

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: FEBRUARY 11, 2008**

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

ABSENT: Commissioner Knezevic; Assistant Building Commissioner Austin

MOTION ON THE MINUTES: The reading of the Minutes of the regular meeting held January 28, 2008 was dispensed with. Mr. Pilla moved to accept the Minutes as written; seconded by Mr. Urban. Ayes all; motion carried.

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

Mark Kotoch, Monarch Construction, 2705 Morning Star, Willoughby Hills, Ohio 44094, appeared before the Commission to obtain three variances for the proposed signage at the Michael Christopher Salon located at 6255 Wilson Mills Road. The Public Hearing was held prior to the regular meeting.

MOTION: A motion was made by Mr. Pilla to grant Michael Christopher Salon, located at 6255 Wilson Mills Road, a variance of 61 square feet from Section 1145.05(a): "TOTAL PERMISSABLE SIGN AREA", which establishes a maximum permissible sign area of 65 square feet (1 square foot for each foot of building frontage of 65 feet) when the setback distance of the main building from the street right of way is 75 feet or less, to allow a total sign area of 126 square feet. The total sign area includes 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; seconded by Mr. Kerr. Roll call on the motion. Ayes Kerr, Mastrangelo, Pilla, Urban. Ayes all; motion carried.

MOTION: A motion was made by Mr. Kerr to grant Michael Christopher Salon, located at 6255 Wilson Mills Road, a variance of 3 feet 4 inches from Section 1145.06(b)(1): "BUSINESS DISTRICT SIGNS; Building Wall Signs" which establishes a maximum lettering height of 1 foot for building setbacks up to 75 feet, to allow a lettering height of 4 feet 4 inches, for both the north elevation building sign and the south elevation building sign; seconded by Mr. Pilla. Roll call on the motion. Ayes Kerr, Mastrangelo, Pilla, Urban. Ayes all; motion carried.

MOTION: A motion was made by Mr. Urban to grant Michael Christopher Salon, located at 6255 Wilson Mills Road, a variance of 5 feet from Section 1145.06(f)(1)A: "BUSINESS DISTRICT SIGNS; Free-Standing Signs; Ground signs", which establishes a minimum free-standing sign setback of 15 feet from the street right of way, to allow a free-standing sign setback of 10 feet from Wilson Mills Road; seconded by Mr. Pilla. Roll call on the motion. Ayes Kerr, Mastrangelo, Pilla, Urban. 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 was the uniqueness of the location of the lot; the lot is not a corner lot; the signs need to be visible from a distance for traffic on Wilson Mills Road; the location of the ground sign was previously approved for the former tenant; the proposed ground sign is smaller than the ground sign of the former tenant; and the variance for the increased letter height applies only to a piece of some of the letters.

Chairman Mastrangelo inquired if the applicant had the required landscape plan for the ground sign to present to the Commission for approval. Mr. Kotoch replied that he did not have the landscape plan but will follow-up with the Assistant Building Commissioner. He referenced a letter dated August 1, 2007 from the City Landscape Architect approving the landscape plan pending some additional specifications that were outlined in the Landscape Architect's letter dated July 25, 2007. Neither Mr. Kotoch nor the Commission had a copy of the letter dated July 25, 2007.

Mr. Kotoch stated that the grand opening of the salon is scheduled for February 20, 2008.

SUBJECT: CLAP DAY CARE, LTD., 201 ALPHA PARK
PZ08003 CONDITIONAL USE PERMIT TO OPERATE DAY CARE CENTER

Tatiana Kogan, residing at 678 Edgewood Road, Richmond Heights, Ohio 44143, appeared before the Commission to request a Conditional Use Permit to operate a day care center at 201 Alpha Park.

Ms. Kogan said that she obtained licensure in 2005 from the Ohio Department of Human Services and certification from the County to operate a Type A home child care business from her residence for seven to twelve children at one time. She stated that she is proposing to open and operate a day care center at Alpha Park for children between the ages of 6 weeks to 8 years old. She said there is ample office space at 201 Alpha Park to accommodate 100 children; however, she will limit the number of children to 75 in order to allow other areas to be set up for activities such as dance, music, art and sports. She stated that an outdoor playground area will be installed behind the building, and that the drop-off and pick-up area is located in front of the building. She stated that it will take four months to obtain the required certification for this type of day care and that she hopes to open by June 1, 2008.

Mr. Urban inquired if the proposed day care is located near Children's World, the existing day care center in Alpha Park, and questioned if there would be traffic congestion during drop-off and pick-up times. Ms. Kogan replied they will not be using the same driveway.

Chairman Mastrangelo advised that a Public Hearing will be held on February 25, 2008. He said that the legal notice will appear in the local Sun Papers for two consecutive weeks prior to the Public Hearing. He advised the applicant that a Conditional Use Permit must be renewed every two years.

**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.

The Commission is in receipt of a copy of a letter dated January 25, 2008 from Law Director Paluf to Assistant Building Commissioner Austin that the proposed School of Rock meets the test of similar and like uses in the PCM District and that the school would be appropriately located there.

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

This matter appears on the agenda for informational purposes only. Chairman Mastrangelo stated that he has been advised by Assistant Building Commissioner Austin that the vacant church located at 1076 Ford Road is no longer under consideration as the site of a day care center because of the cost involved to bring the building up to code to operate a day care.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Pilla and seconded by Mr. Kerr. Said meeting adjourned at 8:29 p.m.

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman