



CITY OF OLMSTED FALLS
PLANNING COMMISSION

Minutes
May 25, 2016
Council Chambers
7:30 PM

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9 Present : Bill Eichenberg, Brett Iafigiola and Fran Migliorino.

10 Others Present: Gerald Blough a representative of Hope Church and Dorothy Faller and
11 Rosann Jones.

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14 The meeting was called to order by Chairman Iafigiola at 7:30 p.m.

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16 **AGENDA ITEMS:**

17 1. **03-2016**; Hope Community Church requesting a Conditional Use Permit pursuant to
18 Section 1240.03 to operate a church and preschool day care center on property located
19 at 6941 Columbia Road (PP # 281-07-004) zoned D-1 Suburban Dwelling District.

20 Gerry Blough said they originated as a group from Grace Church in Middleburg Heights.
21 They began looking for a meeting place and began discussions with the Performing Arts
22 Center to rent their facility. With the help of Grace Church, they purchased the facility.
23 They would like to request that the facility be issued a conditional use permit for its
24 original purpose which was for religious services.

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26 The original facility was built as a church. Churches are conditionally permitted in
27 residential districts. Once OPA became involved, the conditions were changed, at their
28 request. He asked if the Hope Community Church had any intentions of operating an
29 educational school on the property. Gerry Blough stated that within his application there
30 is a request for a pre-school and a day care center.

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32 Ms. Faller 6889 Columbia Rd stated she was concerned about the traffic flow. She
33 also wanted to know what type of daycare? All day or only during Church hours. Ms.
34 Faller stated it is not easy to get out of our property , especially if we did not have the
35 light on John road.

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37 Mr. Iafigiola asked if there any questions Mr Eichenberg asked approximately how
38 many children ? Mr Blough stated he is unsure. Mr. Eichenberg suggested that signs be
39 put up to not block the driveways.

40 Mr. Iafigiola asked if there were any questions.

41 Ms Migliorino asked if it would be a state certified Daycare.

42 Mr. Iafigiola,read a memo dated May 19, 2016 from neighbor Mr Nicholas Stallard
43 supporting this request.(See attached)

44 Mr. Iafigiola read a memo dated March 15, 2016 also from Building Commissioner John
45 Cheatham stating this was the use for the original intent and he has no issues with
46 this.(See attached)

1 Mr lafigliola requested if there were additional information available the the Church
2 would return to PC to give this information.

3 Mr. lafigliola moved to **grant a conditional use permit** pursuant to Code section
4 1240.03 to operate a church and a pre-school/day care center on the property located
5 at 6941 Columbia Road; Ms. Miglorino **seconded**. Poll: 3 Ayes; 0 Nays. **Motion**
6 **carried**.

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8 **2. 05-2016: City Of Olmsted Falls & Rosann Jones representing the City and**
9 **7828, and 7850 Lewis Rd.** PP# 281-23-027 and 281-23-026 Lewis Road. Representing
10 the purchase of land, to satisfy an Ohio Department of Natural Resources and a
11 National Park service rule replacement of park property that will now be privately used
12 with a new purchase of land that is not **continuous** to existing to park property and will
13 become Park property.

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15 **3. 06-2016: City Of Olmsted Falls & Rosann Jones Requesting a lot split of PP#**
16 **281-23-027 and 281-23-026.**

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18 Mr. lafigliola stated he has a map and a statement of justification and a surveyors plat.
19 Ms. Jones stated the Olde Wine Cellar has expressed a desire to move into the Jenkins
20 center and lease from the City. What we found out in 1974 the City received from
21 ODNR a grant which is ultimately a federal grant from the National Parks service
22 service. We purchased the Jenkins center property, assigning that grant as park land is
23 in perpetuity. The amount of Sq footage we are taking out of the Public use. Is 1240 sq
24 ft. Going through calculations that dollar figure purchase that we are taking out of public
25 use is on the survey. The pieces indicated on the back that is the driveway. Most likely
26 to satisfy the ODNR.

27 Mr. lafigliola asked what was the Center originally ?

28 Ms. Jones stated a home.

29 Mr. lafigliola states lets look at the survey Plat at the very bottom lot. Lot B (7850 Lewis
30 Rd and lot A 7828 Lewis Rd) 2 different people determined the value is 11,000.00.

31 Ms. Jones stated she spoke to the Law Director about vacating a grant consolidating A
32 & B lots 231-23-002 will be split.

33 Mr. lafigliola said there is a fence there, will it be relocated he asked ?

34 Ms. Jones stated no.

35 Ms Miglorino asked if Ms Jones has a signed contract from ODNR using City funds to
36 purchase ?

37 Miglorino asked Ms Jones if her office had negotiated purchase agreements with the
38 two residents for Olmsted Falls to buy lands necessary to fulfill the ODNR grant
39 agreement/ Ms Jones stated yes. Miglorino did not want the Commission to be the
40 catalyst for the City to move forward and just take the lands for public purpose. Ms.
41 Jones also stated that nothing the City is doing will interfere with the owners Septic
42 systems. she had negotiated purchase agreements to move forward.

43 Mr. lafigliola made a motion to grant the purchase and lot consolidation for approval,
44 seconded by Ms. Miglorino.

45 Poll: 3 Ayes 0 Nays **Motion carried**.

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47 **Approval of Minutes:** There was a discussion regarding the status of minutes and
48 which meetings need approval.

1 Mr. Eichenberg moved to **approve** the minutes of April 13, 2016; with changes. Mr.
2 lafigliola **seconded**. Poll: 3 ayes; 0 nays; **Motion carried**.

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4 Mr. Eichenberg moved to **approve** the minutes of April 27, 2016; Mr. lafigliola
5 **seconded**. Poll: 3 Ayes; 0 Nays. **Motion carried**.

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7 Motion to adjourn by Mr lafigliola, seconded by Ms Migliorino , Motion carried
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15 Adjourned 8:45Pm

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17 **Manager of Business & Community Services Report – Not Present**

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19 **Council Liaison Report – Not Present**
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26 Dana Beitler, Secretary

_____ Date

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30 _____
31 Brett lafigliola, Chairman

_____ Date
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