

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: JANUARY 28, 2008**

PRESENT: Commissioners Kerr, Knezevic, Mastrangelo, Pilla, Urban;
Recording Clerk Olson; Assistant Building Commissioner Austin

ABSENT: None

MOTION ON THE MINUTES: The reading of the Minutes of the regular meeting held January 14, 2008 was dispensed with. Mr. Kerr moved to accept the Minutes as written; seconded by Mr. Pilla. Ayes Kerr, Knezevic, Mastrangelo, Pilla, Urban. Ayes all; motion carried.

**SUBJECT: MICHAEL CHRISTOPHER SALON, 6255 WILSON MILLS ROAD
PZ07006 VARIANCES TO SIGNAGE REQUIREMENTS**

Darren Nicolli, owner, Michael Christopher Salon, 6255 Wilson Mills Road, residing at 5860 Blair Drive, Highland Heights, Ohio 44143, and Mark Kotoch, Monarch, 2705 Morning Star, Willoughby Hills, Ohio 44094, appeared before the Commission to request variances for the proposed signage at Michael Christopher Salon located at 6255 Wilson Mills Road.

Assistant Building Commissioner Austin stated that all approvals have already been granted for the Michael Christopher Salon, including final plan approval by the Commission on July 23, 2007 and sign approval by the ARB on January 14, 2008. He said that after further review of the proposed signage, he discovered that a variance to the total sign area is required because the building setback is less than 75 feet, and a second variance to the lettering height is also required. He explained that he contacted the applicant regarding this oversight and he thanked the applicants for their efforts in reapplying for the variances.

Mr. Kotoch stated they are proposing three illuminated signs: a north elevation building sign of 53 square feet; a south elevation building sign of 53 square feet; and a ground sign of 20 square feet, for a total sign area of 126 square feet. He said that the main body of the signs falls within the maximum allowed lettering height of 12 inches, with the exception of several ascending and descending letters in the "Michael Christopher" logo. He stated that the awnings on the building do not contain any signage.

It was agreed that the following variances are required: 1) a variance of 61 square feet from the maximum permissible sign area of 65 square feet (1 square foot for each foot of building frontage of 65 feet), to allow a total sign area of 126 square feet; and 2) a variance of 3 feet 4 inches from the maximum allowed lettering height of 1 foot for building setbacks up to 75 feet, to allow a lettering height of 4 feet 4 inches.

Chairman Mastrangelo advised the applicants they must submit a site plan for the ground sign location and a landscape plan for the ground sign for approval by the Commission. He said that

the ground sign location must be at least 15 feet from the right-of-way and at least 25 feet from the property line.

The Commission agreed that the only entrance to the salon which is thru the parking lot located behind the salon should be considered an access road and is used as such by the City safety forces.

Mr. Kotoch stated they were unaware that variances were required for their signs. He said the signs are already in production and scheduled to be installed in time for the grand opening of the salon on February 11, 2008. The Commission advised the applicants that the Public Hearing must be completed prior to sign installation.

Chairman Mastrangelo advised that a Public Hearing will be held on February 11, 2008.

SUBJECT: BP PRODUCTS NORTH AMERICA, INC., 6267 WILSON MILLS ROAD
PZ07020 POLICE AND FIRE APPROVALS

This matter appears on the agenda for informational purposes only. No one from BP Products was present to discuss this matter.

Chairman Mastrangelo stated that the Commission is now in receipt of all the required approvals for the proposed raze and rebuild of the existing BP gas station at the northwest intersection of Wilson Mills Road and Alpha Drive at 6267 Wilson Mills Road, including: Police – 1/23/08; Fire – 1/15/08; City Engineer - 12/12/07; ARB - 9/10/07; and Landscape Architect – 1/9/08.

SUBJECT: CROSTATAS PIZZERIA
PZ07016 FINAL PLAN APPROVAL

This matter appears on the agenda for informational purposes only. No one from Crostatas Pizzeria was present to discuss this matter.

Chairman Mastrangelo stated that final plan approval for Crostatas Pizzeria was granted on November 26, 2007 contingent on approval from the Landscape Architect. He said that the Commission is now in receipt of a letter of approval dated 1/24/08 from the Landscape Architect.

SUBJECT: PAUL GREEN SCHOOL OF ROCK MUSIC, 299 ALPHA PARK
PZ08001 DISCUSSION OF LIKE AND SIMILAR USE WITHIN A PCM DISTRICT

This matter appears on the agenda for informational purposes only. No one from the Paul Green School of Rock Music was present to discuss this matter.

Assistant Building Commissioner Austin stated that Law Director Paluf is in the process of writing an opinion to approve the proposed music institute as meeting the like and similar use requirements within the Alpha Park PCM District. Chairman Mastrangelo replied that the applicant will not need to reappear before the Commission.

SUBJECT: DAY CARE CENTER, 1076 FORD ROAD
PZ08002 DISCUSSION OF PROPOSED DAY CARE CENTER

Assistant Building Commissioner Austin stated that the former church located at 1076 Ford Road has moved out and the property is now for sale. He said that an existing, non-profit day care center in South Euclid is being displaced because the City of South Euclid is selling the building from which they operate. He stated that the day care center is meeting with State representatives to determine if the building at 1076 Ford Road can be converted into a day care center to serve approximately 110 to 120 children with 30 employees. Mr. Austin said that he will be involved in the discussions.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Pilla and seconded by Mr. Kerr. Said meeting adjourned at 8:34 p.m.

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman