

Planning Commission Minutes March 4, 2024

Chairman McCall: The City of Parma Heights Planning Commission meeting and Public Hearing of Monday, March 4, 2024, is called to order at 5:30 p.m. Roll call please.

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

Chairman McCall made a motion to excuse Mr. Humphrey; seconded by Mr. Sepich

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

Motion Carried

Chairman McCall: Please stand for the Pledge of Allegiance.

Pledge of Allegiance is spoken.

OTHERS PRESENT: Assistant Law Director O'Malley, Chief Building Official Marty Surella, and Clerk Allen

Chairman McCall began the meeting with the annual election for the Chair. Mr. Litten nominated Mr. McCall for another year. Mr. Litten continued to say that over the 20+ years I have known you and I can't think of a better person, a better professional, and a person that cares about Parma Heights the way you do. I would like to nominate you for another term; seconded by Mr. Sepich.

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

Chairman McCall thanked everyone for their support. This is a labor of love and I think that anybody that sits on a commission in any city cares about the city itself and just wants to give back a little bit. So, thank you all again.

Chairman McCall asked for a motion to approval of the minutes from December 4th, 2023. Motion from Mr. Sepich; seconded by Mr. Litten.

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

Minutes approved

Chairman McCall moved into the consideration for a lot split and consolidation for PPN# 472-12-006 and PPN# 472-12-010. This is basically a purchase of land from your neighbor, I don't see anyone here, so they must not have an objection on this matter. Mr. Surella is there anything you can tell us about this matter?

Mr. Surella added that the city engineer and I have reviewed this request. By the way everyone was notified of the meeting, both parties were notified. If they're not here, they obviously don't have an issue with it. This is a non-contentious issue, it's an amicable trade between two neighbors. Mr. Martinez needs access to his back yard and they way the house is built, driveway and so forth, he doesn't have it without this arrangement. There is no issue here.

Mr. Martinez stated that it's 8 feet on the side of his house. Years ago, Mr. Talarico purchased them so that he could do a turn around out of his garage. Mr. Talarico passed away a few years ago and Mrs. Talarico said the property is too big for her. She said she would do an easement but I wasn't as comfortable with that incase in the future it's not documented with the property. This seemed to be the best option. It's been approved by

Mr. O'Malley stated that easements should be recorded and part of the chain of title. Some easements aren't properly documented and that can cause a lot of problems. This is clearly recorded and it's easier to see the diagram of the area. Makes this lot much more attractive for years to come. I would recommend approval. The private agreement between the two parties is separate from this approval. Once the plat is approved it will be recorded with the county.

Mr. Surella added that this will come back to us. The Law Director, City Engineer and Mayor needs to sign it and then goes back to the county and it's recorded.

Chairman McCall asked if anyone else has any questions? Seeing none. I move to approve the lot split and consolidation for PPN# 472-12-006 and PPN# 472-12-010; Seconded by Mr. Litten.

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

Motion approved

Chairman McCall stated with nothing further, I move for adjournment; Seconded by Mr. Sepich.

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

Meeting is adjourned at 5:42 p.m. on March 4, 2024.



Barbara Allen
Secretary, Planning Commission



Jim McCall
Chairman, Planning Commission