

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: FEBRUARY 25, 2008**

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

ABSENT: Commissioner Knezevic

MOTION ON THE MINUTES: The reading of the Minutes of the regular meeting held February 11, 2008 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 held February 11, 2008 for Michael Christopher Salon was dispensed with. Mr. Pilla moved to accept the Minutes as written; seconded by Mr. Kerr. Ayes all; motion carried.

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

The Public Hearing which was held prior to the regular meeting. This matter was tabled and rescheduled for March 10, 2008 to allow time to contact Law Director Paluf for his opinion as to whether the City has authority to register concerns with traffic flow and request a traffic study within Alpha Park prior to a building permit being issued by the Building Department.

**SUBJECT: THE SHOPPES AT ALPHA PARK, 6345 WILSON MILLS ROAD
PZ07012 FINAL PLAN APPROVAL**

Lance F. Osborne, representing Osborne Capital Group, 7670 Tyler Boulevard, Mentor, Ohio 44060, and Brian Palowski, architect, Dorsky, Hodgson, Parrish, Yue, 23240 Chagrin Boulevard, Suite 300, Cleveland, Ohio 44122, appeared before the Commission to obtain final plan approval for the proposed Alpha retail shopping plaza near the northeast corner of Alpha Drive and Wilson Mills Road.

The applicant had submitted a site plan dated 2/14/08 for the proposed 18,130 square foot building to be constructed along the north side of Wilson Mills Road, with I-271 bordering to the east and the existing Marathon station bordering to the west. The applicant had also submitted elevations dated 2/14/08 of the proposed buildings. The applicant agreed to lower the height of the roof of the building on the southeast corner from 36 feet to 35 feet to comply with code. The Commission agreed that the building on the southwest corner showing a building height of 31 feet 4 inches and a parapet extending to 42 feet that will house A/C equipment is acceptable and will not require any variances.

Mr. Austin stated that the following approvals have been received: City Engineer – 2/25/08, ARB – 2/25/08, and Landscape Architect – 2/19/08. He said that approvals have not yet been obtained from the Police and Fire Departments. Mr. Osborne replied that he has met with Chief

Cook and there are no concerns. Mr. Austin replied that the Fire Department is satisfied with the 30 foot wide curb cut on Wilson Mills Road that will allow safety force vehicle access.

Chairman Mastrangelo advised that this matter will be tabled and rescheduled for March 10, 2008. He instructed the applicant to submit revised drawings showing the reduced height of the southeast building and to submit the site plan of the area showing the curb cuts on Wilson Mills Road. Mr. Austin stated that he will contact the Police and Fire Departments for their approvals.

SUBJECT: DONALD L. BARR & CO., THE LEGENDS AT ABERDEEN, ABERDEEN AREA “J”, PHASE IV
PZ06018 REVISED IMPROVEMENT AND FINAL PLAT APPROVALS

Scott Barr, Donald L. Barr & Co., Legends Building Co., 7059 Old Mill Road, Chesterland, Ohio 44026, appeared before the Commission to obtain revised improvement and final plat approvals for the Legends at Aberdeen, Aberdeen Area “J”, Phase IV.

Mr. Barr had submitted prints of the revised plat and improvement plans showing the revised utility easement granted to the City of Highland Heights. The plans show the relocation of the rear yard storm sewers for Units 23 thru 33, moving them several feet east to avoid existing, mature trees, and widening the easement from 17-1/2 feet to 23 feet between the golf course and the western property line of Area “J”, Phase IV. Mr. Barr said that this revision is beneficial to both Stonewater Golf Course and his future customers.

Chairman Mastrangelo stated that the Commission is in receipt of a letter of approval dated February 18, 2008 from the City Engineer.

MOTION: A motion was made by Mr. Pilla to grant revised improvement plan approval to Donald L. Barr & Co. for the Legends at Aberdeen, Aberdeen Area “J”, Phase IV; seconded by Mr. Urban. Roll call on the motion. Ayes Kerr, Mastrangelo, Pilla, Urban. Ayes all; motion carried.

MOTION: A motion was made by Mr. Kerr to grant revised final plat approval for the Legends at Aberdeen, Aberdeen Area “J”, Phase IV; seconded by Mr. Pilla. Roll call on the motion. Ayes Kerr, Mastrangelo, Pilla, Urban. Ayes all; motion carried.

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

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman