

Lyndhurst, Ohio
September 24, 2020

The Planning Commission of The City of Lyndhurst met in Regular Session on Thursday, September 24, 2020 at 7:00 p.m. in the Lyndhurst Municipal Center, 5301 Mayfield Road, and via the permitted Zoom platform. The meeting was open to the public.

Members Present: P A Ward, Chairman,
B Herberth, C LoPresti,
D Sirk

Others Present: J Luskin, Director of Law
R Schmidlin, Assistant Law Director
J Maichle, Building Commissioner
C J White, Secretary

It was moved by Mr. Sirk, seconded by Mr. Herberth that the reading of the minutes of the Regular Meeting held August 27, 2020, 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.

5710 Mayfield Road

Review request of Bethany Rooney of BDG Architects for conceptual approval of a site design for a new outparcel intended for bank use with a two (2) lane drive through.

Ms. Rooney of BDG Architects presented a revised site plan and stated that there have been some revisions to the site design plan since the last proposal at the May 28, 2020 Planning Commission meeting.

Mr. Brett Nevaril, Civil Engineer, stated that Fifth Third Bank has a new prototype out, the proposed building has a different geometric shape, will be approximately one thousand nine hundred (1,900) square feet, which is approximately five hundred (500) square feet smaller than originally proposed, and has a detached, free standing ATM within an island and also has a pneumatic tube which will be in Lane 1. He then explained the changes; the proposed building is more narrow, the existing driveway and the existing row of parking is the same. He stated new curbing will be installed as well as new asphalt. He would like to maintain the existing twenty-four (24) foot, two way entrance off the entrance road. He then stated that there are eight (8) parking spaces, in lieu of the five (5) parking spaces previously proposed. In addition, he stated there is a total of four (4) cars in the queue, one at the window and three (3) behind. The exit from the drive through onto the shopping center access road remains unchanged. He then stated that the code requires a forty (40) foot landscape buffer, however this proposed plan shows thirty-nine (39) feet, from the property line to the existing curbing; he stated that the parking can

be shifted down a foot if that poses an issue to maintain the forty (40) foot requirement. He further stated that the conditions set forth by the Planning Commission at the May meeting remain unchanged. He did state that the previously approved architectural feature which encroached into the building setback is no longer needed because the building is now pushed more toward the rear of the property.

In answer to Mayor Ward's comments, Mr. Nevaril stated that in a nutshell, the changes are the additional parking and reducing the square footage of the building.

Mr. Sirk thanked Ms. Rooney for taking the Planning Commission's comments into consideration and changing the parking area. He then recommended not doing anything with the existing curb; but recommended the mill and overlay be done in the inbound lane coming from Mayfield Road extend out to the center stripe. In regards to the inbound drive lane, asked if the other two (2) existing islands align with the primary drive, because currently, they do not.

Mr. Nevaril stated that they are proposing to align the two (2) islands with the drive, and the lane will be a twelve (12) foot lane all the way down.

Mr. Sirk stated that no connection to the sidewalk is shown on the revision.

Mr. Nevaril stated that the sidewalk will be interconnected with the access of the handicapped parking and connect to the sidewalk on Mayfield Road.

Mr. Sirk then recommended to flip the ADA parking space so that the landing zone for the ADA parking space be on the driver's side of the vehicle.

In answer to Mr. Sirk's comment about the ATM island and the pneumatic tube lane, Mr. Nevaril stated that the pneumatic tube can move, and it will be aligned with the ATM when they apply for the permit. He further stated that the bank teller will have video connection to the customer.

Due to this being a new traffic flow into the shopping center, Mr. Sirk recommended excluding any landscaping in the first island for fear it may be destroyed by vehicles.

In regards to Chapter 1168.06, Mr. Sirk asked if this request would need a variance.

Mayor Ward stated that this request would not need a variance due to the fact that the Planning Commission, in its approval process, supersedes that. While the frontage of this parcel is insufficient, the remainder of the property meets the intent of the code. He further stated this parcel is free standing, it still part of the whole, for all intents and purposes, it does not exist on its own.

In answer to Mr. Sirk's question, Mr. Nevaril stated that the proposed lot size is fourteen thousand eight hundred twenty-six (14,826) square feet.

It was moved by Mr. Sirk, seconded by Councilman LoPresti that recommendation be made to Council to approve the revised preliminary site plan, dated August 18, 2020, with the following conditions:

1. The applicant illustrate the ADA compliant sidewalk connecting to the public right of way;
2. The first lane of the drive through, which accesses the pneumatic tube be adjusted to prevent the fourth car in the queue to not protrude into the drive aisle.
3. The Commission recognizes that the lot is deficient in size and frontage, however, it is the recommendation of this body that it be approved as part of the conditional use process.

Roll Call: Yeas: Sirk, Herberth, Ward, LoPresti
Nays: None.

Motion carried.

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

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

Motion carried, meeting
adjourned at 7:30 p.m.

Chairman

Approved: _____

Attest: _____