

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

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

ABSENT: Commissioners Kerr, Pilla

MOTION ON THE MINUTES: There was no action on the Minutes of the regular meeting held November 12, 2007 because a quorum of Commissioners eligible to vote was not present.

ADDITION TO THE AGENDA: Chairman Mastrangelo proposed that CDT Custom Homes be added to the agenda for final home approval at 343 Glasgow Drive, S/L 36, Aberdeen Area "H". **MOTION:** A motion was made by Mr. Urban to add agenda item number 2.5: CDT Custom Homes; seconded by Mr. Knezevic. Ayes all; motion carried.

**SUBJECT: LAURA HERBE, 488 MINER ROAD
PZ07026 VARIANCES TO SIDEYARD SETBACK FOR GARAGE EXPANSION**

Jack Fay, architect, Fay Architecture, P.O. Box 1002, Chesterland, Ohio 44026, appeared before the Commission to obtain two variances for a proposed expansion to the existing garage on property located at 488 Miner Road. The Public Hearing was held prior to the regular meeting.

MOTION: A motion was made by Mr. Urban to grant Laura Herbe, on property located at 488 Miner Road, a variance of 5 feet 4-1/2 inches from Section 1123.08: "AREA, YARD AND HEIGHT REGULATIONS" from the side yard setback requirement of 10 feet, to permit a southerly side yard setback of 4 feet 7-1/2 inches for an approximate length of 24 feet; seconded by Mr. Knezevic. Roll call on the motion. Ayes Mastrangelo, Urban, Knezevic. Ayes all; motion carried.

MOTION: A motion was made by Mr. Urban to grant Laura Herbe, on property located at 488 Miner Road, a variance of 160 square feet from Section 1305.04, HHC 1553.07 "Size of Garage (Enacted)", which establishes a maximum area for a two-car garage of 550 square feet, to allow a garage area of 710 square feet; seconded by Mr. Knezevic. Roll call on the motion. Ayes Mastrangelo, Urban, Knezevic. Ayes all; motion carried.

Chairman Mastrangelo requested that the clerk poll the Commissioners in the majority as to their reasoning for the manner in which they voted. The consensus of the Commission for approving the variances is that a practical difficulty exists in terms of expanding the garage given the minimal sideyard building area; the size of the house exceeds the minimum area requirement for a three-car garage; the adjacent homeowners to the north and south support the variances; and the distance from the proposed garage to the adjacent house will be 28 feet.

SUBJECT: CDT CUSTOM HOMES, 343 GLASGOW DRIVE, S/L 36, 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 343 Glasgow Drive, S/L 36, Aberdeen Area “H”.

Mr. Tracz presented copies of the elevations and site plan to the Commissioners. He stated that the proposed 3,900 square foot home will be a model home and is not located on a golf course lot. Mr. Tracz presented the required approval signature sheet to Chairman Mastrangelo.

MOTION: A motion was made by Mr. Urban to grant final home approval to CDT Custom Homes on property located at 343 Glasgow Drive, S/L 36, Aberdeen Area “H”; seconded by Mr. Knezevic. Roll call on the motion. Ayes Mastrangelo, Urban, Knezevic. Ayes all; motion carried.

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

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

Lester Miller, homeowner, 621 Hanford Drive, appeared before the Commission to review a request for one variance for a proposed fence on property located at 621 Hanford Drive.

Mr. Miller stated there is currently a 4 foot high wooden slab fence enclosing the entire back yard to contain their pets. He said the only direct access to the outside fenced area is thru the kitchen. He stated that he is proposing to extend the fence 20 feet 4 inches forward of the rear building line on the south side of his property, and then extend the fence north to the side of the garage so that access to the fenced area will be thru the garage man-door. He said the fence will extend 3 feet forward of the garage man-door.

In response to Chairman Mastrangelo’s inquiry as to the distance from the garage to the south property line, Mr. Miller replied he did not know. Chairman Mastrangelo requested that the applicant submit that information to the Building Department in the next few days so that the legal notice for the Public Hearing can be prepared.

Chairman Mastrangelo advised that Public Hearing will be held on December 10, 2007.

