

1. Planning Commission Minutes (PDF)

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**City of Parma
Planning Commission Minutes
March 26, 2024
6:00 p.m.
Open Meeting**

- 1.) **Call to Order**
- 2.) **Roll Call**
- 3.) **Pledge of Allegiance**
- 4.) **Approval of Minutes from 02/26/25**
- 5.) **Oath of Testimony**

Mayor: I would like to call the to order the City of Parma Planning Commission meeting for March 26, 2025. Madam Secretary, please call the roll:

Kathy McLaughlin:

- Andy Schofield - Here
- Tony Vannello – Present
- Mayor - Present

Mayor: If everyone could if they can stand for the Pledge of Allegiance.

Everybody: *"I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands one nation under God indivisible with liberty and justice for all."*

Mayor: Commission members in your packet you should have received minutes from the February 26, 2025, meeting. If there are no objections the minutes will deemed approved. Hearing no objections the minutes are approved. Anybody in the audience who plans to speak before the Planning Commission needs to be sworn in by our distinguished Asst. Law Director Milos.

Milos: Please rise. Whoever is going to be testifying raise your hand. Do you swear to tell the truth the whole truth and nothing but the truth. Thank you.

Mayor: Thank you. Madam Secretary first item on the roll.

Kathy McLaughlin:

First item on the agenda is P.C. 25-08 The Islamic Center of Cleveland, Khaled AINazer, President. 6055 W. 130th Street, Parma, Ohio 44130. Proposed Pavillion. Zoned: Research Manufacturing. Ward One. Permanent Parcel No. 441-37-001. Requesting Final Approval.

Mayor: Is anybody here on that. If you could come up to the podium. There is a Planning Meeting minutes, notes that if you could sign next to your item agenda and as you do that I will ask you, have you have had opportunity to see the Engineer's Comments.

Applicant: See what?

Mayor: See the Engineer's Comments.

Applicant: I did not personally see them myself.

Mayor: Melissa, do you know if we sent? Are you the architect on the project.

Applicant: He is on the phone, and we have one here.

Architect: I am here in person.

Mayor: Planning Commission will stand at ease. Could you explain.

Milos: Whoever testifies before this Board has to appear in person. We cannot take testimony over the phone.

Applicant: Okay, we're both here.

Mayor: Okay. So, Melissa do you have any comments for the Planning Commission members before we hear from the Applicant.

Melissa: So, the architect was simply here to clarify on the phone. He was just simply here to clarify anything that they couldn't answer.

Mayor: Okay.

Applicant: He can or can't clarify?

Milos: He can communicate it to you and then you can relay it to us.

Applicant: Okay, perfect, perfect. That works.

Mayor: So, Melissa before we hear from the Applicant is there anything you want to point out on the Engineer's Comments relative to this application item?

Melissa Morrow: Certainly.

Mayor: Thank you.

Melissa Morrow: So, just a quick synopsis of this project. The mosque is looking to construct a large pavilion for their community for outdoor events with a future construction some sporting fields and addition to house their sporting equipment. They did go before the Board of Zoning Appeals for a small deviation from the setback. Which was granted a Recommendation to Council for Approval. It's a nice project to provide an amenity for their community.

Mayor: Excellent. Thank you for that summary. We have met before.

Applicant: We have Mr. DeGeeter. How are you? It's been awhile.

Mayor: I'm good. It's been awhile. Refresh my memory. What's your name?

Applicant: Hasan, Hasan Salay.

Mayor: Good to see you.

Applicant: The Treasurer at the Islamic Center.

Mayor: That's right.

Applicant: Yeah.

Mayor: I knew you were in Leadership over there. Do you want to give a brief overview on your project to us.

Applicant: Yeah, so you know it's ever-expanding community. You have been to our mosque multiple times. We are busting at the seams and we need some outdoor space and we are looking to construct a pavilion 40x80' is what we are looking to do. So, we can entertain people outside, do lectures outside and I'm not sure if anybody here know that we also have multiple public facility. I guess what you would call, we have a free clinic onsite. We have monthly food pantry so we could use the pavilion to expand the services for the community as well beyond our local Muslim community. So, we are looking to construct this pavilion. It's pretty simple with like a sand volleyball court next door and then whatever grass is remaining like a small soccer field. It's not much space.

Mayor: Thank you. The drawings look really nice. I appreciate the investment and appreciate all the other wrap services.

Applicant: Yeah, his in Morocco right now but.

Mayor: Nice.

Applicant: Mr. Hakki is a great guy when it comes to drawings.

