

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: MARCH 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 March 11, 2019 was dispensed with. Mr. Warner moved to accept the minutes as written; seconded by Mr. Mastrangelo.

FURTHER DISCUSSION: None

VOTE: Ayes Adamus, Mastrangelo, Warner; abstain Becka, Urban. Motion carried.

**SUBJECT: PROGRESSIVE CASUALTY INSURANCE CO., OMEGA NORTH
BUILDING, 603 ALPHA DRIVE
PZ19005 VARIANCES TO LANDSCAPING AND FRONT YARD PARKING
REQUIREMENTS FOR TWO PROPOSED PARKING AREAS**

Kevin McGrath and Dave Dischinger, Progressive Casualty Insurance Co., 5920 Landerbrook Drive, Mayfield Heights, Ohio 44124, and Jennifer Zoldak, Chagrin Valley Engineering, 22999 Forbes Road, Suite B, Cleveland, Ohio 44146, appeared before the Commission to obtain variances to landscaping and front yard parking requirements for two proposed parking areas on property located at 603 Alpha Drive, Highland Heights, Ohio 44143. The public hearing was held immediately prior to this regular meeting.

Mr. Adamus advised the applicants of their right to be represented by an attorney. The applicants waived that right.

MOTION: A motion was made by Mr. Urban to grant Progressive Casualty Insurance Co., on property located at 603 Alpha Drive, Highland Heights, Ohio 44143, a variance of 5% from HHCO 1141.12(c): “SCREENING AND LANDSCAPING REQUIREMENTS; Interior Landscaping”, which requires that any single parking area with fifty or more spaces utilize at least 5% of its area for landscaping, to allow zero landscaping in the proposed westerly parking area; seconded by Mr. Mastrangelo.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

MOTION: A motion was made by Mr. Warner to grant Progressive Casualty Insurance Co., on property located at 603 Alpha Drive, Highland Heights, Ohio 44143, a variance from HHCO 1141.12(c): “SCREENING AND LANDSCAPING REQUIREMENTS; Interior Landscaping”, which requires that any single parking area with fifty or more spaces be provided with landscaped islands so that no row of parking exceeds twelve spaces in length, to allow zero landscaped islands in the proposed westerly parking area; seconded by Mr. Urban.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

MOTION: A motion was made by Mr. Warner to grant Progressive Casualty Insurance Co., on property located at 603 Alpha Drive, Highland Heights, Ohio 44143, a variance of 5% from HHCO 1141.12(c): “SCREENING AND LANDSCAPING REQUIREMENTS; Interior Landscaping”, which requires that any single parking area with fifty or more spaces utilize at least 5% of its area for landscaping, to allow zero landscaping in the proposed easterly parking area; seconded by Mr. Urban.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

MOTION: A motion was made by Mr. Warner to grant Progressive Casualty Insurance Co., on property located at 603 Alpha Drive, Highland Heights, Ohio 44143, a variance from HHCO 1141.12(c): “SCREENING AND LANDSCAPING REQUIREMENTS; Interior Landscaping”, which requires that any single parking area with fifty or more spaces be provided with landscaped islands so that no row of parking exceeds twelve spaces in length, to allow zero landscaped islands in the proposed easterly parking area; seconded by Mr. Urban.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

MOTION: A motion was made by Mr. Warner to grant Progressive Casualty Insurance Co., on property located at 603 Alpha Drive, Highland Heights, Ohio 44143, a variance from HHCO 1143.03(a): “Footnotes to 1143.03 Non-residential Yard Schedule”, which restricts parking in the front yards of P-C-M Use Districts to passenger automobiles only belonging to company executives and management and to visitors, to additionally allow parking of employees in the westerly front yard parking area; seconded by Mr. Urban.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

Mr. Adamus requested the clerk poll the Commissioners in the majority for their reasoning in the manner in which they voted. The consensus of the Commission for granting variances to the interior landscaping requirements of the parking areas is that the amount of relief is relatively small; denying the variances would result in the need to create larger paved parking areas on a space restricted property; the sitewide landscaped area after improvements will be 28% which exceeds the minimum requirement of 20%; the existing stormwater management system will continue to sustain drainage of the increased impervious area; and, it is reasonable to forego the landscaped islands for easy maintenance of the small parking areas and to eliminate curb damage caused by snowplows. The consensus of the Commission for granting a variance to allow parking by employees in the front yard of the westerly parking area along Alpha Drive is that similar variances have been granted in the past; a significant number of businesses along Alpha Drive have substantial front yard parking areas; and, the uncertainty held by some Commissioners as to why vehicles owned by executives in contrast to vehicles owned by employees is relevant. The Commission agreed Progressive is facing significant hardship and is doing a commendable job reconfiguring the space constrained property for their needs.

Mr. McGrath stated Progressive anticipates a building renovation completion date of spring, 2020 at its Omega North building at 603 Alpha Drive with an additional 200 employees working primarily during 1st shift. He anticipates the new Annex building at 747 Alpha Drive will be completed in September, 2019 with 700 employees overlapping 1st and 2nd shifts. Mr. Urban inquired if a traffic study has been considered due to the anticipated influx of 900 employees. Mr. Adamus replied that a collaborative traffic study among Highland Heights, Mayfield

Village, Progressive, ODOT and Cuyahoga County will be conducted in a few months to monitor traffic flow at the intersection of Wilson Mills Road and Alpha Drive. In response to Mr. Mastrangelo's inquiry if it is practical to conduct the traffic study prior to the complete employee population at both buildings, Building Commissioner Grabfelder replied yes and that consideration will be given to the number of employees not yet at the sites.

**SUBJECT: K. HOVNANIAN HOMES, 217 NORTH LEGEND COURT, S/L 6,
ABERDEEN AREA "J"
PZ19006 FINAL HOME APPROVAL**

Jacob Bosak, K. Hovnanian Homes, 3296 Columbia Road, Richfield, Ohio 44286, appeared before the Commission to obtain final home approval for a proposed Baltimore style home on property located at 217 North Legend Court, Highland Heights, Ohio 44143, S/L 6, Aberdeen Area "J".

The Aberdeen Area "J" subdivision is located at the northernmost border of Highland Heights on Miner Road. It is a six-acre parcel consisting of a short cul-de-sac, North Legend Court, with a total of 14 sublots, one of which fronts Miner Road and the remaining 13 that front North Legend Court. Area "J" has been integrated into the existing local Waterford HOA of Area "I". Two undeveloped lots will remain in Area "J" after approval of the home on subplot 6.

There was discussion regarding a 1.1 acre parcel known as "Open Space A" between sublots 5 and 6. Building Commissioner Grabfelder stated this is a common area that includes a basin, dam, water line and sewer easement which will be subsidized by the Aberdeen Master Homeowners' Association.

The following approvals apply for the proposed home: Aberdeen Architectural Control Committee – 3/12/19; City Engineer – 3/11/19; and City ARB – 3/25/19.

MOTION: A motion was made by Mr. Urban to grant final home approval to K. Hovnanian Homes for a proposed Baltimore style home on property located at 217 North Legend Court, Highland Heights, Ohio 44143, S/L 6, Aberdeen Area "J", per the home drawings dated February 13, 2019 and the site plan approved March 11, 2019; seconded by Mr. Urban.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

**SUBJECT: THE HOME DEPOT, 6199 WILSON MILLS ROAD
PZ19007 RENEWAL OF CONDITIONAL USE PERMIT FOR EXTERIOR
DISPLAY OF SEASONAL PLANTS**

Greg Loney, Store Manager, The Home Depot, appeared before the Commission for renewal of a conditional use permit for the exterior display of seasonal plants at The Home Depot, 6199 Wilson Mills Road, Highland Heights, Ohio 44143, on property owned by Spirit Realty, 2727 North Harwood Street, Suite 300, Dallas Texas, 75201.

Mr. Loney stated that with the purchase of The Home Depot by Spirit Realty from Hauck Holdings in 2017 and his assignment as store manager in the last twelve months, there have been 109 interior building repairs with fire, security and lighting issues and 21 exterior building repairs to building, lighting and parking lot issues. There has been additional staffing within the

building and garden center in the last year. The Home Depot and Spirit Realty have become actively involved in the local Chamber of Commerce and recently contributed \$10K to the Mayfield High School building trades program with additional funding to Community Days and veterans projects.

Building Commissioner Grabfelder said all issues in the past regarding parking lot and garden center lighting have been resolved.

MOTION: A motion was made by Mr. Warner to grant The Home Depot, on property located at 6199 Wilson Mills Road, Highland Heights, Ohio 44143, a renewal of a conditional use permit for the exterior display of seasonal plants, effective for a period of two years beginning March 25, 2019 through March 25, 2021, pursuant to HHCO 1109.01: “Conditional Use Permits; Issuing Permits”; seconded by Mr. Urban.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

SUBJECT: PLANNING AND ZONING CODE CHANGE RECOMMENDATIONS
PZ19004 DISCUSSION

Building Commissioner Grabfelder provided the Commissioners with copies of signage ordinances for the cities of Lyndhurst, Mayfield Heights and Mayfield Village at the last regular meeting held March 11, 2019. There was some discussion on the current signage requirements for the City of Highland Heights. Mr. Adamus said the Commission will continue discussion of specific signage Code change recommendations at the next regular meeting.

The list of Code requirements identified by the Commission on February 11, 2019 to be reviewed for possible changes follows:

- 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 availability of 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.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Urban. Said meeting adjourned at 8:53 p.m.

Susan M. Olson, Recording Clerk

Vince A. Adamus, Chair

CITY OF HIGHLAND HEIGHTS
PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION
HELD: MARCH 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: PROGRESSIVE CASUALTY INSURANCE CO., OMEGA NORTH
BUILDING, 603 ALPHA DRIVE
PZ19005 VARIANCES TO LANDSCAPING AND FRONT YARD PARKING
REQUIREMENTS FOR TWO PROPOSED PARKING AREAS**

Public hearing was called to order at 8:00 p.m. Notices of this hearing were mailed in accordance with HHCO 1113.04. Variances appeared as follows:

1. Variance of 5% from HHCO 1141.12(c): “SCREENING AND LANDSCAPING REQUIREMENTS; Interior Landscaping”, which requires that any single parking area with fifty or more spaces utilize at least 5% of its area for landscaping, to allow zero landscaping in the proposed westerly parking area.
2. Variance from HHCO 1141.12(c): “SCREENING AND LANDSCAPING REQUIREMENTS; Interior Landscaping”, which requires that any single parking area with fifty or more spaces be provided with landscaped islands so that no row of parking exceeds twelve spaces in length, to allow zero landscaped islands in the proposed westerly parking area.
3. Variance of 5% from HHCO 1141.12(c): “SCREENING AND LANDSCAPING REQUIREMENTS; Interior Landscaping”, which requires that any single parking area with fifty or more spaces utilize at least 5% of its area for landscaping, to allow zero landscaping in the proposed easterly parking area.
4. Variance from HHCO 1141.12(c): “SCREENING AND LANDSCAPING REQUIREMENTS; Interior Landscaping”, which requires that any single parking area with fifty or more spaces be provided with landscaped islands so that no row of parking exceeds twelve spaces in length, to allow zero landscaped islands in the proposed easterly parking area.
5. Variance from HHCO 1143.03(a): “Footnotes to 1143.03 Non-residential Yard Schedule”, which restricts parking in the front yards of P-C-M Use Districts to passenger automobiles only belonging to company executives and management and to visitors, to additionally allow parking of employees in the westerly front yard.

Kevin McGrath and Dave Dischinger, Progressive Casualty Insurance Co., 5920 Landerbrook Drive, Mayfield Heights, Ohio 44124, and Jennifer Zoldak, Chagrin Valley Engineering, 22999 Forbes Road, Suite B, Cleveland, Ohio 44146, appeared before the Commission to obtain variances to landscaping and front yard parking requirements for two proposed parking areas on property located at 603 Alpha Drive, Highland Heights, Ohio 44143.

Progressive purchased the former Philips building in 2018 at 603 Alpha Drive, a ten-acre parcel, which is referred to by Progressive at its Omega North building. The building as purchased is approximately 189,000 square feet of open warehouse space. The applicants propose to convert approximately 150,000 square feet into employee offices and training classrooms while maintaining approximately 35,000 square feet of warehouse space. Approximately 200 new jobs will be added at this site and the existing Progressive training program in Wickliffe will be relocated here. To accommodate the influx of new employees and parking needs during training sessions, Progressive proposes to add two new parking areas with 117 parking spaces, which when added to the existing 160 spaces, will result in a combined total of 277 parking spaces. Mr. McGrath said parking will continue to be limited and that overflow parking will be accommodated at the 100 spaces on Progressive's adjacent property to the south to which there is already a physical connection. Building Commissioner Grabfelder stated there is currently no rear parking area at 603 Alpha Drive because the former owner did not have a dense employee population or the need for additional parking; however, a rear parking area should have been installed at the time the building was erected.

Two parking areas are proposed. The proposed westerly parking area with approximately 80 spaces will run parallel to Alpha Drive and the north half of the side of the building, with a 27' setback from Alpha Drive and a 15' setback from the building. The proposed easterly parking area will contain the remaining spaces and span the entire length of the rear of the building with a 15' setback from the building and a 10' setback from the I-271 highway. HHCO 1141.12(c) requires that any single parking area with fifty or more spaces utilize at least 5% of its area for landscaping and be provided with landscaped islands so that no row of parking exceeds twelve spaces in length. The applicant requests relief from Code to eliminate all required landscaping and landscaped islands in order to maximize the number of parking spaces. Additionally, the applicant requests a variance from HHCO 1143.03(a) to allow parking of employees in the proposed westerly front yard parking area which is restricted by Code to only allow parking for company executives, management and visitors. It was noted that the Commission granted a similar variance on May 14, 2018 to allow employee parking in the front yard parking area at Progressive's 747 Alpha Drive location.

Messrs. Adamus and Mastrangelo want the applicant to install landscape screening along Alpha Drive and the applicants agreed. Mr. Adamus noted the overall site will have 28% landscaped area sitewide after the improvements, which exceeds the minimum Code requirement of 20% landscaped area. The applicants stated they have petitioned the state of Ohio for approval to remove dead trees and brush from ODOT's existing I-271 mounded barrier that runs along the proposed easterly parking area.

Ms. Zoldak stated the two new parking areas were developed to use the existing stormwater management system. The existing west basin is used strictly for runoff from the roof's downspout and that runoff will now be diverted to the existing south basin. The west basin will be regraded and removed.

Mr. Urban inquired if the applicant had considered the addition of a second story. The applicants replied it would be too expensive. They said there will be no major modifications to the building façade and roof.

Mr. Adamus advised the applicants they must appear before the Commission for approval of a final site plan that includes basin drainage and landscape design along the westerly parking area fronting Alpha Drive.

Public hearing opened to the public.

Kathy Grubar, homeowner, 6340 Highland Road, Highland Heights, Ohio 44143, property adjacent to the north of the Progressive building, addressed the Commission and stated she supports variance #5 that would allow parking in the front yard of the proposed westerly parking area because the delineation between vehicles owned by executives contrasted with vehicles owned by employees is irrelevant. She said she objects to variances #1 and #3 because a minimum of 5% to 10% pervious area should be required for drainage. She stated she has no opinion on variances #2 or #4 that would provide relief to allow zero landscaped islands in each of the two parking areas.

No additional correspondence was submitted on this matter.

Public hearing closed at 8:10 p.m.

Susan M. Olson, Clerk

Vince A. Adamus, Chair