

June 21, 2018

Lyndhurst, Ohio
June 21, 2018

The Planning Commission of the City of Lyndhurst met in Special Session on Thursday, June 21, 2018 at 7:30 p.m., in the Conference Room of the Lyndhurst Municipal Center, 5301 Mayfield Road. Mayor Patrick A Ward presiding.

Members Present: Commissioners: D J Sirk, B Golsky,
T S Kravitz, P A Ward, C A LoPresti

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

Acacia Country Club Estates

Review lot split and consolidation of original lots S/L Nos 22-25 into new proposed lots S/L Nos 22A, 23A and 24A.

Mr. Jim Grasso, legal representative of the owner, explained the proposed lot split and consolidation stating they are proposing that four (4) sub lots be combined into three (3) lots. He explained the reason for the request is that the lots sit between the two (2) cul-de-sacs and are smaller lots, and when adding the side yards and front yard setbacks in, what is left is a rather small buildable area that look cluttered and smaller than the existing homes in the area; between fifteen hundred (1500) and eighteen hundred (1800) square feet. He further stated that these homes if built on the lots as is, will not be within the standards of the neighborhood. He then stated that proposed sub lot 22A would be a large lot, but not the largest lot in the development, the house would be similar in size to the rest of the subdivision.

Mr. Sirk stated that although he was a new member at the time in 2011 when the density was increased beyond what was originally agreed to, he does remember that Mr. Febo, a former Planning Commission member, was not comfortable with the increased density.

Mayor Ward stated that at the time, in 2011, the representation of the number of duplexes was going to increase, especially on the east side of the street which abuts single family homes; the concern was regarding light and air flow. He then stated that the number of duplexes are nowhere near the number proposed which was eleven, (11), originally represented as being on the 2011 plat. They have been developed as mostly single family residences.

Mr. Sirk stated that the situation was created by the way it was platted. He then asked if there was an updated plot plan for the proposed units.

Mr. Grasso stated there is not an updated plot plan. He then explained that that eleven (11) duplexes were proposed as a reaction to the market and the uncertainty of the country club at the time.

June 21, 2018

Mayor Ward stated that he would like all expectations of the City, the Planning Commission and the developer to be clear with regard to the parking that is to be provided, and lots B and C, which are not shown as lots on the plat.

In answer to Mr. Sirk's question regarding the orientation of the unit on sub lot 22A and sub lot 23A, Mr. Grasso stated his guess would be that the entrance to sub lot 22A would be off of the circle, not off of the street due to traffic concerns, and the orientation of the entrance to 23A would be accessible heading west; he stated he will confirm this with the owners of the property. He further stated that it is his assumption that it would be difficult to build duplexes on these three (3) lots, and therefore would build single family homes.

Mr. Sirk stated that the original plat was agreed upon and approved due to the configuration of the lots and how they relate to each other; this proposed plat showing the sub lots may not conform to that previously approved configuration. He then stated that he feels that in this particular instance, less density is actually harming the sense of the neighborhood with an impact of how the houses relate to each other. He also voiced a concern regarding the proposed placement of the driveway on sub lot 22A, stating that the driveway should be further into the circle, not at the end of the circle, due to safety issues.

It was moved by Mr. Sirk seconded by Mr. Kravitz that this item be tabled pending further information.

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

Motion carried.

Review Section 1170.18 of the codified ordinances regarding electronic moving message/digital display signs.

Mayor Ward explained that some time ago, when Mar-Lou Shoes came before the Board of Zoning Appeals to request an electronic display sign because they did not meet the requirements of the code; the request was denied by the Board of Zoning Appeals, but overturned by City Council. He then explained in that approval, City Council requested that the Planning Commission revisit the subject, which has not yet been done. He further stated that recently there have been two (2) requests for electronic signs.

Mr. Sirk asked if the only reason the proposed electronic signage was denied by the Board of Zoning Appeals was due to the size of the lot. Mayor Ward stated that was the main reason the proposal was denied.

Mayor Ward further stated that one of the reasons Council overturned the decision was the distance between electronic signs in that area.

In referencing an existing sign not in The City of Lyndhurst, Mr. Sirk stated he would not be opposed to electronic signage if the message would not change frequently, the softness of the display, and the message be informational. He then stated that although he doesn't want to see

June 21, 2018

electronic signage for every commercial property, he asked the process of approval based on location.

Mr. Sirk suggested removing the three (3) existing code restrictions in regards to area; a property exceeding five (5) acres, having a six hundred (600) foot frontage, and having at least ten (10) businesses, and impose a less frequent message change, and possible other restrictions that the Commission finds agreeable.

Mr. Kravitz stated he is amicable to the idea of an electronic sign used as a business identification sign, and feels that the amount of colors on a single message be limited.

In answer to Mr. Sirk's request that an electronic sign be a conditional use permit, Mr. Murphy stated he would review.

After further discussion, it was recommended that the law director draft conditions for a conditional use.

It was moved by Councilman LoPresti, 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 8:50 p.m.

Chairman

Approved: _____

Attest: _____