



CITY OF OLMSTED FALLS  
PLANNING AND ZONING COMMISSION  
MINUTES  
FEBRUARY 20, 2019  
7:30 PM  
COUNCIL CHAMBERS

Commission Members Present: Brett Iafigliola, Michelle Hawkins, Garry Thompson, Dave Fenderbosch, Jim Haviland, and Peter Carpenter. Garry Pehanic was excused.  
Audience: 0

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

**1. Planning & Zoning Case #03-2019** - A request by Berea Ohio Congregation (Trinity Church), contract owner of 9500 Lindbergh Blvd, PP# 291-15-004 for a Conditional Use Permit pursuant to Section 1264.03(e) for church services and group meetings.

**Darren Lander, 29047 Lorain Road, North Olmsted, Ohio** stated that his organization would like to purchase a church that exists in a residential area and are requesting a conditional use permit. Mr. Smerigan indicated that based on the standard procedures in the code the Commission needs to set a public hearing date.

Mr. Iafigliola asked if Trinity Church was purchasing the property. Mr. Lander replied that the Berea Ohio Congregation is the official name of the group that meets in the Kingdom Hall which belongs to the Jehovah Witness. His church is official known as the Sovereign Grace Church of Cleveland dba This is Trinity.Church and commonly we are known as Trinity Church. Mr. Iafigliola asked if they we removing the congregation to this location on Lindbergh. Mr. Lander replied that this will be their permanent home. Mr. Iafigliola asked if the Jehovah Witness congregation is sharing the space or moving. Mr. Lander indicated that they have another congregation a few miles away and will merge both congregations.

Mr. Iafigliola **moved** to set the public hearing for Planning and Zoning Case #03-2019 for March 20, 2019 at 7:30 p.m.; Mr. Thompson **seconded**. Poll: 6 ayes; 0 nays.  
**Motion carried.**

**COUNCIL LIAISON REPORT:** Mr. Haviland indicated that as a member of the JEDD board a work session was held recently. The board has a new chairman Dryck Bennett who has worked in community economic development for years and has taken a great led as chairman. There was a good discussion regarding the impediments to development that are occurring and have been for a couple of decades. We are now discussing the tap in fees for water and the issues surrounding those fees. The board believed that it was a challenge with infrastructure and sewer issues with North Olmsted but it looks like the focus should be with Cuyahoga County. This area is a huge economic development opportunity for the city and township but we have to get over the infrastructure issues, let alone the land acquisition issues. Mr. Iafigliola asked if an individual wanted information who would they contact. Mr. Haviland replied that there is

no real estate broker assigned anymore. Mostly, contact is made with the trustees, for example when there are requests for JOBS Ohio or Greater Cleveland Partnership. How to property market the property has been another discussion with the board, but, if we cannot solve the tap in fees or land acquisitions then there is no point in marketing the property as the property is unmarketable.

#### **OTHER BUSINESS:**

Master Plan Discussion – Mr. Iafigliola stated that he believes that we as the Planning Commission should take as active a role as we can in periodically reviewing the Master Plan. He stated that on Page 168 is where the “actions” begin along with the costs of each action. Ultimately what he envisions happening is if Planning Commission felt an issue was important enough and believed that Council was not taking seriously enough Planning could pass some sort of a motion to notify Council that the Commission feels certain suggestions desire another look at by Council.

Mr. Haviland stated that he believes that the Commission wants to understand what the city has accomplished as it relates to the Master Plan and then focus in on some of the key areas within the plan’s implementation or vision and their action items, in order to see if the administration and Council are supporting those effects. He would suggest obtaining a summary from the Economic Development Director because there are some things that are happening within the master plan. For example, the city has a Transportation for Living Communities Initiative Grant and we can ask where are we focusing in on downtown and will the city seek implementation dollars. There were discussions about creating a more concise downtown merchants association to compliment what is happening with the business owners. The city also joined Main Street and it would be helpful to understand how that is contributing to the master plan. Obviously, we just went through the mixed-use traditional neighborhood district rezoning to create more mixed-use opportunities, as well as the revitalization district. If the director could summarize what the administration is doing and what has been done tied to some of these priorities would help the commission.

Mr. Iafigliola indicated that not everything in the master plan is government led, there are many things within the plan that could be private citizen led or private land owners.

Mr. Haviland indicated that one of the suggestions was to package city owned land and Council has been discussing that suggestion. Council did decide last year to market the property for sale or lease and are discussing that option again for this year. There are decisions being made each day that do tie back to this document, whether anyone realizes it or not.

Mr. Thompson indicated that sidewalks are the biggest issue because without that there is no connectivity and people get into their cars and then can go anywhere. This was an issue he investigated when he was a Councilman. Mr. Iafigliola indicated that one of the actions states “require sidewalks in new development to be at least five feet wide on both sides of the street and to connect with existing sidewalks.” As you will recall a few weeks ago a development appeared before the Commission and their initial plan was to only include sidewalks on side of the street and this is an action item that the Commission could continue to insist upon and cite the master plan or ask Council to change the code which would enforce a developer to put sidewalks on both sides of the street.

Ms. Hawkins stated that she is interested about the parking because that has always been an issue for her. When city events are held there are times that she would prefer not attending because there will be parking issues. The master plan suggestions an online parking map. Mr. Haviland indicated that coming up with standardized parking signage is important as there is uncertainty where you can park in the downtown area.

