

Lyndhurst, Ohio
August 27, 2020

The Planning Commission of The City of Lyndhurst met in Regular Session on Thursday, August 27, 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: R Schmidlin, Assistant Law Director
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 May 28, 2020, 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.

Review Chapter 1168.03 Schedule of Permitted Buildings and Uses, of the Planning and Zoning Code, Community Business District, Class A, as it relates to 5845 Landerbrook Drive to allow Low Rise Office as a Conditional Use, within that area's Community Business District zoning.

Mayor Ward stated that 5845 Landerbrook is the former J. Alexander's Lyndhurst Grill location which was closed as a result of COVID; they put the building up for sale. He further stated that currently, it is under contract with the Planned Unit Development owner, which includes the two restaurants, the dental building in the front, and the large office building just to the east, are all in a Planned Unit Development on land owned by ORG. ORG is proposing to purchase the building and use it for their offices and another partner's offices, which is a far better return to The City of Lyndhurst from a tax standpoint. He then stated that even if that particular proposal falls through, allowing this as a conditional use showing any prospective owner that that is something that the city would allow, is in the best interest of the city.

In answer to Mr. Sirk's question, Mayor Ward stated that the parcel in question is already zoned Community Business District, and Low Rise Office is a conditional use in that zoning district, however, it would still have to go through the process to qualify that that particular conditional use is appropriate for that site. Furthermore, Mayor Ward stated that the current building would remain, as well as the parking area, which negates the need for a site plan and a parking plan due to the fact that both are existing.

After discussion, it was moved by Mr. Sirk, seconded by Councilman LoPresti that recommendation be made to Council to allow for Low Rise Office, Class A zoning at the building existing at 5845 Landerbrook Drive as a Conditional Use.

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

Motion carried.

In answer to Mr. Sirk’s question, Mayor Ward stated that it is up to the Building Department to make sure that in that proposed plan, all of the requirements for Low Rise Office zoning meets the conditional use regulations are addressed.

Mayor Ward stated that this is Mr. Golsky’s last Planning Commission meeting; he is moving out of the city. He then thanked Mr. Golsky for his dedication and service to our community, and wished him and his family all the best!

Mr. Golsky stated it was his pleasure to serve, and will certainly miss the commission members.

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

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

Motion carried, meeting
adjourned at 7:31 p.m.

Chairman

Approved: _____

Attest: _____