

May 25, 2017

Lyndhurst, Ohio
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The Planning Commission of the City of Lyndhurst met in Regular Session on Thursday, May 25, 2017 at 7:30 p.m., in the Conference Room of the Lyndhurst Municipal Center, 5301 Mayfield Road. Mayor Patrick Ward, presiding.

Members Present: Commissioners: V F DeCrane, D J Sirk,
T S Kravitz, P A Ward, D Frey

Others Present: P T Murphy, Director of Law
J Maichle, Building Commissioner
C J White, Secretary

It was moved by Councilman Frey, seconded by Mr. Kravitz that the reading of the minutes of the Regular Meeting held April 27, 2017, 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 unanimously.

Motion carried.

5144 Mayfield Road

Review proposed addition to Aldi.

Ms. Abby Callos, MS Consultants, Inc., presented proposed plans and stated that this proposal shows changes that previously the Architectural Board of Review had required. She then stated that the proposed addition will move Aldi's in the direction of the current prototypical size; larger floor space square footage and a bigger product line. She further stated this proposal shows the removal of parking from the adjacent property.

Mayor Ward stated that he spoke with Mr. Steve Eisenberg, the representative for both properties; the Crossroads property as well as the former Richmond Theater property, where Aldi's is located. Mr. Eisenberg stated he is not concerned about the lease line, and is aware of the loss of parking spaces along the one side. Mayor Ward then stated that one item that was asked for at the Architectural Board of Review is that the curved curb cut be modified to gain as much width as possible, as is shown on the latest proposal.

In answer to Mr. Sirk's question, Mayor Ward stated that the proposal shows at least three (3) feet, which will be a total of at least twenty-eight (28) feet.

Mr. Sirk stated his concern about hitting the pole in that area. He stated another concern, which is customers parking their cars in the front of the store, in both directions. He recommended creating a larger pedestrian zone in front of the store, by bringing the curb forward, so as to deter the parking in the front of the store.

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Ms. Callos stated that proposed plan submitted this evening is not the final development plan; full engineering drawings are still being worked on. She further stated that the dimensions for the curb cut is not less than twenty-five (25) feet. In answer to Mr. Sirk's concern regarding parking in the front of the store, she stated that the issue will be studied.

In answer to Mr. Maichle's comment, Ms. Callos stated she is aware that one more handicapped parking space is needed, and will be added, to be in compliance with the ADA.

Mayor Ward recommends that the owner should grant an easement to the lessor, which may become an issue if the property is sold.

Mr. Sirk stated that the fire rating should be higher due to the close proximity of the two (2) buildings.

Mr. Murphy stated that the title survey reflects the fact that there are leases on both sides of the building which would extend past the property line as shown on the survey. He would review the original lease as recorded to determine the lease line, and to ensure sufficient parking is available for customers.

Mayor Ward recommended in addition to a wall for the cart barn, there be a full enclosure, similar to the way it is now, but with a glass or acrylic buffer.

Mr. Sirk stated that the bollards on the side of the building, which are meant to protect the wall, does not allow for pedestrian traffic. He then stated that if that is the only purpose for the bollards is to prevent hitting the building, then it could be tightened up.

Ms. Callos stated that the sidewalk in that area can be eliminated.

It was moved by Mr. Kravitz, seconded by Mr. Sirk that the proposed plans dated May 23, 2017, for the addition to Aldi's, located at 5144 Mayfield Road be approved contingent upon the following: that there be four (4) handicapped parking spaces; curb parking must be ADA compliant; the front drop off area be reconfigured in order to comply with ADA requirements, by extending the curb line to the face of the parking spaces; the minimum width of the driveway throat at the west side of the building to be no less than twenty-five (25) feet; minimize the concrete adjacent to the building and screen wall to eighteen (18) inches; enclose the cart barn structures, and furthermore, the proposal subject to review by the Law Director as to easements and lease lines, all to be verified before the issuance of permits.

Roll Call: Yeas: DeCrane, Sir, Kravitz, Ward, Frey.
Nays: None.

Motion carried.

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

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

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Motion carried, meeting
adjourned at 8:00 p.m.

Chairman

Approved: _____

Attest: _____