

November 20, 2019

Lyndhurst, Ohio
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The Planning Commission of The City of Lyndhurst met in Special Session on Wednesday, November 20, 7:00 p.m. in the Conference Room of the Lyndhurst Municipal Center, 5301 Mayfield Road, Mayor Patrick Ward, Chairman, presiding.

Members Present: Commissioners: B. Golsky, P.A. Ward
C. LoPresti, B. Herberth

Member Absent: D. J. Sirk

Others Present: P. T. Murphy, Director of Law
J. Maichle, Building Commissioner
C J White, Secretary

It was moved by Councilman LoPresti, seconded by Mr. Golsky that the reading of the minutes of the Regular Meeting held June 27, 2019, copies of which were mailed to all members, be dispensed with and said minutes stand approved as circulated.

The question was put to a voice vote and passed unanimously.

Motion carried.

**5658 – 5710 Mayfield Road
The Greens of Lyndhurst**

Review proposed preliminary plans for a creation of an out lot and eventual lot split for the purpose of constructing an approximately 2,850 square foot single tenant building.

Mr. Ron Fisher, Wald & Fisher, introduced John Urbanick, Greenland Engineering and Marc Glick, Leasing and Development for Wald & Fisher. He then explained that the actual proposal begins on page 2, due to an error.

Marc Glick, stated that the shopping center was built in 1989, many tenants have come and gone, but the anchor establishments such as Sam Ash and Kindercare have been there long term. He then stated Third Federal Bank left The Greens, as did Huntington Bank. He explained that Fifth Third Bank approached The Greens and stated they would like a free standing, highly visible, lighted building. He then stated that discussions were held with the tenants, to allow the bank to build where proposed, due to a “no build” area agreement; once they understood, they were very comfortable with an overall improvement of the shopping center. He stated that the tenants like to have a banking relationship on the property, so it is convenient to do their deposits and other banking transactions.

John Urbanick, presented proposed plans and referred to SP1, which shows all the conditions, including all the pavement which will be removed to create the area for the proposed

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building and for the adjustment of the parking lot. He stated that the construction zone is the eastern portion of the north parking lot. Referring to SP2, showing how the proposed building and adjusted parking and adjusted driveways work into the western portion of the parking lot. He further stated that from a site access standpoint, the main driveway off of Mayfield Road stays exactly the same. He then explained that the walk up business for the bank will be from the west side of the building, there will be a drive through and the eastern portion of the north lot has been reconfigured.

In answer to Mr. Golsky's question, Mr. Urbanick stated the traffic pattern will be to pull in from Mayfield Road and pull up to the first main intersection in the shopping center, then enter the bank.

Mr. Urbanick stated that the proposed plans show the ideal parcel split line, to create a parcel that satisfies both the current property owner and the proposed bank.

In answer to Mayor Ward's question regarding required parking, Mr. Maichle stated fourteen spaces are required on the stand alone parcel. He further stated that the proposed plan shows six (6) spaces.

Mayor Ward recommended including the eight (8) parking spaces shown just outside the proposed lot split.

Mr. Fisher stated that if the proposal is approved, there will be cross easements.

Mayor Ward recommended that the proposed parcel exist and meet the requirements independent of the other. Mr. Maichle asked if the existing stores will meet the parking requirements due to the proposed lot split.

Mr. Fisher stated that presently there are five hundred forty-eight (548) spaces in the shopping center; thirty-two (32) parking spaces will be lost with the proposed building, which will bring the total parking spaces to five hundred sixteen (516). He then stated there has never been any parking issues since the shopping center has been built and that the entire front parking lot has been at capacity one time only, as far as he can remember.

Mr. Maichle stated all required set backs are conforming.

In answer to Councilman LoPresti's question regarding the existing monument sign, Mr. Fisher stated he will speak with the tenants to get some ideas for a new monument sign.

It was moved by Councilman LoPresti, seconded by Mr. Golsky that recommendation be made to Council to approve the proposed lot split for the creation of an out lot for the purpose of constructing an approximately two thousand eight hundred fifty (2,850) square foot building located at 5658 – 5710 Mayfield Road, The Greens of Lyndhurst, pending the addition of the eight (8) parking spaces shown, for a total of fourteen (14) spaces to support the parking requirements of the proposed building.

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Roll Calls: Yeas: Golsky, Herberth, Ward, LoPresti
Nays: None.

Motion carried.

Discuss Little Free Libraries on residential or commercial properties.

Mayor ward explained that a resident on East Farnhurst has inquired about placing a Little Free Library on his property. A letter from the property owner is included with the request, along with aesthetics and dimensions. He then explained that as of now it is not a permitted use, and that this request would be considered a structure in the front setback, which the city does not allow.

Mr. Murphy stated the cities of Cleveland Heights and Shaker Heights have many of these, which are different styles and they are not regulated in those communities. He further stated that one that he saw had just a post, with the receptacle which holds the books missing, and recommended that if it's the Planning Commission's desire to recommend to Council to allow these items, that maintenance be within the legislation.

Mr. Maichle stated that when a fence is installed in the front setback, there is a requirement that the fence be twenty (20) inches from the sidewalk.

Mayor Ward recommended that a free permit be granted to those property owners who apply, which states that the Little Free Library be approved by the City's Building Official, for which the property owner agrees to certain guidelines, dimensions, and placement of the structure. The Commission concurred.

Mr. Murphy was directed to draft legislation to allow these structures without having to initially go through a variance procedure.

It was moved by Councilman LoPresti, seconded by Mr. Golsky that the meeting be adjourned.

The question was put to a voice vote and passed unanimously.

Motion carried, meeting
adjourned at 7:45 p.m.

Chairman

Approved: _____

Attest: _____