



CITY OF OLMSTED FALLS
PLANNING COMMISSION MINUTES
WEDNESDAY FEBRUARY 24, 2016
COUNCIL CHAMBERS
7:30 P.M.

Present: Bill Eichenberg, Jeanine Colozza, Brett lafigliola
Absent: Terry Klimchak, Fran Migliorino (excused)
Others Present: George Smerigan, John Cheatham

The meeting was called to order by Chairman lafigliola at 7:34 P.M.

02-2016 Lot Split and Consolidation PP#281-10-012 7305/7303 River Road

Mr. lafigliola noted there was nobody present to represent this case. Mr. Smerigan stated this was a legal settlement to transfer land between two homeowners. Mr. lafigliola noted the documents he had regarding this Lot Split and Consolidation. Mr. lafigliola noted he had an extra map. Mr. lafigliola asked Mr. Cheatham if he had anything else to add besides his memorandum. Mr. Smerigan discussed the dispute over driveway access. This also came before BZA. The two property owners agreed to a small transfer of land for this to be settled. The Law Department has indicated they would like the Commission to grant this Lot Split and Consolidation. Mr. lafigliola had questions about the parcel and map. Mr. lafigliola went over the dimensions of PP#281-10-012. Mr. lafigliola was unsure where the transfer was taking place. Mr. Smerigan explained that the driveway went out to the street. Mr. Cheatham explained two homeowners were sharing a driveway. Mr. Cheatham went over the map to distinguish the lines of the property. Mr. Cheatham discussed the legal issues including police reports and lawsuits about who owned what. Mr. Cheatham showed the Commissioners on the map where the lines of this parcel go to and from. Mr. lafigliola thanked both Mr. Smerigan and Mr. Cheatham.

Brett lafigliola moved to **approve** the Lot Split and Consolidation for PP#281-10-012 7303/7305 River Road. **Seconded** by Eichenberg. Ayes 3. Nays 0. **Motion Carried.**

04-2015 Proposed Zoning Code Amendment adding Chapter 1260 Planned Traditional Neighborhood District

Mr. lafigliola stated this information was earlier than the Commission had planned. Mr. Smerigan amended the items the Commission had discussed

with him prior. Mr. Smerigan created another draft of the redline copy for the Planning Commission. Mr. lafigliola stated that two Commission members were not present. Mr. lafigliola stated the Commission would most likely not vote on these amendments tonight. Mr. Smerigan discussed Section 02, reducing the acreage for building requirement to five acres. Mr. Smerigan thought this would give the Commission more discretion.

Section 04, Signs, was discussed regarding giving the Commission authority over the signage.

Mr. Smerigan stated there would be sign standards. Mr. Smerigan stated it would tie everything together all at once. Mr. lafigliola asked about the ABR Review. Mr. Smerigan stated ABR would be eliminated for this specific district. Mr. lafigliola went over the process for this going to Council for approval with Mr. Smerigan. Mr. Smerigan said Council has final authority.

Mr. Smerigan discussed the replacement trees being changed from two inch caliper to two and a half inch caliper. The changes to this were reflected in Mr. Smerigan's new draft. Mr. Smerigan also discussed the homeowner being responsible for the future maintenance of the trees.

Mr. Smerigan talked about the maximum height of buildings. The Commission wanted the three stories added to the language. Mr. Smerigan also added clear language to architectural materials. Specifically item 6, he added a percentage of the facade had to be masonry veneer. This could be waived by the Commission. Mr. Smerigan thinks this will give the Commission more leverage with their approvals. Mr. lafigliola asked Mr. Smerigan about the five foot frontage section. Ms. Colozza stated that the Commission would have the leverage to go from five foot minimum to a 25 foot setback. Ms. Colozza stated it would be similar to the condos in Berea, closer to the street for a more urban style.

Section I was discussed concerning the connectivity of the sidewalks. Mr. lafigliola wanted it noted that sidewalks should be required on both sides of the street. Mr. lafigliola stated some builders will try to do only one side. Mr. lafigliola thought a connectivity clause would be a good idea. Mr. Smerigan stated he would add this to this section.

