

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: JUNE 25, 2007**

PRESENT: Commissioners Kerr, Knezevic, Mastrangelo, Pilla, Urban
Recording Clerk Olson

ABSENT: Building Commissioner Stouffer

MOTION ON THE MINUTES: The reading of the Minutes of the regular meeting held June 11, 2007 was dispensed with. Mr. Kerr moved to accept the Minutes as written; seconded by Mr. Knezevic. Ayes Kerr, Knezevic, Mastrangelo, Urban; abstain Pilla. Motion carried.

The reading of the Minutes of the Public Hearing for the Aberdeen Commons Assisted Living Development held June 11, 2007 was dispensed with. Mr. Kerr moved to accept the Minutes as written; seconded by Mr. Knezevic. Ayes Kerr, Knezevic, Mastrangelo, Urban; abstain Pilla. Motion carried.

**SUBJECT: BRIAN HIMMEL, 416 MEDWAY ROAD
PZ07008 VARIANCES TO SIDE YARD AND GARAGE DEPTH REQUIREMENTS**

The Public Hearing was held prior to the regular meeting. The applicant chose to continue the Public Hearing at the meeting to be held on July 9, 2007 to allow time to revise his plans.

**SUBJECT: CDT CUSTOM HOMES, 347 EAST EDINBURGH DRIVE, S/L 26,
ABERDEEN AREA "H"
PZ01009-1 FINAL HOME APPROVAL**

Joe Tracz, CDT Custom Homes, P.O. Box 43350, Highland Heights, Ohio 44143, appeared before the Commission to obtain final home approval for the proposed home to be located at 347 East Edinburgh Drive, S/L 26, Aberdeen Area "H".

Mr. Tracz presented the required approval signature sheet to Chairman Mastrangelo. Building Commissioner Stouffer had not signed the sheet. Chairman Mastrangelo stated that the Building Commissioner will sign the sheet when he returns to the office.

Mr. Tracz stated that the proposed home is 3,549 square feet. The Commission had not received a site plan for the proposed home prior to the meeting. Chairman Mastrangelo advised the applicant to provide a site plan for each proposed home to the Commission in the future. Mr. Tracz presented a copy of the site plan to the Commission during the meeting.

Mr. Knezevic noted that the proposed home has a rear yard setback of 26.67'. He stated that he has recently spoken with Law Director Paluf and was informed that the 25' minimum rear yard setback requirement will be more strictly enforced. Chairman Mastrangelo replied that all structures, including patios, decks and porches, are not allowed to invade the 25' minimum rear

yard setback area. He said that this rule has been in existence since the beginning of the Aberdeen subdivision.

Mr. Knezevic recommended that site plans for dwellings within the Aberdeen subdivision include the designation of all areas that could accommodate patios, decks and porches without encroaching into any required setbacks. He said that this would assure that homeowners are aware of the setback requirements and would aid the city with enforcement of the rules. Mr. Tracz replied that he would ask the City Engineer to mark such areas on the site plans.

MOTION: A motion was made by Mr. Knezevic to grant final home approval to CDT Custom Homes, on property located at S/L 26, 347 East Edinburgh Drive, Aberdeen Area “H”, contingent on any future patio area being marked on the site plan; seconded by Mr. Urban. Roll call on the motion. Ayes Kerr, Knezevic, Mastrangelo, Pilla, Urban. Ayes all; motion carried.

Chairman Mastrangelo signed the required approval signature sheet and returned it to Mr. Tracz.

SUBJECT: PHILIPS MEDICAL SYSEMS, 603 ALPHA DRIVE
PZ07003 LANDSCAPE APPROVAL FOR PROPOSED BUILDING

No one from Philips Medical Systems was required to attend this meeting.

Chairman Mastrangelo stated that the Commission is in receipt of a letter dated June 15, 2007 from Landscape Architect Nemeckay approving the landscape plan for the proposed new building to be located on the undeveloped 10-acre parcel located in the P-C-M District at 603 Alpha Drive, Permanent Parcel 822-08-022.

SUBJECT: ABERDEEN COMMONS ASSISTED LIVING DEVELOPMENT, 399
BISHOP ROAD
PZ07007 CONDITIONAL USE PERMIT

No one from the Aberdeen Commons Assisted Living Development was required to attend this meeting.

Chairman Mastrangelo stated that the Commission had granted a Conditional Use Permit for the Aberdeen Commons Assisted Living Development contingent on the permit remaining in effect as long as the facility is owned and operated by LifeServices Development Corporation. He said that he was advised by Scott Allen, President, LifeServices Development Corporation, that this contingency was posing an obstacle in obtaining financing from his bank. Chairman Mastrangelo stated that he sent Mr. Allen a copy of Section 1109.05: “Period of Validity” which in effect states that renewal of such permit shall not be reasonably withheld. He said that Mr. Allen has not contacted him again.

SUBJECT: CUYAHOGA COUNTY AIRPORT HANGAR FACILITY, CURTISS WRIGHT PARKWAY
PZ07004 PRELIMINARY SITE PLAN REVIEW

No one from the airport hangar facility project was required to attend this meeting.

Chairman Mastrangelo apprised the Commission that the city of Highland Heights will accept all approvals for the proposed hangar facility that may be issued by the city of Richmond Heights and would not require that duplicate approvals be made by the principals of the city of Highland Heights. He said that the only exception to this arrangement is approval from the Highland Heights Fire Department which is mandatory.

SUBJECT: TEAM ENERGETICS CONDITIONING SYSTEMS, 750 ALPHA DRIVE
PZ07002 FITNESS CENTER AND SPORTS ACADEMY

No one from Team Energetics was required to attend this meeting.

Chairman Mastrangelo apprised the Commission that Team Energetics has approached the city about holding boxing matches at their site two or three times per year for approximately 600 to 800 people. He said that there are issues regarding use, parking and restrooms and that Law Director Paluf will address this matter.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Pilla and seconded by Mr. Kerr. Said meeting adjourned at 9:03 p.m.

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman