

Planning Commission Minutes  
August 7, 2023

Chairman McCall: The City of Parma Heights Planning Commission meeting of Monday, August 7, 2023, is called to order at 5:30 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.*

PRESENT: Commissioners Haase, Humphrey, Litten, Sepich, and McCall, with Clerk Allen

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

Chairman McCall began with the approval of the minutes for the Special Planning Commission meeting held July 5, 2023 and the Public Hearing Planning Commission meeting held July 24, 2023. Moved by Mr. Sepich; seconded by Mr. Litten.

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

*Motion passes*

Chairman McCall next point of business is the review of the Motely 7 Brew, LLC. We are basically here to adopt the Planning Commission entry that we talked about, the conditions. Mr. O'Malley, we don't have to break these down, correct?

Assistant Director O'Malley stated no, they've been written, they've been provided to the applicant and this will be the write up that will go to council for the Conditional Use Permit.

Chairman McCall asked if anybody has any questions regards to this item. Seeing none. I move to adopt the Planning Commission entry for Motley 7 Brew, LLC.; Seconded by Mr. Sepich.

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

*Motion carries*

Chairman McCall moved to item 2; consideration of a lot consolidation for the Parma Heights Baptist Church, 8971 W. Ridgewood Drive, approx. 0.6 acres of PPN #474-16-003 to PPN #474-16-004.

Pastor Dan Adams, Parma Heights Baptist Church is here this evening.

Chairman McCall added that with this you are looking to acquire the property that is owned by Elizabeth Homa. Looks like based on the picture it is to the south of the property. Are you just acquiring it to have the extra land?

Pastor Adams responded that Ms. Homa approached them about a year ago due to our interest in this lot, and if we'd like to use the area for our events.

Chairman McCall asked if anyone has any questions? Seeing none. Mr. Surella do you have anything?

Mr. Surella stated that it's been reviewed by the City Engineer, Building Department and we're not seeing any issues here. After your approval, they will have to develop a mylar, have it signed by the Law Director, and Mayor. It seems to be a non-contentious issue.

Chairman McCall asked for a motion. So moved by Councilman Haase; Seconded by Mr. Sepich.

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

*Motion carries*

Chairman McCall moved to item 3 on the agenda; consideration for new construction; Speedy Gas Station and Convenience Store at 12215 Huffman Road, PPN #473-12-019. Sir, please state your name for the record.

Gary Fisher, I'm the Architect on the project with Fisher and Associates. What the proposal is, is to tear down the existing building. There's already a demo permit pulled, because we're anxious to get moving on this, and then construct an entirely new structure on the site.

Chairman McCall asked while looking at the plans it looks like the structure will be sitting more towards the rear of the property.

Gary Fisher added yes, the structure will be more towards the west. There is large apartment complex there. It's going to back up to its parking lot. Then next to us there is a little retail center.

Chairman McCall asked Mr. Surella is the parking sufficient?

Mr. Surella responded yes; the parking is in compliance.

Chairman McCall added that it looks like there will be 4 pumps.

Gary Fisher responded correct.

Chairman McCall asked if everyone is good with the landscape, and is the city good with the overall landscape design?

Mr. Surella responded yes; that has been reviewed by the City Engineer, and myself. The setbacks are correct, the sideline requirements are correct, the parking is correct. Some adjustments were made with Mr. Fisher, but they have complied with everything and we are looking forward to this project on the corner and change the image that is currently there.

Chairman McCall asked if the entrances are going to be changed?

Mr. Fisher stated that they did alter the curb cuts, from 4 to 2.

Mr. Sepich asked if this is where the underground storage tanks were removed before?

Mr. Fisher responded yes; new underground tanks will have to be installed.

Mr. Humphrey asked if that has to go through the EPA?

Mr. Fisher responded that the EPA always has a review of documents, and there's a no further action letter on the property when they cleaned it up and you're putting in new tanks.

Assistant Director O'Malley added that I would invite the commission to inquire if there's been any inquiry with the neighboring property owner for cross access, because I think you've got some spots there that are black top to black top. That might be something the commission would like to encourage if the neighboring property owner and this property owner were to share that access. It's not something that you would compel or require but it should be investigated.

Mr. Fisher stated that he would propose the question, he doesn't know of any reason there would be an objection to that.

Assistant Director O'Malley added that I would ask the commission to propose is the demolition that they are describing that it sounds like they are moving in that direction, but I would recommend that it occur within 60 days. Sounds like it is ready to proceed. I would also like to invite the commission to explore if there will be an extensive number of outdoor sales? Wood, ice, propane, racks and stacks of washer fluid, you name it. Propose a condition to have the sidewalk open and remain useful.

Chairman McCall asked Mr. Fisher if there is any design prepared?

Mr. Fisher stated that they haven't really talked about it, I know at his other locations they do have ice and propane but they don't get into mulch and the other things.

Chairman McCall asked if the city has any type of ordinance to the fact that only certain items they can have?

Mr. Surella stated there are limitations in the ordinance of what they're allowed to do and how much property they can consume with outdoor sales. This developer is the owner of Speedy Gas right down the street and that's never been a problem there.

Chairman McCall added that he's experienced were someone is excited and ready to move forward and then things fall through, I think we would like to impose or encourage construction within a reasonable amount of time as far as demolition goes, what does everybody think? Several commissioners responded that they agree with that.

Mr. Litten asked if they would share the black top, meaning there would not be a curb between...

Mr. Fisher responded that on the drawing you see the planter, and the car. It would have to be in front of where that car is or we'd have to move that space. I can ask the owner. There would be no curb. If I

may, I'm working with him on another in Bedford right now and there is a small plaza next door. No one has intentions in sharing the lot there.

Mr. Sepich asked the loading between the building, parking and gas pumps.

Mr. Fisher stated that that's for the pop and chip delivery guy, they are not there throughout the day. Code shows that we are required to show where that can happen.

Councilman Haase stated that in regards to the landscaping and understanding that this property has been an eyesore for a number of years, are we happy with that landscape plan and how it will revitalize the corner?

Chairman McCall said it looks like in the one corner it looks like quite a bit and you said the architect and our city engineer has looked at the landscape and they're okay with the plants and everything?

Marty Surella responded yes, it's been vetted by him and myself before it even gets to you. It makes sense and complies with our ordinances.

Mr. Fisher added that they've added landscaping behind the building between the parking lot. We've added additional landscaping along Stumph Road.

Chairman McCall stated that he has no further concerns other than what Mr. O'Malley noted earlier; that we should consider the demolition be completed within a certain amount of time; expectation of the outside area; anything else that we should consider? Looks like the building and landscape has been vetted. I think it's going to look so much better. Any other questions. I move for passage of the project at 12215 Huffman Road, Speedy Gas and Convenience Store with these conditions: demolition to proceed or occur within 60 days; setting of the expectation of the ordinance of open and useful area at the facility; and making sure that the sidewalks are clear during the operation of this gas station. Seconded by Mr. Haase.

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

*Motion passes*

Chairman McCall stated with no further actions, I move for adjournment; Seconded by Mr. Humphrey.

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

**Meeting is adjourned at 5:52 p.m.**

  
Barbara Allen  
Secretary, Planning Commission

  
Jim McCall  
Chairman, Planning Commission