Mayor: Alright.

Applicant: So pretty straight forward at the end of the day.

Mayor: Any questions from Planning Commission members?

Andy Schofield: Mr. Chairman.

Mayor: Mr. Schofield.

Andy Schofield: Yes, sir. I had question when you said you didn't see the Engineer's notes but I was going to ask for number five about the dumpster. We usually ask brick or block structure with a vinyl type gate. So that it is easy maintenance, and you don't have to paint it. You know, stuff like that.

Applicant: Yeah, that's not a problem. Which dumpster are we speaking about.

Andy Schofield: Uhm.

Applicant: Because we have a couple onsite.

Mayor: I will have Melissa speak to the specifics which dumpster to refer to.

Applicant: Okay.

Melissa: I apologize when I looked at the area, I did not see a location for dumpster. Where is your current dumpster.

Applicant: So, there is a dumpster, there is a shed on the side of the actual mosque next to the gym. There is a dumpster there next to it and then the school the building in the back. Plaza Drive they have a smaller dumpster in front of like behind their building.

Melissa: Mr. Chairman. To the applicant are these dumpster enclosures what are they enclosed with. Is it fencing....

Applicant: Neither one is enclosed at the moment.

Melissa: Okay, so then they will need to have an enclosure around it.

Applicant: That's fine. I can take care of it. It's actually going to be better for us because we get people dumping their stuff all the time. So, that is not an issue.

Mayor: Thank you. Whenever someone comes before Planning, we kind of put that on there to get them comply.

Applicant: For sure, no worries. I'll make sure that it is taken care of.

Mayor: Thank you, sir. Any other questions from Planning Commission members?

Service Director: Mr. Chairman.

Mayor: Service Director.

Service Director: To the applicant. I had a question is there an existing fence on the south property line adjacent to where the sand volleyball courts are going to go.

Applicant: There is not a fence. It is partially fenced in front of the lot. A community member just bought. Are we talking about like the Huntington old Huntington Operations Center.

Service Director: Correct.

Applicant: Yeah, so it's I don't believe there's a fence between us and them. It's just like woods on their property line. Where are properties abut to each other. I don't know what their plans are like I said they just purchased the property there before you guys as well with other items, but I don't believe there is a fence all the way back.

Service Director: That's future development.

Applicant: What is it?

Service Director: Sand volleyball is future development or is part of the

Applicant: The pavilion is going to be spot on like right now. The sand would probably come right after that. We would probably want to do them in tandem.

Service Director: I was close to the south property line adjacent property line and obviously with sporting event it might be when you move forward in that direction for that sports complex the outdoor amenities to maybe include a fence.

Applicant: We probably would yeah, once we get to that stage 100%, we will have a fence there regardless.

Service Director: Thank you.

Applicant: Whether you guys require it or not. It will be there.

Mayor: Appreciate it.

Applicant: Like for the balls. We don't want the balls to go that way and all that good stuff, yeah.

Mayor: Yah, they will be chasing them down.

Applicant: Yah.

Mayor: Anybody from the public on this action item. Hearing none. I will entertain a motion.

Service Director: I'll make a motion to approve based on the Engineer's comments along with the fence discussion we just had.

Mayor: I got a motion. Do I have a second.

Andy Schofield: Second.

Mayor: I got a motion and a second. Any further discussion on the motion and second. Hearing none. Madam Secretary call the roll:

Kathy McLaughlin:

- Andy Schofield – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations. You have received approval.

Applicant: Thank you. We appreciate it and we look forward to seeing you soon. I'm going to take this if you don't mind. Cool?

Mayor: Yes, absolutely.

Applicant: We'll see you guys then.

Mayor: Sounds good. Next item Madam Secretary.

Kathy McLaughlin: Next item on the agenda is P.C. 25-10 LaFamiglia Properties Parma LLCs c/o Fred LoSchiavo, 5722 Chevrolet Blvd., Parma, Ohio 44130. New Addition. Zoned: Retail Business. Ward One. Permanent Parcel No. 441-25-006. Requesting Final Approval.

Mayor: Thank you. First of all, the before we get started and before I ask about the Engineer's Comments. The drawings on her look fantastic. Very impressive.

Applicant: Thank you.

Mayor: Absolutely. With that have you guys had an opportunity to see the Engineer's Comments.

Applicants: Yes, we have.

Mayor: Do you have any questions on those comments.

