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Lyndhurst, Ohio
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The Planning Commission of the City of Lyndhurst met in Regular Session on Thursday, March 26, 2015 at 7:30 p.m., in the Council Chamber of the Lyndhurst Municipal Center, 5301 Mayfield Road. Mayor Joseph M. Cicero, Jr., Chairman, presiding.

Members Present: Commissioners: V F DeCrane, S A Jones,
D J Sirk, J M Cicero, Council Representative Ward

Member Absent: D Frey

Others Present: P T Murphy, Director of Law
C J White, Secretary
L Puskas, Building Inspector

Mayor Cicero administered the Oath of Office to Mr. Steven Jones, new member of the Planning Commission.

Mayor Cicero introduced Mr. Jones, new member of the Planning Commission, and explained that Mr. Febo, after serving over fifty (50) years on the Planning Commission, had passed away. He further stated that the unique character of the City of Lyndhurst is the way it is now due to Mr. Febo, and also long time member Mr. DeCrane, who set goals for the structure and planning of the city. He then stated that Mr. Febo was a remarkable man with vision for the future and for the planning of Lyndhurst who will be greatly missed.

It was moved by Councilman Ward and seconded by Mr. DeCrane that the reading of the minutes of the Regular Meeting held March 27, 2014, copies of which were mailed to all members, be dispensed with and said minutes stand approved as circulated.

The question was put to a voice vote and passed.

Motion carried.

Legacy Village, 25333 Cedar Road

Review proposed site development plan for a new Hyatt Place Hotel and parking garage at the request of Chris A. Goodrich, P.E., Executive Vice President, on the behalf of Legacy Village Investors, LLC.

Consider request of Chris A. Goodrich, P.E., Executive Vice President, on the behalf of Legacy Village Investors, LLC., for approval of lot split Plan No. 5, creating Parcel A-6 & A-7.

Mr. Chris Goodrich, on the behalf of Legacy Village, presented a proposed site development plan. He then presented color renderings showing the exact locations of the

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proposed hotel and proposed parking garage. He explained that the proposed hotel will sit at the back of Legacy Village, and due to the location, parking spaces will be lost, but the proposed structured parking garage will be next to the proposed hotel. He further explained that the proposed site plan will give Legacy Village an opportunity for more landscaping in that area. He then stated that the proposed garage and hotel are zoned properly, height restrictions are being met.

In answer to Councilman Ward's question regarding access to the parking garage, Mr. Goodrich stated there are two access roads, which he pointed out on the proposed site plan.

In answer to Mr. DeCrane's question regarding the traffic pattern, Mr. Goodrich stated that it is a one way traffic pattern that will be maintained in front of the proposed hotel.

Mr. Sirk asked under what provisions the Commission has to approve this proposal, and questioned whether all the documentation needed for approval has been received.

It was recommended that preliminary site plan approval be given tonight, if the Commission deems the proposal to be in compliance.

In answer to Mr. Sirk's question as to whether or not the engineer and fire department had reviewed the proposal, Mr. Puskas stated that the fire department has reviewed the proposed plans and commented on the canopy, which has a higher fire rating than the code calls for.

Mayor Cicero explained that there will be a full presentation for final approval to the Planning Commission at a later date; however, a recommendation to Council for approval of the proposed location and lot split is needed at this point to move forward with the proposed project.

Mr. Murphy explained that the proposed lot split will create two lots; one for the hotel, one for the parking garage for financing purposes. He also explained that this proposal has to be looked at as an entire shopping center as to zoning, as stated in the original development plans and not individual buildings in respect to setbacks and frontage.

In answer to Mr. Jones's question, Mr. Goodrich stated that construction is slated to begin the second week of May. He further stated that access to all stores will be maintained throughout the construction.

In response to Mr. Sirk's question, Mr. Goodrich explained that since the proposed new buildings will be in close proximity to the existing buildings, extra features are added for fire safety and construction safety. He then stated that the proposed open air parking garage will be five (5) levels. He then explained First Interstate will be the only suite that has an obstructed view. He further stated with the loss of the parking area, and the construction of the proposed new parking garage, there will be a gain of twenty-four (24) spaces.

Mr. Sirk requested the total number of parking spaces to be submitted at the next Planning Commission meeting.

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After discussion, it was moved by Mr. DeCrane, seconded by Councilman Ward that recommendation be made to Council to approve the lot split as presented as Plan No. 5, to create Parcels A-6 and A-7, and to approve the proposed preliminary site development plan for a new Hyatt Place Hotel and parking garage, at the request of Chris A. Goodrich, P.E., Executive Vice President, on the behalf of Legacy Village Investors, LLC.

Roll Call: Ayes: DeCrane, Jones, Cicero, Ward
 Nays: Sirk

Motion carried.

It was moved by Councilman Ward, seconded by Mr. Sirk that the meeting be adjourned.

The question was put to a voice vote and passed unanimously.

Motion carried, meeting
adjourned at 8:25 p.m.

Chairman

Approved: _____

Attest: _____