

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: OCTOBER 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 October 8, 2007 was dispensed with. Mr. Kerr moved to accept the Minutes as written; seconded by Mr. Pilla. Ayes all; motion carried.

The reading of the Minutes of the Public Hearing for BP Products North America, Inc. held October 8, 2007 was dispensed with. Mr. Kerr moved to accept the Minutes as written; seconded by Mr. Urban. Ayes all; motion carried.

**SUBJECT: STONEWATER GOLF CLUB, ONE CLUB DRIVE, ABERDEEN
SUBDIVISION
PZ07019 PROPOSED FENCING IN ABERDEEN AREAS “H”, “I” & “J”**

Chairman Mastrangelo recommended that a special meeting be scheduled to handle the matter of Stonewater Golf Club’s proposed installation of a 5-foot high chain link fence in areas “H”, “I”, and “J” of the Aberdeen subdivision that border the golf course. He said that the Commission will set a date for the meeting and mail notices to residents affected by this matter.

**SUBJECT: BP PRODUCTS NORTH AMERICA, INC., 6267 WILSON MILLS ROAD
PZ07020 REVISION TO EXISTING SIGNAGE AREA VARIANCE FOR
PROPOSED GAS STATION**

No one from BP Products North America, Inc. was present to discuss this matter. (History: The Commission granted nine variances to BP Products North America, Inc. at the regular meeting held on October 8, 2007. On the following day, Nathan Reid, Entitlement Manager, WD Partners, 7007 Discovery Boulevard, Dublin Ohio 43017, representing BP Products North America, Inc., 1323 Bond Street Suite 179, Naperville, Illinois 60563, contacted Chairman Mastrangelo to report a typographical error on the variance application for the overall sign area.)

Chairman Mastrangelo stated that the applicant is now requesting that the total signage area be increased by 3.7 square feet. He said that Law Director Paluf is allowing the Commission to vote on this request without the need to mail revised legal notices because the applicant had decreased his original request for a signage area of 165 square feet down to 136.5 square feet.

The Commission voted on the proposed variance. The corrections are noted in the following Motion:

MOTION: A motion was made by Mr. Urban to grant BP Products North America, Inc., on property located at 6267 Wilson Mills Road, a variance of ~~16.5 square feet~~ 20.2 square feet from Section 1145.08(a): “OTHER DISTRICT SIGNS” which establishes that the total overall permissible sign area in a Motor Service zoning district shall not exceed 120 square feet if an automotive service station abuts on two major streets, to allow a total overall sign area of ~~136.5 square feet~~ 140.2 square feet; seconded by Mr. Kerr. Roll call on the motion. Ayes Knezevic, Mastrangelo, Pilla, Urban, Kerr. Ayes all; motion carried.

SUBJECT: LESTER & RAE MILLER, 621 HANFORD DRIVE
PZ07016 VARIANCE TO FENCE REQUIREMENTS

The applicant was not present to discuss this matter.

SUBJECT: CROSTATAS PIZZERIA, 558 BISHOP ROAD
PZ07024 VARIANCES FOR PROPOSED PIZZERIA

Joseph L. Myers, Joseph L. Myers, Architect, Inc., 38030 Second Street, Willoughby, Ohio 44094, appeared before the Commission to review a request for variances for the proposed addition and remodeling of the existing building at 558 Bishop Road (currently known as Arabica) into a new pizzeria restaurant.

(History: At the previous regular meeting held on October 8, 2007, the owner, John Quagliata, stated that the proposed restaurant will seat 50 to 60 people and will be open from 11:30 a.m. to 9:00 p.m. (10:00 p.m. on weekends) six days per week and closed on Mondays. He also said that he will apply for a liquor license to serve beer, wine and cordials.)

The architect, Joseph L. Myers, Architect, Inc., had submitted a revised plan dated 10/10/07 for the proposed restaurant. He stated that the proposed 2,205 square foot building will have a stone and stucco exterior with an Italian villa appearance. He stated that variances are needed to the lot area, lot width, rear and sideyard setbacks, number of parking spaces, parking aisle width and greenspace area.

Mr. Myers said that the existing parking configurations adjacent to Highland Road and Bishop Road will remain the same. He stated that an addition will be constructed onto the south side of the existing building and that the parking configuration to the south will be changed in order to add several parking spaces. He stated that the new parking area to the south will be set back 3 feet from the adjacent property.

Chairman Mastrangelo replied that the adjacent property to the south is zoned residential and that code requires a setback of 20 feet. He said that the current parking lot is set back 10 feet from the residential lot. Chairman Mastrangelo, Mr. Knezevic and Building Commissioner Stouffer recommended that the applicant revise the parking lot by narrowing the parking aisle width and then moving the parking lot farther away from the adjacent lot.

Building Commissioner Stouffer stated that he will contact the Fire Department for their approval.

Chairman Mastrangelo instructed the applicant to submit a revised drawing prior to the Public Hearing that will be held on November 12, 2007.

SUBJECT: CUYAHOGA COUNTY AIRPORT HANGAR FACILITY, CURTISS WRIGHT PARKWAY
PZ07004 APPROVAL OF PROPOSED HANGAR FACILITY

Chairman Mastrangelo recalled for the Commission that the proposed hangar facility will be built partially in Richmond Heights and partially in Highland Heights. He stated that the city of Richmond Heights is obtaining all the required approvals for this project and that the city of Highland Heights will accept those approvals and will 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. He stated that the Highland Heights Fire Department has not yet approved the project due to an issue with above-ground vs. below-ground tanks.

SUBJECT: DISTEFANO DELI/BAKERY, 5600 HIGHLAND ROAD
PZ06024 FINAL PLAN APPROVAL OF ONE-STORY DELI/BAKERY BUILDING EXPANSION

Chairman Mastrangelo stated that the Commission had granted final approval of a one-story building addition to the existing deli/bakery at 5600 Highland Road on February 26, 2007. He said that the approved plans showed that the existing parking pad leading to the southwest garage facing Bishop Road was to have been removed and replaced with landscaping and trees which has not yet been done. He said that he contacted Sheldon Gross, the architect for the project, and advised him that they have ten days to complete this or they will be cited by the City.

Building Commissioner Stouffer stated that the applicant has torn down the old garage on the southeast end of the property per the condition set by final approval of the project. He said that the applicant is almost ready to start construction.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Pilla and seconded by Mr. Kerr. Said meeting adjourned at 8:45 p.m.

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman