

**CITY OF HIGHLAND HEIGHTS  
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
HELD: MARCH 12, 2007**

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

**ABSENT:** Commissioner Urban

**MOTION ON THE MINUTES:** The reading of the Minutes of the regular meeting held February 26, 2007 was dispensed with. Mr. Pilla moved to accept the Minutes as written; seconded by Mr. Knezevic. Ayes all; motion carried.

The reading of the Minutes of the Public Hearing for Hackers Pub held February 26, 2007 was dispensed with. Mr. Pilla moved to accept the Minutes as written; seconded by Mr. Knezevic. Ayes all; motion carried.

**ADDITION TO THE AGENDA:** Chairman Mastrangelo recommended that Abundant Life International be added to the agenda for final sign approval. The Commission agreed.

**SUBJECT: TEAM ENERGETICS CONDITIONING SYSTEMS, 750 ALPHA DRIVE  
PZ07002 CONDITIONAL USE PERMIT FOR FITNESS CENTER AND SPORTS  
ACADEMY**

Robert Kaleal III, 12822 Vincent Drive, Chesterland, Ohio 44026, and Dominic Carbone, architect, 28575 Gates Mills Boulevard, Pepper Pike, Ohio 44124, appeared before the Commission to obtain a Conditional Use Permit for a proposed fitness center and sports academy at 750 Alpha Drive. The Public Hearing was held prior to the regular meeting.

**MOTION:** A motion was made by Mr. Knezevic to grant a Conditional Use Permit to Team Energetics Conditioning Systems at 750 Alpha Drive for a period of two years for a fitness center and sports academy, contingent on any change in ownership requires the new owners to appear before the Commission for a revised permit; seconded by Mr. Pilla. Roll call on the motion. Ayes Pilla, Kerr, Knezevic, Mastrangelo. Ayes all; motion carried.

**SUBJECT: HACKERS PUB, 5596 HIGHLAND ROAD  
PZ07001 VARIANCE TO GREENSPACE AND PARKING REQUIREMENTS TO  
ALLOW A PATIO AND OUTDOOR DINING**

No one was present for this matter. Chairman Mastrangelo stated that the applicant will appear before the Commission upon completing the required drawings.

Building Commissioner Stouffer advised that there are 60 legal parking spaces on the combined DiStefano deli/bakery and Hackers Pub restaurant property, rather than 67 parking spaces as formerly indicated on the site plan.

**SUBJECT: ABUNDANT LIFE INTERNATIONAL CHURCH, 5942 WILSON MILLS  
PZ06027      FINAL SIGN APPROVAL**

Chairman Mastrangelo stated that the ARB granted approval earlier today for the proposed church sign at 5942 Wilson Mills Road for which the Commission had approved an area variance at the meeting on February 26, 2007. He said that the Commission must now vote on final sign approval.

**MOTION:** A motion was made by Mr. Pilla to grant final sign approval to Abundant Life International Church at 5942 Wilson Mills Road; seconded by Mr. Kerr. Roll call on the motion. Ayes Pilla, Kerr, Knezevic, Mastrangelo. Ayes all; motion carried.

**ADJOURNMENT:** A motion to adjourn the meeting was made by Mr. Pilla and seconded by Mr. Knezevic. Said meeting adjourned at 8:20 p.m.

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Susan M. Olson, Recording Clerk

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Robert J. Mastrangelo, Chairman