Mr. Smerigan moved on to section 1232. Mr. Smerigan stated 1272.04 E was the current signage code. Mr. Smerigan stated this is where the language

would come off to be in the new amendments if approved. The language would be cleaned up to reflect ABR would not be approving signs in the MUTND District. Mr. Eichenberg asked Mr. Smerigan about purpose on page one. Mr. Eichenberg wanted the words "Minnie Creek" added. Mr. Smerigan agreed.

Mr. lafigliola had a prepared handout for the Commission. It was a development map from 1950 and a current map. Mr. lafigliola referred to this as a swipe map. There was a photo of the Columbia Road Corridor. There was also a map of Royalton Road and York Road in North Royalton. The maps showed the history of the development. Mr. lafigliola showed the similarities of both these areas. The turnpike went through York and Royalton Roads. Mr. lafigliola thought both of these areas were very similar. Mr. lafigliola stated at the last meeting light industrial was discussed as a potential use for the Columbia Road Corridor. Mr. lafigliola thought light industrial would be appropriate on a state route.

Mr. lafigliola and Mr. Smerigan talked about the possibility of light industrial for the corridor. Mr. Smerigan looked at both maps. The residential is on the east side of Royalton and the industrial was on the west side of York. Mr. Smerigan stated there was a divide between both areas in North Royalton.

Mr. Smerigan did not think mixing residential and industrial side by side was a good plan. This is how the code is currently written. Mr. Smerigan did not see kids and trucks being compatible. Mr. lafigliola stated he was trying to make sure that, if the code limits itself only to residential, that it was a good decision for Olmsted Falls. Mr. Smerigan stated the code would limit building to strictly only residential. Mr. Smerigan said Olmsted Falls did not have the land for industrial. Mr. Smerigan thinks that a Commercial base could be a great plan for the city. Mr. Smerigan gave some examples of Commercial properties. His examples were retail, offices, and personal services. Mr. Smerigan discussed the medical industry in Cleveland. Mr. Smerigan said this would be an opportunity to move towards medical offices etc. Mr. lafigliola stated an east/west access road was imperative to future development. There was a short discussion about the turnpike being like a wall. Mr. Smerigan and Mr. lafigliola discussed the impact of the turnpike not having an exit on Columbia Road.

Mr. lafigliola asked Mr. Smerigan about the next steps for the code amendments. Mr. Smerigan said after the code was accepted by the

Planning Commission, it would go to Council. Mr. lafigliola asked whose comments the Commission would be interested in receiving before approval. The Commission would like to receive comments from Mayor Donegan, the Fire and Police Chiefs, Don Sheehy, John Cheatham, Councilman Linn, George Smerigan, and Mr. Klimchak and Mrs. Migliorino if they will not be attending the Planning Commission meeting. Mr. lafigliola stated this would be on the agenda March 23, 2016. Mr. Cheatham will be out of town for a conference.

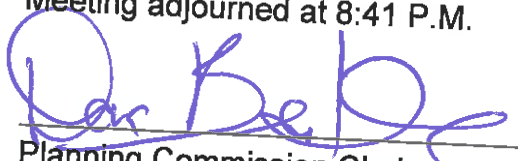
Brett lafigliola moved to **table** 04-2015 until the next regular meeting March 23, 2016. **Seconded** by Colozza. Ayes 3. Nays 0. **Motion Carried.**

Approval of Minutes: The amended Minutes from January 27, 2016, and February 10, 2016, were reviewed as amended. Mr. lafigliola did not want to approve the Minutes without Mrs. Migliorino being present. The Minutes from 2015 were discussed. The Clerk stated she would gather the Minutes for approval. Mr. Smerigan stated the meeting Minutes were public record but they could not be posted as such until they were approved.

Other Business: Ms. Colozza asked if Mrs. Buxton had been contacted by the city. Mr. Smerigan said he had been in contact with the resident.

Brett lafigliola moved to adjourn. Seconded by Colozza. Ayes 3. Nays 0. **Motion Carried.**

Meeting adjourned at 8:41 P.M.



Planning Commission Clerk

4-13-16
Date Approved



Planning Commission Chairperson
Brett lafigliola

4-13-16
Date Approved