

June 25, 2015

Lyndhurst, Ohio
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The Planning Commission of the City of Lyndhurst met in Regular Session on Thursday, June 25, 2015 at 7:30 p.m., in the Conference Room of the Lyndhurst Municipal Center, 5301 Mayfield Road.

Present: Commissioners: V F DeCrane, S A Jones,
P A Ward

Members Absent: D A Frey, D J Sirk

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

It was moved by Chairman Ward, seconded by Mr. DeCrane that the approval of the minutes of the Regular Meeting held April 23, 2015, be tabled.

The question was put to a voice vote and passed.

5180 Mayfield Road

Review proposed request of Charles B Essreg, on the behalf of Israel Blackman, for a lot split west of the current Tesla auto dealership site, for the purpose of building a new grocery store.

Chairman Ward explained that if the lot split is approved, the developer is aware of the need to come back for Planning Commission's approval of a full site development plan.

Mr. Charles Essreg, Broker with Kowit and Company, representing Israel Blackman, CEO of Discover Group, presented a proposed lot split and consolidation plat for Permanent Parcel Numbers 713-13-001, 713-13-002, 713-13-003 and 713-13-004. He stated that if the lot split is approved, it is the intent of Mr. Blackman to build a Kosher grocery store on the site. He then explained that the lots are currently owned by Mr. Sims; the Tesla Dealership leases the lot from Sims, but does not need the entire lot. He then stated that a purchase contract has been signed by Mr. Blackman.

In answer to Mr. DeCrane's question regarding easements, Mr. Puskas stated that according to Section 1168.06 of the Planning and Zoning Code, the request meets all the criteria of Community Business District, Class A.

Mr. Murphy stated that if split, one lot will have a frontage of two hundred three (203) feet and the other will have one hundred fifty-four (154) feet of frontage. He further stated that the consolidation and split of the existing lot will bring this property into conformance.

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It was moved by Mr. Jones, seconded by Mr. DeCrane that that the request of Charles Essreg, on the behalf of Israel Blackman for a lot consolidation and lot split be approved as submitted, provided the sub lot furthest to the east is checked for accuracy in the legal description.

Roll Call: Ayes: DeCrane, Jones, Ward
 Nays: None.

Motion carried.

It was moved by Mr. Jones, seconded by Mr. DeCrane that the meeting be adjourned.

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

Motion carried, meeting
adjourned at 7:45 p.m.

Chairman Patrick Ward

Approved: _____

Attest: _____