



## Planning Commission Minutes July 1, 2024

Chairman McCall called the City of Parma Heights Planning Commission meeting of Monday, July 1, 2024, called to order at 5:30 p.m.

**Clerk Allen: Roll Call: Aye: Humphrey, Sepich, McCall.**

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

*Pledge of Allegiance is spoken.*

Chairman McCall asked for a motion to excuse Councilman Haase and Mr. Litten; Motioned by Sepich; seconded by Humphrey

**Clerk Allen: Roll Call: Aye: Sepich, Humphrey, McCall.**

*Members are excused*

Chairman McCall asked for a motion to approval of the minutes from June 3, 2024. Motion from Humphrey; Seconded by Sepich.

**Clerk Allen: Roll Call: Aye: McCall, Humphrey, Sepich.**

*Minutes approved*

Chairman McCall opened the discussion for Consideration of an application for Cleveland Hearing & Speech Center, 6284 Pearl Road to accommodate for the parking requirements from AG & G Company. Chapter 1187: Off Street Parking, Reference Chapter 1187.02; Accessory Parking Facilities Required and Reference Chapter 1187.04; Consideration of the Issuance of Building Permits. I welcome you both to our meeting. We've reviewed the packet, if you don't have anything to add to your application I have a couple of questions for the city officials. I realize we have a building that doesn't include parking could you add to that for us.

Mr. Surella responded yes, the history of the building which was built without any parking and there was an agreement between the owners of the shopping center, which a couple of years ago changed. That agreement fell to the wayside and we got stuck with a building with no parking. Anchor Investments now own the center and we encouraged Ms. Wilson, who is the owner of the building to make an agreement with Anchor Investments so that the building could be marketed. An agreement was reached and is in your packet, the contract between Anchor Investments and

Cleveland Hearing and Judy Wilson. They have leased 30 spaces, it's a 63-month lease. I don't see any contentious issues on the city's part. Nobody is negatively impacted.

Chairman McCall thanked Mr. Surella and asked Assistant Law Director O'Malley about the lease, for 3 consecutive terms of 5 years each at the same terms and conditions.

Assistant Law Director O'Malley responded that yes and should be imposed as a condition of approval. If they are not leasing parking, the approval of the permit should withdraw.

Chairman McCall asked his colleagues if there were any questions regarding the application? Seeing none. I would like to make a motion to approve this subject to having a parking lease agreement in place if the business is operating and that would be based on the current lease agreement and the number of spaces required by city ordinance; seconded by Mr. Sepich.

**Clerk Allen: Roll Call: Aye: Humphrey, Sepich, McCall**

*Motion Carried*

Chairman McCall added that he wishes the applicant the best in Parma Heights, thank you so much for being an owner a building(s), we appreciate you. If there's nothing further, do I have a motion for adjournment; Motioned by Sepich; seconded by Humphrey.

**Clerk Allen: Roll Call: Aye: Sepich, McCall, Humphrey**

**Meeting is adjourned at 5:36 p.m. on July 1, 2024.** After the meeting adjourned Ms. Kate Gagne explained in detail what services will be available at this location.



Barbara Allen  
Secretary, Planning Commission



Jim McCall  
Chairman, Planning Commission