Mr. Fenderbosch indicated that in the township Cook Road has some sidewalks. Mr. Iafigliola indicated that the township received a county grant to build those sidewalks. Mr. Fenderbosch indicated that there are sidewalks in the city that lead to nowhere because only certain parcels have sidewalks in front of their properties. This is the community that everyone walks or jogs. There is a parcel that is aware that will be coming up for sale that would be ideal for a parking area.

Mr. Haviland indicated that there are recommendations for pedestrian and aesthetic improvements and the Columbia/Bagley intersection and the Bagley/Main intersection was discussed. He has always felt that the Bagley and Main intersection is extremely dangerous. He walked from a restaurant to the wine shop and felt that this was a difficult area to cross. There was a discussion regarding a pedestrian activated crosswalk and he believes the administration should look into this type of crosswalk.

Mr. Iafigliola asked Ms. Reichle, who was also on the master plan committee, what she believes should have been implemented. Ms. Reichle indicated that the intersection Mr. Haviland mentioned is dangerous and should have been addressed years ago, but the property owner who is at the corner refuses to get into the modern age. She has been involved in two master plans in North Olmsted as the Chamber of Commerce President and member, two master plans session in North Ridgeville, and two in Olmsted Falls. The problem she sees with master plans is 10 years later when you get the next one no one has done anything with the first one. It is their great ideas but there is never a team that is together and stays with the master plan to make sure something is happening. She applauds what the Commission is discussing tonight because someone has to address the plan to keep the ball rolling. She is unsure how that can be done but there

is a disconnect between the plan and implementation. For instance, the plaza her business is located in the Commission passed plans for new roof signs for the businesses in the plaza and the sign on the corner. The owners have done nothing and there is no one that has done anything to make this happen. All this effort was for nothing, the sign at the corner is rotting. Mr. Fenderbosch indicated that the owners of the property has to be addressed. Ms. Reichle indicated that permits were given and there was a time schedule that they were supposed to start a year ago in November. They did the sidewalks and pulled those disgusting planter boxes out. They were supposed to start a year ago in November and do the ground signs and were supposed to start last year in the Spring and do the roof signs and that is for the economic viability of our downtown. It seems that this should be some sort of priority of some part of the administration before we build other things she believes we should take care of what we have here. Mr. lafigliola indicated that what Ms. Reichle is describing is a landlord issue and the city he supposes can cite them for a non-working sign, but he does not believe that not having a working sign is a regulatory issue. To defend the administration in this case, there is only so much they can do. For example, you couldn't come to his house and say your street light is out. He stated that the city can only enforce the codes that it has and that would be an example of this area being in substandard care essentially is what she is stating, but does the city have laws on the books that the building commission can issue them a 30-day notice. He stated that we would have to figure out what area of the code that the city could enforce. Ms. Reichle indicated that she understands what the chairman is saying. Mr. lafigliola indicated that some people say we shouldn't build any new retail until we can fill the retail we have, and he understands that argument but the planning commission should never have any say over what the finances of an applicant is. For example, if Ms. Reichle's landlord says he will rent a space for \$10,000 a square foot, the city cannot exercise any authority and say they need to open a store here. The city can only do what the city can do, the city isn't building any new stores, the city isn't in economic development, we do not build or operate new establishments. When the revitalization district issue was brought forward it was stated that the city is not building anything, the city does not own a single restaurant, retail establishment or light industrial.

Mr. Smerigan indicated that there was a cooperative effort between the property owner and city to upgrade the signage and appearance which includes the corner sign and roof signs and the city worked to develop some design standards for that and the owner had agreed to install those signs, but he does not know what the status is. It could be worthwhile for the city to determine what is going on. Ms. Reichle indicated that she believes it requires some nudging or the Mayor saying that they need to come up to better standards like the other side of the street.

Mr. lafigliola asked the commission to review the implementations and what is important to each member and think about what we could do to achieve the goal.

Mr. Iafigliola stated that he was made aware at the January 22<sup>nd</sup> Council meeting there was a gentleman who addressed council and was upset with the recent docket item that the Commission had approved. The item that bothered him is the fact that this gentleman indicated that the Commission rubber stamped the issue. The applicant had been before the Commission three or more times for two or more hours each time and if that is a rubber stamp, he would hate to see if the Commission really interviewed someone. He hopes that Council and the administration recognizes, collectively, the hard work that the Commission puts in to each and every case that comes before us. He was told that someone will respond to the gentleman and would ask that the Commission receive a copy of that response. He stated that some statements that the gentleman made were factually untrue, but he does not want to correct anyone.

**APPROVAL OF MINUTES:** Mr. Thompson moved to **approve** the Planning & Zoning Commission minutes of January 16, 2019, as amended; Mr. Haviland **seconded**. Poll: 5 ayes; 0 nays; 1 abstain (Hawkins). **Motion carried**.

Mr. Thompson moved to **approve** the Planning & Zoning Commission minutes of February 6, 2019, as amended; Mr. Haviland **seconded**. Poll: 5 ayes; 0 nays; 1 abstain (Thompson). **Motion carried**.

Mr. Thompson indicated that he will be out of town for business on March 6, 2019 and will be unable to attend the next meeting.

**ADJOURNMENT:**

Mr. Iafigliola moved to **adjourn**; Mr. Thompson **seconded**. Poll: 6 ayes; 0 nays. **Motion carried**.

Meeting adjourned at 8:29 p.m.

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Planning & Zoning Commission Clerk

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Date

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Planning & Zoning Chairman

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Date