Applicant: No questions we are in agreement with what's there and will follow through with those. I suppose a couple of them there was a comment about dumpster enclosures and putting a concrete apron in front. Yes, we agree with that, and we will do that. There was also a comment about a concept site abbreviated SWP civil drawings and landscape drawings. We have those underway and we would submit those separately but everything on the list we are in complete agreement with.

Mayor: Excellent. Before I hear from you Melissa any further comments on your Engineer Comments.

Melissa Morrow: No, just that I agree with your sediment that it is a wonderful investment into the building.

Mayor: Perfect, excellent. Go ahead and present.

Applicant/Architect: Thank you. My name is Andy Gray with Mann Parsons Gray Architects, but I am going to have Fred the owner here do a brief introduction.

Owner: My name is Fred LoSchiavo and I am with Loschiavo Restaurant Group and being that this was our first Antonio's we are really excited with the project that we are doing, and all the support you guys have given us to this point. So, thank you.

Mayor: Appreciate it, Appreciate the investment, Fred.

Applicant/Owner: Thank you.

Mayor: Yep.

Applicant/Architect: I'll be somewhat brief. I am here for any questions of course but this is kind of a little bit of a rare one to present architecturally because I've worked with Fred and their group on multiple other projects and they are honestly a great client in terms of they see the value of design and they carry that through the project into reality. So, in our previous projects the renderings are spitting images of the final product, and he took the extra measure of hiring Richardson Design. They're a great design firm to really drive the concept design and interior layout. So, you can tell there a lot of investment in terms of there of how this will look, and it is really a hint of homage back to the history of Antonio's as you can tell by the character and design of it. Briefly, this is roughly a 2000 square foot existing restaurant. We are adding roughly 1200 square feet and this necessary to make it a true dine-in facility. The existing restaurant has a bar on the inside and some tables surrounding that, but we had to address some issue with the kitchen and make that more efficient and increase that. So, in turn that pushed out the whole building and really why we obviously got our variance approval or recommendation for approval for the front setback but what this did was allowed us to have a true dining room that can really meet the demand of the future and transform that to more of a true dine-in

and take-out facility then kind of it's a little bit more take-out at this point. But that's at kind of a high level. All the materials are of high-quality materials of high-quality materials. You don't have anything like siding or vinyl or Eifes or anything like that. It's a brick fiber cement and metal panel in general but we are here for any questions that you have and would be glad to answer them.

Mayor: Appreciate it. Again, we are impressed with the drawings. Any questions from Planning Commission Members.

Andy Schofield: Mr. Chairman.

Mayor: Mr. Schofield.

Andy Schofield: I just wanted to say just looking at the renderings and the drawings and I believe Melissa sent a short video that was, it was really nice and because we miss Antonio's at Shoppes of Parma. So, this will be great and sorry about your mom too. So, look forward to this. Thank you.

Applicant/Architect: I agree with that sediment because I grew up going to that Antonio's.

Everybody: Hahaha.

Andy Schofield: I told him that was my brother's second job. He worked there a couple of years, graduated and went to the service so, thank you.

Mayor: I think a lot of people have traveled through employment with LoSchiavo's family for many, many decades.

Applicant/Owner: Oh yea. My mom was tough. I'll tell ya.

Mayor: Absolutely. Any other questions from Planning Commission members. I'll make motion to grant final approval subject to all the Engineer's Comments and the subsequent landscaping plans and other additional requirements set forth the Applicant. Do I have second?

Andy Schofield: Second.

Mayor: I got a motion and a second. Any discussion from the public?

Public: Is this new dining area going to include any outdoor dining space.

Applicant/Owner: We talked about it but at this time no point no not at this time.

Mayor: So, just a reminder if you have to be sworn-in to be able to testify.

Public: When you said Public, I thought it (inaudible).

Mayor: True but we're good here. We are lenient. Good question, though. Okay, any other further discussion. Hearing none. Madam Secretary call the roll:

Kathy McLaughlin:

- Andy Schofield – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations. You have received final approval.

Applicant/Architect: Thank you everybody.

Applicant/Owner: Thank you very much.

Mayor: Fred could you step up to the podium for a second. Thank you. Madam Secretary next item please.

Kathy McLaughlin: Next item on the agenda is P.C. 25-11; Padua Franciscan High School, David Stec, President. 6740 State Road, Parma, Ohio 44134. New Athletic Center Addition. Zoned: Single-Family "AA". Ward Five. Permanent Parcel No. 450-14-057. Requesting Final Approval. Mr. Chairman I have an email from Council excusing, do you want me to read it.

Mayor: If you could read it, read it for the Director, please.