SUBJECT: CROSTATAS PIZZERIA, 558 BISHOP ROAD
PZ07024 FINAL PLAN APPROVAL OF PROPOSED PIZZERIA RESTAURANT

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

Mr. Myers had submitted a revised drawing that was printed November 19, 2007 showing a hedgerow extending along the entire south and west sides of the property. Also included is a PVC board-on-board privacy fence on the south property line beginning at the front of the building and extending west to the back of the last parking space.

Mr. Myers stated that the City Engineer (letter dated November 14, 2007) and the Highland Heights ARB have approved the project. He said that landscape approval has not yet been given.

MOTION: A motion was made by Mr. Urban to grant final plan approval to Crostatas Pizzeria, on property located at 558 Bishop Road, contingent on landscape plan being approved and a letter provided to the Planning & Zoning Commission; seconded by Mr. Knezevic. Roll call on the motion. Ayes Mastrangelo, Urban, Knezevic. Ayes all; motion carried.

SUBJECT: ALPHA PLAZA REDEVELOPMENT, ALPHA DRIVE & WILSON MILLS ROAD

PZ07012 VARIANCES FOR PROPOSED REDEVELOPMENT OF RETAIL PLAZA

Lance F. Osborne, representing Osborne Capital Group, 7670 Tyler Boulevard, Mentor, Ohio 44060, appeared before the Commission to review a request for variances for the proposed redevelopment of the retail shopping plaza near the northeast corner of Alpha Drive and Wilson Mills Road. The applicant also requested final approval for the project, but was advised by Chairman Mastrangelo that variances must be granted prior to final approval.

Mr. Osborne stated Osborne Capital Group is in the process of acquiring the Alpha Plaza shopping center on Alpha Drive and the adjacent, newly rezoned former Sunoco station on Wilson Mills Road, and is planning to consolidate the two parcels which are both zoned General Business. He said an 18,000 square foot free-standing building will be built on the majority of the Sunoco parcel and will face Wilson Mills Road and will most likely have a national retail chain tenant, such as Verizon or FedEx/Kinko's or another. In response to Mr. Knezevic's inquiry as to why the 18,000 square foot building is not being attached to the balance of the existing plaza, Mr. Osborne replied it is necessary to separate the buildings to allow a 26 foot access drive for truck traffic. He said he submitted traffic study results to the Police and Fire Departments and the City Engineer to support a variance for a right-in and right-out curb cut on Wilson Mills Road for this proposed building.

Mr. Osborne said he is in negotiations with a national lending institution to put a bank branch fronting Alpha Drive.

Mr. Osborne stated the existing Alpha Plaza will be upgraded with façade and landscaping improvements along Wilson Mills Road and Alpha Drive.

Mr. Osborne stated that visibility and access are critical in order to attract tenants to this center and away from nearby shopping locations. He said it is critical that they be permitted to use the existing former Sunoco pole sign for tenant signage. In response to Mr. Urban's inquiry if potential tenants are aware of the proposed usage of the pole sign and find it to be adequate signage, the applicant replied yes. Mr. Osborne said the pole sign will provide adequate

visibility on I-271. He is requesting that the existing signage on the back of the buildings facing I-271 be allowed to remain. Mr. Knezevic advised the applicant to keep the individual tenant names on the pole sign consistent.

In response to Chairman Mastrangelo's inquiry as to the lack of visibility of the pole sign from I-271 due to overgrown trees, Mr. Osborne replied he has hired an in-house arborist to work with ODOT to trim the trees. Chairman Mastrangelo commented that southbound traffic on I-271 will not see the pole sign until they pass the exit and suggested that the applicant contact ODOT to have them install a freeway sign that lists the shopping and restaurants at the exit.

Chairman Mastrangelo stated the following variances are needed: maximum building coverage; easterly sideyard setback; curb cut on Wilson Mills Road too close to the I-271 exit ramp; inadequate parking; pole sign height and area.

Building Commissioner Stouffer stated he cannot issue a building permit until the two parcels are consolidated. Mr. Knezevic stated the variances must be contingent on the lots being consolidated. Mr. Osborne replied the lots will be consolidated in one or two months.

In response to Mr. Knezevic's inquiry as to whether Wellington's will remain, the applicant replied yes.

Chairman Mastrangelo requested that the applicant submit a drawing of the entire property including dimensions.

Chairman Mastrangelo advised that Public Hearing will be held on December 10, 2007.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Urban and seconded by Mr. Knezevic. Said meeting adjourned at 9:06 p.m.

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman