

**THE CITY OF MAYFIELD HEIGHTS
PLANNING COMMISSION
MINUTES**

April 5, 2021

Mayor DiCicco, Chairman called the meeting to order at 7:00 p.m.

ROLL CALL: PRESENT: Councilman Michael Ballistrea, Mayor Anthony DiCicco, Mr. Jack Gallucci, Mrs. Darcy Horvat, Mr. Lyle Satterlee
ABSENT: None

Also present was Tom Jamieson, Director of Building, Monica Ferrante, Secretary.

The Pledge of Allegiance was said.

Mrs. Horvat seconded by Mr. Ballistrea moved to suspend reading the minutes of the March 15, 2021 meeting and approve as written. All in favor. Motion carried.

CORRESPONDENCE: None

OLD BUSINESS:

Report of Director of Building: No report.

Report of Council Representative: Mr. Ballistrea reported that at the last City Council meeting, Council approved the final site plan for McDonald's contingent upon ABR approval and signage variance request. They also approved the preliminary site plan for the Kogan Dental building on Cedar Road contingent on the fire department approvals and Council granted final approval for the Krispy Kreme site plan contingent upon ABR approval.

TABLED ITEMS: None

NEW BUSINESS:

**PC-21-01 Larry Ottino – First Mayland Properties
Mayland Plaza
5834-5926 Mayfield Road
Requests approval of lot split of PP#861-28-045, creating parcels H, I, J, K, L.**

Larry Ottino, First Mayland Properties, was present for the meeting. Mayor DiCicco asked Mr. Ottino if the lot splits can be consolidated later if prospective tenants for the property would warrant different size parcels. Mr. Ottino stated that this is possible. They wanted to start with these lot splits for the contingent leases they have for 2 tenants pending all city approvals. They are only splitting into parcels that front Mayfield Road at this time; the rear of the property is being left wide open.

Mr. Jamieson explained that an approval of the lot splits at this meeting will be contingent upon review and approval from the City Engineer.

Mrs. Horvat asked if the board could also make it contingent upon the master plan submittal. She feels the master plan should have been presented before the lot splits.

Mr. Ballistrea stated that Mr. Ottino did originally present a master plan to the City and then consolidated the lots to make it one parcel. There was further discussion on the parcels and ownership of the property. Mr. Jamieson clarified that First Mayland Properties will not be selling off any of the parcels.

Mr. Ballistrea, seconded by Mr. Satterlee, made a motion to approve the lot split of Permanent Parcel 861-28-045 to create parcels H, I, J, K and L, contingent upon review and approval by the City Engineer.

**ROLL CALL ON MOTION: AYES: Gallucci, Satterlee, Horvat, Ballistrea, DiCicco
NAYES: None
MOTION GRANTED**

**PC-20-10 Fairchild Management Company– John Molchan
 Cube Smart
 1413 Golden Gate Boulevard
 Requests final site plan approval for a new self-storage building.**

Present was John Molchan, Fairchild Management Company. Mr. Molchan addressed the changes that have been made from the preliminary site:

- There is a stop sign at the east driveway with a sign noting that cross traffic does not stop.
- There is a stop sign by the west driveway to stop traffic before entering the common entrance with the Comfort Inn.
- There is a stop sign on the Comfort Inn driveway to stop traffic before entering the common entrance. Mit Patel of the Comfort Inn agreed to install this.
- The transformer pad was added just to the south of the office.
- There was a grading issue that required a slight rerouting of the driveway around the northwest corner of the building. The driveway remains 24 feet wide, the maximum allowed by the code.
- The landscaping plan was added as a separate page.

Mayor DiCicco stated for the record that the reviews from the traffic engineer, police department and fire department were all approved. He asked Mr. Molchan if the project is still planned for 2 phases and if so, how long will it take for full project? Mr. Molchan responded yes to the plan for 2 phases and stated it may possibly take 2 years.

There was brief discussion on fire suppression and hydrant submittals. Mr. Jamieson stated that these submittals will come with construction document reviews through the Building Department.

Mr. Ballistrea asked Mr. Molchan if there is a marked designated area for loading and unloading for cars entering the facility to keep the traffic flowing. Mr. Molchan responded that the entry is 30 feet wide so there is enough room for cars to pull through even if someone is unloading and it is not often that there is more than one car at a time in an area and the cars usually pull off to the side, not stopped in the center.

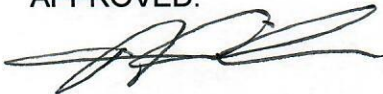
Mrs. Horvat asked if the wall will be repaired. Mr. Molchan stated that it will be repaired; they do not own the property yet to start any repairs. They are waiting for all city approvals before purchasing the property.

Mrs. Horvat, seconded by Mr. Gallucci, made a motion to approve the final site plan for Cube Smart, 1413 Golden Gate Boulevard.

**ROLL CALL ON MOTION: AYES: Satterlee, Horvat, Ballistrea, Gallucci, DiCicco
 NAYES: None
 MOTION GRANTED**

As there was no further discussion or business, Mayor DiCicco adjourned the meeting at 7:20 p.m.

APPROVED:



Mayor Anthony DiCicco
 Chairman

Respectfully submitted,



Monica Ferrante
 Secretary