

Chairman: The Planning Commission meeting of Monday, March 7, 2022, is called to order.

PRESENT: Humphrey, Haase, Litten, McCall.

Chairman: Please stand for the Pledge of Allegiance.

Pledge of Allegiance is spoken.

Chairman: The first order of business is going to be to approve the minutes from February 7, 2022.

[____]: Second.

Chairman: Roll call please?

Roll Call: Haase, Humphrey, McCall, Litten.

Chairman: The next order of business is for consideration of a convenience store being built at 12215 Huffman Road, application submitted by Gary Fisher, Registered Architect.

Mr. Fisher: Introduces himself and gives a summary on what they are wanting to build. There was originally 2250 square foot service station. They had a small retail operation there as well as a car wash at one point. Their proposal is to knock that building down, re-do that lot, actually move the building to the back of the lot, and build a new 3318 square foot building that will have a convenient store in it. There will be a landscaped portion at the rear of the lot. They have satisfied all of the engineer's requirements in that standpoint.

McCall: Asks Mr. Fisher about the reduced footage in the back and how the fire trucks would get around and such.

Mr. Fisher: Says the diagrams included in the packet are for the engineers.

Discussion ensues between Mr. McCall and Mr. Fisher on this.

Marty: Says there were some sideline and setback requirements that they met the requirement, but they moved the building. There is enough parking there. There is a 10-foot increment there. There is a dead piece of property there that belongs to Camelot, and it became an issue. It will never be developed. It is just a parcel sitting there doing nothing, but it is still residential, so they had to move to accommodate that.

Mr. Fisher: They are going to put the pumps back in.

McCall: Asks if the property has been abated and the tanks and everything.

Marty: The tanks are removed, and that was all done years ago.

Chairman: When do you plan to get started?

Mr. Fisher: Once the weather starts to break, they would like to get started. The contractors are looking at costs.

McCall: Does the city have any issues with any of the building materials on the property?

Marty: No. They are basically rebuilding. The [_____] on the front we do not have an issue with. It is kind of an architectural [_____]. It gets a lot of the weight off of the windows below it.

McCall: Does the person who is building this own it?

Mr. Fisher: Yes. They are owner/operator. They have actually two other stations.

[_____]: If you start construction when the weather breaks, what is the completion date?

Mr. Fisher: Well, they hope to complete this this calendar year.

Marty: He will need a submission of construction documents with all of the details. The building code requires the submission of a building permit application with detailed plans and improvement plans, and if there are any engineering documents as well including stormwater retention and the like, but you can entertain a motion to approve the development proposal as submitted. It does not require any variances, and there do not appear to be any conditions.

Mr. Fisher: Of course.

Chairman: So, this is an aesthetic approval only and use of the property. He moves to pass this submission based on the information that has been provided to us and further documentation based on building requirements.

[_____]: Second.

[_____]: Second.

Roll Call: Haase, Humphrey, McCall, Litten.

Meeting Adjourned.

Meghan McGuire
Parma Heights Building Department

Jim McCall
Chairman, Planning Commission