

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: FEBRUARY 25, 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 February 11, 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 obtain a conditional use permit, as required under 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. The public hearing was held immediately prior to this regular meeting.

Mr. Adamus advised the applicant that, in accordance with HHCO 1109.05, work must commence within six months after issuance of the conditional use permit and be completed within two year of issuance. The permit is effective for a period of two years from its date of issuance and may be extended and/or renewed for good cause shown by written request to the Commission.

In response to Mr. Mastrangelo's inquiry regarding the maximum number of people that may be present in the 1,600 SF sports complex area at any given time, Mr. Clark replied he estimates a maximum of thirty active participants at any given time, and a maximum of fifty people when including the number of parents who are dropping off or picking up their children.

In response to Mr. Adamus's inquiry regarding the risk with the existing open fluorescent lights located on the ceiling throughout the complex, Mr. Clark replied he will address this matter with the owner of Alpha Park, Evan Klotzman.

Mr. Clark has a one-year lease on the 3,600 SF unit at 165 Alpha Park that will expire in December, 2019. The front area is used as office space for his company, CSM Consultants LLC, and the rear warehouse area of approximately 1,600-2,000 square feet 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 that he will rent out to local families, teams and the Mayfield golf team. 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 determined that the conditional use permit will comply with the required conditions outlined in HHCO 1109.04: "Application Evaluation Standards", as 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. Daily hours of operation are 9 AM to 10 PM with a higher customer volume between 5:30 PM to 8:30 PM. Parking is available in both the front and back of the unit and customers will typically enter through the rear entrance and, on occasion, may be asked to enter through the front.

MOTION: A motion was made by Mr. Urban to grant approval of a conditional use permit to CSM Consultants LLC, to operate a proposed fitness/sports center on property located at 165 Alpha Park, Highland Heights, Ohio 44143, with the permit to be effective for a period of two years from its date of issuance and subject to the conditions outlined in HHCO 1109.05; seconded by Mr. Mastrangelo.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

SUBJECT: PLANNING AND ZONING CODE CHANGE RECOMMENDATIONS
PZ19004 DISCUSSION

Mr. Adamus stated he will pursue further review of the following City Code requirements with Building Commissioner Grabfelder as identified by the Commission at the meeting held February 11, 2019.

- 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: discuss feasibility of increasing existing maximum building height requirement of 35 feet in non-residential districts which may be possible with accessibility to the City's 100' ladder truck. Regard to height restrictions must be considered due to the proximity of the Cuyahoga County Airport on Curtiss Wright Parkway. Mr. Adamus stated he will provide an airport height restriction chart to the Commission.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Warner. Said meeting adjourned at 8:15 p.m.

Susan M. Olson, Recording Clerk

Vince A. Adamus, Chair

**CITY OF HIGHLAND HEIGHTS
PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION
HELD: FEBRUARY 25, 2019 8:00 PM**

Chair of Commission Adamus presiding.

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

ABSENT: None

**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**

Public hearing was called to order at 8:00 p.m. A legal notice for this hearing was posted on February 14 and February 21, 2019 in the local Sun Messenger newspaper in accordance with HHCO 1109.02. Notices of this hearing were mailed to the owners of the properties within ten parcels of the applicant's premises on both sides of Alpha Drive in accordance with HHCO 1109.041 and HHCO 1113.04. The notice appeared as follows:

The City of Highland Heights Planning and Zoning Commission will conduct a public hearing on Monday, February 25, 2019 at 8:00 p.m. in the Council Chamber of the Highland Heights City Hall, 5827 Highland Road, Highland Heights, Ohio 44143, concerning an application submitted by CSM Consultants LLC for a conditional use permit for the operation of a sport/fitness facility at 165 Alpha Park, Highland Heights, Ohio 44143, which is permitted under provisions of HHCO 1109.03(g) of the Planning and Zoning Code of the City of Highland Heights that allows fitness centers in all Park-Commercial-Light Manufacturing Districts.

Ryan Clark, CSM Consultants LLC, appeared before the Commission to obtain a conditional use permit, as required under 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 on the 3,600 SF unit at 165 Alpha Park that will expire in December, 2019. The front area is used as office space for his company, CSM Consultants LLC, and the rear warehouse area of approximately 1,600-2,000 square feet 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 that he will rent out to local families, teams and the Mayfield golf team. 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.

At the Planning and Zoning Commission meeting on February 11, 2019, the Commission determined the conditional use permit will comply with the required conditions outlined in

HHCO 1109.04: “Application Evaluation Standards” for the following reasons: 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. Clark had stated the daily hours of operation are 9 AM to 10 PM with a higher customer volume between 5:30 PM to 8:30 PM. Parking is available in both the front and back of the unit and customers will typically enter through the rear entrance and, on occasion, may be asked to enter through the front.

Public hearing opened to the public. No one spoke nor was any correspondence received from the public on this matter. Public hearing closed at 8:03 p.m.

Susan M. Olson, Recording Clerk

Vince A. Adamus, Chair