

CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: FEBRUARY 11, 2019 8:00 PM

Chair of Commission Adamus presiding.

PRESENT: Commissioners Adamus, Becka, Mastrangelo, Urban, Warner;
Recording Clerk Olson; Building Commissioner Grabfelder

ABSENT: None

MOTION ON THE MINUTES: The reading of the minutes of the regular meeting held January 14, 2019 was dispensed with. Mr. Warner moved to accept the minutes as written; seconded by Mr. Urban.

FURTHER DISCUSSION: None

VOTE: Ayes all; motion carried.

**SUBJECT: CSM CONSULTANTS LLC & 428 ATHLETICS, 165 ALPHA PARK
PZ19003 REQUEST FOR CONDITIONAL USE PERMIT TO OPERATE A
PROPOSED FITNESS/SPORTS CENTER IN A PCM DISTRICT**

Ryan Clark, CSM Consultants LLC, appeared before the Commission to request a conditional use permit, as required by HHCO 1109.03(g) which allows fitness centers in all PCM Districts, in order to operate a proposed fitness/sports center, to be known as 428 Athletics, on property located at 165 Alpha Park, Highland Heights, Ohio 44143, located in the Alpha Park complex on Alpha Drive, a PCM District.

Mr. Clark has a one-year lease ending December 2019 for the unit at 165 Alpha Park. He submitted a floor plan of the 3,600 SF space. The front area is used as office space for his company, CSM Consultants LLC, and the rear area will be converted into a sports complex for his business, 428 Athletics, that will be used for soccer clinics, golf simulator, retractable batting cage and putting green. Mr. Clark stated he has combined technology and sports to meet an overwhelming interest in our area and would like to rent out to local families, teams and the Mayfield golf team. Building Commissioner Grabfelder stated the owner/landlord of the rented unit, Evan Klotzman of DERF Limited, Alpha Park, is aware of this request for a conditional use permit and has signed the Planning and Zoning application form submitted by Mr. Clark. The Commission was satisfied that Mr. Klotzman has been apprised of this matter.

Daily hours of operation are 9 AM to 10 PM with a higher customer volume between 5:30 PM to 8:30 PM. Customers will typically enter through the rear entrance and, on occasion, may be asked to enter through the front. Parking is available in both the front and back of the unit. An application for a conditional use permit cannot be approved unless it complies with the conditions outlined in HHCO 1109.04: "Application Evaluation Standards". Mr. Adamus reviewed the conditions and the consensus was that compliance will be met in that the proposed use is not located on a residential street; the location, design and operation of the facility will not adversely affect the surrounding area; alcoholic beverages will not be served; the hours of operation and concentration of vehicles will not adversely affect adjacent residents or the orderly

flow of traffic in the area; there is ample parking area; and noise will be contained within the building.

Mr. Adamus advised a public hearing will be held February 25, 2019. Pursuant to HHCO 1109.02, a notice of the public hearing will appear for two consecutive weeks prior to the hearing in a local newspaper. The notices will appear on February 14 and 21 in The Sun Messenger. In addition, pursuant to HHCO 1109.041, notices of the hearing will be mailed to the owners of the properties within ten parcels of 165 Alpha Park on both sides of the street not less than ten days prior to the hearing date.

SUBJECT: PLANNING AND ZONING CODE REVIEW
PZ19004 DISCUSSION

The Commission discussed ordinances that may be in need of review and possible change based on frequency of requests and frequency of approval. The following suggestions were made.

- 1) Signs: consider an increase of ground sign area from 20 SF to 32 SF;
- 2) Signs: consider an increase of ground sign height from 6 feet to 7 feet;
- 3) Signs: review signage requirements for buildings with multiple tenants;
- 4) Signs: review digital sign requirements;
- 5) Signs: HHCO 1145.03(a)(1) - review requirements for public authority (City) signs and non-public authority signs;
- 6) Commercial vehicles: review signage requirements for commercial vehicles in residential districts;
- 7) Building height: Mr. Adamus noted Code allows a maximum building height of 35 feet in non-residential districts. Building Commissioner Grabfelder stated today's fire trucks are now equipped with aerial towers. Mr. Mastrangelo said he will discuss building height Code requirements with Fire Chief Turner;
- 8) Parking: HHCO 1143.03(a) permits front yard parking in a PCM District to automobiles only belonging to company executives, management and visitors (not employees). The consensus of the Commission was to continue to handle this ordinance on a case-by-case basis;
- 9) Multi-family zoning: Code allows for multi-family dwellings. Mr. Grabfelder replied there is no multi-family zoning in the City and any change would require a public referendum.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Urban. Said meeting adjourned at 8:47 p.m.

Susan M. Olson, Recording Clerk

Vince A. Adamus, Chair