

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: MARCH 10, 2008**

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

ABSENT: Commissioner Urban

MOTION ON THE MINUTES: The reading of the Minutes of the regular meeting held February 25, 2008 was dispensed with. Mr. Pilla moved to accept the Minutes as written; seconded by Mr. Kerr. Ayes Kerr, Mastrangelo, Pilla; abstain Knezevic. Motion carried.

The reading of the Minutes of the Public Hearing held February 25, 2008 for CLAP Day Care, Ltd. /Play Academy, Inc. was dispensed with. A correction to the Minutes was requested by Chairman Mastrangelo as follows: Page 3, delete "Meeting opened to the Public." Mr. Kerr moved to accept the Minutes as corrected; seconded by Mr. Pilla. Ayes Kerr, Mastrangelo, Pilla; abstain Knezevic. Motion carried.

**SUBJECT: CLAP DAY CARE, LTD. /PLAY ACADEMY, INC., 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 obtain a conditional use permit to operate a day care center at 201 Alpha Park. The Public Hearing was held prior to the regular meeting.

Ms. Kogan stated that the name of the day care, CLAP Day Care, Ltd., will be changed to Play Academy, Inc. She said that she wants the conditional use permit to be effective immediately as required by the State to apply for licensing.

MOTION: A motion was made by Mr. Knezevic to grant a conditional use permit, commencing today, to CLAP Day Care, Ltd. /Play Academy, Inc., to operate a day care center at 201 Alpha Park, under the provisions of Section 1109.03(a); seconded by Mr. Kerr. Roll call on the motion. Ayes Kerr, Knezevic, Mastrangelo, Pilla. Ayes all; motion carried.

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

Lance F. Osborne, representing Alpha Acquisition, LLC (owner of Alpha Plaza), 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.

(History: The applicant appeared before the Commission on 2/25/08 for final plan approval. The matter was tabled and rescheduled for 3/10/08 pending approvals from the Police and Fire

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Departments. The applicant was instructed 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. Osborne stated that the proposed 18,130 square foot building will 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 submitted revised drawings dated 3/4/08 showing that the height of the roof of the building on the southeast corner was lowered from 36 feet to 35 feet to comply with code.

Mr. Osborne stated that the curbs along Wilson Mills Road will be rolled, rather than standing, for safety vehicle access in and out of the property. Assistant Building Commissioner Austin stated that he and Mr. Osborne are redesigning the aisle widths to comply with the 25 foot minimum aisle width requirement.

In response to Mr. Knezevic's inquiry if the greenspace requirement is met, Mr. Austin replied yes.

Mr. Austin stated that signage will be addressed as tenants are allocated.

The following approvals have been received: City Engineer – 3/4/08; ARB – 2/25/08; Landscape Architect – 2/19/08; Police Department – 2/25/08; Fire Department – 2/26/08.

MOTION: A motion was made by Mr. Pilla to grant final site plan approval for The Shoppes at Alpha Park, contingent on parking aisles complying with a minimum 25 foot aisle width; seconded by Mr. Knezevic. Roll call on the motion. Ayes Kerr, Knezevic, Mastrangelo, Pilla. 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 8:25 p.m.

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman