

Lyndhurst, Ohio
May 28, 2020

The Planning Commission of The City of Lyndhurst met in Regular Session on Thursday, May 28, 2020 at 7:00 p.m., in the Lyndhurst Municipal Center and via the permitted Zoom platform. The meeting was open to the public.

Members Present: P.A. Ward, Chairman
B. Herberth, B. Golsky,
C. LoPresti, D. Sirk

Others Present: J. Luskin, Director of Law
J. Maichle, Building Commissioner
C. J. White, Secretary

In regards to the minutes of March 26, 2020, the minutes reflect that Mr. Sirk was not present, he was in fact present. Mr. Golsky's last name was spelled incorrectly.

It was moved by Mr. Sirk, seconded by Mr. Herbert that the reading of the minutes of the Regular Meeting held March 26, 2020, copies of which were mailed to all members, be dispensed with and said minutes stand approved as amended.

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

Motion carried.

5770 Mayfield Road

Request of Bethany Rooney of BDG Architects for a conceptual approval of a site design for a new outparcel intended for bank use with a two (2) lane drive through. Included is a lot split request for a new 2,400 (two thousand four hundred) square foot building.

Mayor Ward stated that the proposed plans for the building have been approved by the Architectural Board of Review, at its March 19, 2020 meeting with conditions and modifications.

Ms. Rooney stated that the purpose of this meeting is to review the proposed conceptual plan and to understand where the lease lines need to be located. She then stated this is a two thousand four hundred (2,400) square foot bank branch with a two (2) lane drive through.

Mayor Ward questioned the lack of the proposal showing a sixty-five (65) foot setback to conform to the existing Applebee's setback.

Mr. Brett Nevaril, Civil Engineer, stated that this proposed site plan is pretty much what was proposed at the November 20, 2019 meeting of the Planning Commission, but, with a forty

(40) foot setback. He further stated if the building was set back to sixty-five (65) feet, it will not fit on site; and is therefore requesting a forty (40) foot setback.

Mr. Sirk stated he would like to see the required sixty-five (65) foot setback.

In answer to Ms. Rooney's question, Mayor Ward stated that the setback of Applebee's is at sixty-five (65) feet.

Mr. Glick, of Wald & Fisher stated that the previously proposed plan showed the building to be two thousand eight hundred fifty (2,850) square feet, and presently, the proposed plans show the building being two thousand four hundred (2,400) square feet. He then stated he will comply with the required setback, however the lot lines need to be determined.

In regards to the parking spaces in question, Mr. Glick stated that the bank will close at 5:00 p.m., so will not interfere with peak hours at Applebee's.

Mayor Ward stated that at the previous meeting it was discussed that the leased lot lines be adjusted to assure the required number of parking spaces for the square footage being built, however the square foot has decreased in this proposal.

Mayor Ward stated if it is the Commission's wish to grant the lot split and let the split lot exist, the Commission does have that authority to waive the requirement of the minimum lot size.

In answer to Mayor Ward's question regarding the positioning of the building in line with the current, Ms. Rooney stated there would be no objections.

Mr. Sirk questioned the thin detail in the overhang, stating he would prefer to see this element over to the dominant façade.

In answer to Mr. Marshall's question regarding the eight (8) parking spaces, Mayor Ward stated that the required parking spaces are to be established.

Ms. Rooney stated that currently the stacking is at four (4) cars, and asked if this would be acceptable.

It was moved by Mr. Sirk, seconded by Mr. LoPresti that recommendation be made to Council to approve the requested lot split, and that the proposed conceptual plan be approved pending the following: that the final development plan meet the required sixty-five (65) foot setback to the dominant face of the building; the requirement would be waived for the one hundred fifty (150) foot frontage and to waive the twenty thousand square foot minimum lot size requirement, forgo the minimum parking requirement as a stand alone parcel with the understanding that a cross easement agreement will be established between the lease holder and the owner of the remainder of the parcel. The requirement for a dumpster will be waived; the required dedication of a loading and unloading zone be waived due to the nature of the business; the city also acknowledges the drive through queuing of four (4) cars. Additionally, the

architects are encouraged to study the main entrance drive to the center with respect to improving the site line condition for the exit lane from the drive through.

Roll Call: Yeas: Sirk, Golsky, Herberth, LoPresti, Ward
Nays: None.

Motion carried.

It was moved by Mr. Sirk, 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 8:06 p.m.

Chairman

Approved: _____

Attest: _____