

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: MARCH 26, 2007**

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

ABSENT: Commissioners Knezevic, Urban

MOTION ON THE MINUTES: The reading of the Minutes of the regular meeting held March 12, 2007 was dispensed with. Mr. Pilla moved to accept the Minutes as written; seconded by Mr. Kerr. Ayes all; motion carried.

The reading of the Minutes of the Public Hearing for Team Energetics Conditioning Systems held March 12, 2007 was dispensed with. Mr. Pilla moved to accept the Minutes as written; seconded by Mr. Kerr. Ayes all; motion carried.

CHANGE TO THE AGENDA: Chairman Mastrangelo stated that item 2: CDT Custom Homes, S/L 25, 341 East Edinburgh Drive, has asked to be deleted from the agenda because they have not obtained approval from the ARB for the proposed home.

**SUBJECT: PHILIPS MEDICAL SYSEMS, 603 ALPHA DRIVE
PZ07003 PRELIMINARY SITE PLAN APPROVAL OF BUILDING EXPANSION
PROJECT**

Carl Bell, Structura Architects, 60 South Maple Street, Suite 301, Akron, Ohio 44303, and Patrick Boyce, Philips Medical Systems, 33850 Parkview, Willoughby Hills, Ohio 44092, appeared before the Commission for a review and preliminary site plan approval of the proposed building expansion project on the undeveloped 10-acre parcel located in the P-C-M District at 603 Alpha Drive, Permanent Parcel 822-08-022.

Mr. Bell stated that the proposed site is located across the street from the existing Philips building located at 595 Miner Road. He said that the proposed facility consists of a 30,000 square foot, 2-story office building; a 70,500 square foot, 1-story assembly area; and an 88,000 square foot, 1-story warehouse. He said that the north building setback of the proposed facility lines up with the north building setback of the existing Philips building located across the street which is set far from the residential lots located on Miner Road.

Mr. Bell said that Fire Captain Molnar approves of the project but is requesting a fire loop line around the facility equipped with a fast response fire suppression system in the assembly and warehouse.

Chairman Mastrangelo stated that a variance to the building height is required for the stair towers. He said that approval is required from the Fire and Police departments and the City Engineer.

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Building Commissioner Stouffer stated that the ARB has approved the project.

Chairman Mastrangelo advised that a Public Hearing will be held on April 9, 2007.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Pilla and seconded by Mr. Kerr. Said meeting adjourned at 8:13 p.m.

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman