside dining area is small and are anxious for summer months in order to expand the dining area onto the deck. His thought was if it is on the same level they could have sliding doors in order to bring the outside view into the inside area. Mr. Lorek stated that in the back of the building we are requesting a large stairwell to accommodate getting the public safely down to the area. This stairwell could also accommodate a small deck area on the other side of the building and may be a second phase. Mr. Pehanic asked if the outdoor dining area would be heated with some sort of propane heat. Mr. Lorek stated that the hardest part is getting the inside of the building renovated and then a second phase would be to consider how to enhance the experience, which could possibly be a heated second deck area.

Mr. Stibich stated that when Mr. Lorek went before the ABR he spoke about working in the future with the city regarding the lighting and landscaping. Mr. Lorek stated that the major concern is where the dumpster will be located. He met with the city yesterday but a consensus has not been reached as of yet. We do not want to get rid of any of the natural foliage but there is some undergrowth that should be removed to enhance the view further to the river as well as some lighting. Mr. Stibich indicated that this area is city owned property. Mr. Grace replied that was correct his footprint goes to the sidewalk. He stated that they would like to get more lighting into the area and do like the lighting in the area but maybe enhancing that at some point.

Mr. Iafigliola stated that there is nothing identified for landscaping on the back side of the wall and believes at some point that will need to be addressed. Mr. Lorek stated that he spoke with ABR who indicated that he would have to return with a landscaping plan and does realize that with a best case scenario the renovation will not be completed until late Fall and will probably not put in any landscaping until the Spring.

Mr. Iafigliola asked what would the expectation of the outdoor furniture during the non-seasonable times. Mr. Lorek indicated that the furniture will be stored inside. Mr. Grace stated that in the winter time you may see a fire pit with a winter outdoor seating area.

Mr. Iafigliola moved to **approve** 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 contingent on the future plans as they relate to the permit be to the satisfaction of the city engineer, also that landscaping concerns be addressed and a

suitable dumpster concealment area be addressed to satisfaction of the city; Mr. Budak **seconded**.

Mr. Lorek asked if he could move forward and return for landscaping plans during the summer months.

Mr. Iafigliola moved to **amend** the motion to indicate that the dumpster concerns be addressed within six months and the landscaping be addressed within 12 months; Mr. Budak **seconded**. Poll: 7 ayes; 0 nays. **Motion carried**.

COUNCIL LIAISON REPORT: Mr. Stibich stated that he is a 20 year resident of Olmsted Falls and has served on Council for six years and is beginning his seventh year. He stated that Mr. Haviland requested a leave of absence and as Council Pro-Tempore he will be standing in his place as Council President. Mr. Iafigliola asked what Mr. Stibich's background was. Mr. Stibich replied that he is an attorney and a CPA and is currently employed as a controller for a printing company in Cleveland. He also acts as legal counsel for them as well.

OTHER BUSINESS: *None*

APPROVAL OF MINUTES: Mr. Pehanic moved to **approve** the Planning & Zoning Commission minutes of March 21, 2018, as modified; Mr. Budak **seconded**. Poll: 5 ayes; 0 nays; 2 abstains (Stibich, Migliorino). **Motion carried**.

Mr. McDonald stated that he was present to support what was discussed at a previous park and recreation board. Mr. Iafigliola stated that he personally spoke with the park and recreation board regarding the possibility of beginning an idea of a recreation center for the city and possibly the township. He stated that the Park and Recreation Board passed a motion to bring this before Council. He also plans to bring this presentation to the Planning and Zoning Commission.

ADJOURNMENT:

Mr. Iafigliola moved to **adjourn**; Ms. Migliorino **seconded**. Poll: 7 ayes; 0 nays. **Motion carried**.

Meeting adjourned at 8:24 p.m.

Planning & Zoning Commission Clerk

Date

Planning & Zoning Chairman

Date