

## Planning Commission Minutes May 1, 2023

PRESENT: Commissioners McCall, Haase (Council Representative), Litten, Humphrey, Sepich and Clerk Allen

ADMINISTRATION PRESENT: Assistant Law Director O'Malley, Director Sepik and CBO Marty Surella.

Chairman McCall: The City of Parma Heights Planning Commission meeting of May 1, 2023, is called to order at 5:35 p.m. Roll call please.

Clerk Allen: Roll Call: Haase, Humphrey, Litten, Sepich, McCall.

Chairman McCall: Please stand for the Pledge of Allegiance.

*Pledge of Allegiance is spoken.*

Chairman McCall: I'll look for a motion to approve the March 6, 2023 Planning Commission Meeting minutes.

Mr. Litten made the motion; Mr. Sepich seconded the approval of the March 6, 2023 minutes.

Chairman McCall: Roll call please.

Clerk Allen: Roll Call: Aye: Humphrey, Litten, Sepich, Haase, McCall

*Minutes approved*

Chairman McCall: We are here to consider the Greenbriar Healthcare Center site improvements to the parking lot at 6455 Pearl Road, PPN 472-24-005. We have in front of us the actual parking lot expansion plans. Marty, would you like to begin?

Mr. Surella responded that this journey began with the knocking down of the nursing home well over a year ago and I've had several submissions on ideas to come forward, but we are at the point now where these drawings have been approved by the city's landscape architect, they've gone to our city engineer, and have been reviewed for sewers and stormwater calculations by the Cuyahoga County Public Works. I have letters of approval from them. I think what the commission needs to know and I will make sure this happens, the landscape plan on Rochelle, everyone knows the brick wall on Pearl Road, that's going to remain it will be embellished a little bit with some landscape. On Rochelle, all the bushes, the post, the parking bumpers will all be removed. There will be a clean landscape there on Rochelle and trees on

the tree-lawn based on what the Service Department will approve as far as type of trees. It's had many eyes on this project over the last year, I'm sorry they're not here this evening I wanted to get the start date, I'll get that for all of you. I believe we have the information before you so that you can make an informed decision and cast a vote on it this evening. I'll try to answer any questions you might have.

Chairman McCall stated that he appreciated that information. It looks like it was an existing building and a paved parking lot was located on the same parcel that the proposed parking lot that had been removed. It says that this project will result in reduction in site storm water run off as the onsite and pervious area will be reduced. So that's based on the scape?

Mr. Surella responded yes, that's correct.

Mr. Litten added that he was on the landscape plan and are you satisfied, with the type of plants that are going along Rochelle Boulevard? I know the Landscape Architect has reviewed it. What are your thoughts?

Mr. Surella responded that the Landscape Architect or Arborist have reviewed these plans and it complies with all ordinances. I can't tell you species of plants. We do go to a third party for things we don't have experience with.

Mr. Litten added that his father was a Landscape Architect, I can remember many times I thought it was kind of boring that he was doing a parking lot but it's important for people that live near those parking lots for it to be kind of hidden and it interfaces with the residential district.

Mr. Surella responded that that is part of our unhappiness of the timeline that this has taken.

Chairman McCall offered the guest in the audience to provide input.

Ms. Sue Randall-Alexander, 6612 Rochelle Boulevard; added that the city has been amazing, Director Sepik has done a great job of keeping us informed. I'm just grateful that it's being done and that the city won't have to pay for the upkeep of the area.

Councilman Haase added that Ms. Randall-Alexander is my neighbor, she lives directly across the street from the affected area. Looking out of her living room window has been an eye-sore for the last year.

Ms. Sue Randall-Alexander added that she was mostly concerned with water runoff, environmental issues. Sounds as if that's being well recognized.

Councilman Haase added as a person who also lives adjacent to Rochelle, I will be very happy once this is done but I realize that's still some time away, I say full steam ahead.

Chairman McCall said it sounds like we're moving in the right direction.

Mr. Surella stated that when we get to this point, we got it pretty solid that everything looks right, engineering, esthetic wise. I don't like to bring you incomplete projects before you. I don't have a timeline; I'll find that out tomorrow. I'll work on that tomorrow for sure.

Director Sepik added that we will push them for a schedule and we'll make sure you receive the approximate start date.

Mr. Humphrey asked when it comes to the parking lot itself, is there some parts that are going to be completely torn down and then others that will be surfaced over? Or is it a complete tear down?

Mr. Surella described that the area on Rochelle that's the area that we're talking about. That's all going to be new. It's destroyed right now, it's rubble. That's all coming up.

Chairman McCall asked Mr. O'Malley if he had anything to add for the commission.

Mr. O'Malley added that we really can't compel something to be constructed or compel a timeframe. Improve the plans, that's what our regulations do, whether or not it gets built as quickly as we'd like to see is really a function of the economics of the development. I think you are well served by the staff that has pressed them to proceed with the planning. I think they plan on pressing them further to commence with the construction. Maybe the city's patience is meeting its end.

Chairman McCall: I can appreciate that. All we can do is approve the plans and get them to move forward and rely on the Building Department to press them to get it done based on our approval. With that being said, do I have a motion for approval on said project. Motioned by Councilman Haase; seconded by Mr. Sepich.

Chairman McCall: Roll call please.

Clerk Allen: Roll Call: Litten, Sepich, Haase, Humphrey, McCall

Motion Passes.

With no further business, I move for adjournment; Seconded by Mr. Sepich.

Chairman McCall: Roll call please.

Clerk Allen: Roll Call: Sepich, Haase, Humphrey, Litten, McCall

**Meeting is adjourned at 5:49 p.m.**



Barbara Allen  
Secretary, Planning Commission



Jim McCall  
Chairman, Planning Commission