

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: JANUARY 22, 2007**

PRESENT: Commissioners Kerr, Knezevic, Mastrangelo, Pilla, Urban;
Recording Clerk Olson; Building Commissioner Stouffer

ABSENT: None

MOTION ON THE MINUTES: The reading of the Minutes of the regular meeting held January 8, 2007 was dispensed with. Mr. Pilla moved to accept the Minutes as written; seconded by Mr. Kerr. Ayes all; motion carried.

**SUBJECT: ABUNDANT LIFE INTERNATIONAL CHURCH, 5942 WILSON MILLS ROAD
PZ06027 VARIANCE TO SIGN REQUIREMENTS**

The Public Hearing was held prior to the regular meeting. Chairman Mastrangelo advised that this matter will be continued at the meeting to be held February 12, 2007 to allow the applicant to submit an accurate drawing of the sign with actual dimensions.

**SUBJECT: DISTEFANO DELI/BAKERY, 5600 HIGHLAND ROAD
PZ06024 APPROVAL OF REMODELING OF EXISTING SOUTHWEST GARAGE BUILDING**

Sheldon Gross and David Gentile, Applebrook Design, 30275 Bainbridge Road, Building A Suite 1, Solon, Ohio 44139, appeared before the Commission to obtain approval for the remodeling of the existing southwest garage building located behind the restaurant at 5600 Highland Road.

Mr. Gentile stated that the remodeling plans were approved earlier today by the Architectural Review Board.

Building Commissioner Stouffer reported that he and Police Chief Cook surveyed the truck dock area and that Chief Cook approves of the plan. He said that the Fire Department approves the plan because the truck loading area is not a fire lane.

Mr. Gentile stated that the project will go out for bids in the next few weeks and that the project should begin no later than March 1, 2007 barring inclement weather.

Chairman Mastrangelo noted that the Commission and the applicant had originally agreed that the garage would be demolished by April 1, 2007 but that the Commission later reversed that decision to allow the garage to be remodeled. He expressed concern that the original demolition deadline of April 1st is approaching and asked for reassurance that the garage remodeling project would be started and well underway by then. Chairman Mastrangelo and Mr. Gross agreed that substantial work must be completed by April 1, 2007 barring inclement weather in order for the

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project to be allowed to continue; otherwise, the applicant must appear before the Commission to defend the status of the project.

MOTION: A motion was made by Mr. Pilla to grant DiStefano Deli/Bakery final approval of the revised southwest garage drawings dated January 16, 2007, contingent on substantial work being completed by April 1, 2007 and a project completion date of June 30, 2007, otherwise all building permits would be revoked; seconded by Mr. Kerr. Roll call on the motion. Ayes Kerr, Knezevic, Mastrangelo, Pilla, Urban. Ayes all; motion carried.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Urban and seconded by Mr. Pilla. Said meeting adjourned at 9:17 p.m.

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman