

Lyndhurst, Ohio
June 30, 2021

The Planning Commission of The City of Lyndhurst met in Special Session on Wednesday, June 30, 2021 at 7:00 p.m. via the permitted Zoom platform.

Members Present: P A Ward, Chair
D. Sirk, B. Herberth,
Councilman LoPresti, J. Marino

Others Present: J. Luskin, Director of Law
R. Schmidlin, Assistant Law Director
J. Maichle, Building Commissioner
C. White, Secretary

5378 Mayfield Road

Continue discussion and review of plans submitted for addition to the building.

Mr. Ben Gingrich, HSB Architects, representing Carter Properties, explained the changes to the previously approved proposal for the addition at Tower Plaza. He stated that bands were created to the front of a portion of the existing building and the proposed addition. Based on the Planning Commission's feedback at previous meetings, he stated the biggest challenge was the front of the building; the line was matched to the existing parking and gained landscaped area in front of the parking lot, which made for better access to the public sidewalk area. He further stated that on the Commodore Road side of the building, it was decided not to extend the parking lot all the way where the existing edge due to the grade, however there is ingress and egress to Commodore Road; a new light pole will also be added along with a new landscape bed. The western portion of the parking lot remains as is. He further stated that the plans show a portion of the building being sunken to accommodate the grading which made the side yard work better.

Ms. Jody McCue, Landscape Architect, gave a detailed explanation on the new and existing plantings on the property.

Mr. Sirk stated that even with the revisions, there are still three (3) items which need variances: No changes to a non-conformity, 1168.06 Schedule of Area, Yard and Height Regulations which states a twenty-thousand square foot maximum, this proposal is much larger than the allowable square footage; the buffer at the front setback is less than the required forty (40) foot buffer as stated in Section 1168.11, and furthermore he feels the owner is moving towards conformity.

Mayor Ward stated that although the proposal is enlarging a non-conforming use, the owner did increase the square footage of the entire property by purchasing adjacent land and consolidating the lots. Mr. Sirk concurred and added that given all the details, this building is moving in the direction of conformity.

In reference to the landscape plan, Mr. Sirk stated that currently there are two existing trees at the entrance on Mayfield Road he would like to see them remain. He then stated that the proposed ornamental trees could impact visibility of the signage when headed westbound on Mayfield Road, he then recommended enhancing the ground cover.

In response to Mr. Sirk's comment on maintaining the two (2) entrance way trees, Ms. McCue stated that due to the grading and the public sidewalk, one will be removed.

Mr. Sirk recommended moving the accessible parking area toward the eastern portion of the property, and a bit further away from the entry queue.

Mr. Urbanek, Civil Engineer, stated that although it does not matter where the accessible parking spaces are located, the important issue is that they exist.

It was moved by Mr. Sirk, seconded by Mr. Herberth that recommendation be made to Council to approve the plans submitted to the city on June 18, 2021, for an addition to 5378 Mayfield Road, based on the unique characteristics of this property.

Roll Call: Yeas: Sirk, Herberth, Ward, LoPresti, Marino
 Nays: None

Motion carried.

It was moved by Councilman LoPresti, seconded by Mr. Sirk that the meeting be adjourned.

The question was put to a voice vote and passed unanimously.

Motion carried, meeting
adjourned at 7:30 p.m.

Chair

Approved: _____

Attest: _____