Kathy McLaughlin: Unfortunately, due to a family commitment, I will be unable to attend this evening's Planning Commission Meeting. However, please be advised that I met with David Stec, President and I fully support the proposed New Athletic Center addition and the full renovation of their current gym into a Performing Arts Center. Your favorable consideration is greatly appreciated.

Mayor: Thank you for that. Welcome to Planning President Stec. Go Bruins.

Applicant: Go Bruins. Thank you, Mayor.

Mayor: Would you like to make some introductory comments.

Applicant/David Stec, President: Yes, so my name is David Stec I am the President of Padua Franciscan Parma born and raised right here on Ridgewood Drive. St. Charles and Padua Bruin class of 1986. This is my 29th year at Padua Franciscan High School. Fifteen (15) years as the principal and now Four (4) years as the President. I am very very excited about the projects that I am give an overview too. This is the first time Padua has built a freestanding building since 1961 when it was open, and I think it continues to grow our relationship here. Not only for the people of Parma but also for us as a school.

The program is called Achieving Excellence Capital Campaign in 2023 we conducted a feasibility study and recognized that there were two growth projects that would take Padua to the next level. That was 29,000 square foot new Athletic Center including 1300 seat gymnasium, a grand concourse, locker rooms, expand laboratory facilities, concession stands, and athletic offices and trainer rooms. As a second phase of that, our current gym would be turned into and renovated into a performing arts center including a new band room and vocal classroom. 300-seat auditorium for concerts and theatrical performances and this campaign will renew the front of the campus with the new traffic flow. As well as full landscaping design and consultation with Kurtz Bros. And Petitti's to continue the further the beautification and the environmental response to our school. We have engaged Independence Construction as our construction management team and our lead Architect is Jeff Foster from Payto Architects who I will turn it over to at this time.

Mayor: Thank you for that overview, Mr. President.

Applicant/David Stec, President: Pardon me.

Mayor: I said thank you for that overview.

Applicant/David Stec, President: You're welcome.

Mayor: Welcome to Planning. Have you had an opportunity, like I have asked the past applicant's opportunity to review the Engineer's Comments.

Applicant/Architect, Jeff Foster: We have indeed.

Mayor: And do you have any questions?

Applicant/Architect, Jeff Foster: No, we will comply with all of them and there is some information I know we will provide with final construction documents but no they are all very clear and straight forward.

Mayor: The floor is yours. Briefly present to Planning Commission.

Applicant/Architect, Jeff Foster: Great, thanks. President Stec had kind of given you the overview two component project. This is the largest project that Padua has undertaken and as he mentioned the two of their best programs are athletics and their music programs and have been sort of holding each other back over the years. So, this project what it does is, I got some plans, but I know your submission in front of you. What this does is builds that athletic center between current stadium and the existing school building. Not only does that give them that new gym space that back feeds the existing gym to become a performing arts center. It actually creates a whole new entrance to the stadium. So, we are calling it the concourse. So, there will be the large atrium type space that will have concessions, have restrooms in it. So, not only will it serve the gym space which gets used through all three seasons, but it will also serve that football season competitively as well. Programmatically, it's got locker rooms, it's got training areas, it has athletic offices. From a functional standpoint, we are creating a turn cul-de-sac

but has a turnaround up near the front entrance. So, it builds off some of Padua's recent improvements in terms newly entrance that recently put on and from traffic flow circulation I know I have had some discussions with Melissa about this. We have some interim plans because I know this is going to be a pinch point for parents dropping off kids coming in. We got some interim plans to control traffic and make sure we can maintain that chaos as much as we can but in the long term that turnaround drop-off will create a much more unified traffic flow for folks coming in and out of the school and also coming and going from sporting events. We've had some conversations with the Fire Department about fire access and I know that there are some comments that have come back which we will address as well, so. I will open it up to any questions from anyone on the panel.

Mayor: Thank you, nicely done. Just also, as you know goes to the Northeast Ohio Regional Sewer District we will need to know further, what do they call the letter.

Service Director: No objection.

Mayor: Thank you, no objection. Everybody is different on that and then obviously share in the logistic plan during school. Disclose the record I got a senior there. Melissa got two there right now so, we are going to take care of our young Bruins and then Fire Chief do you want to come up and make any comments because I know you're working with them on making sure the ladder radius trucks there. Everybody is making sure our "t's" are crossed and our "i's" are dotted as well.

Chief Mike Lasky: Thank you, Mayor. Yes, Melissa and I reviewed this plan probably about six or seven times. We went up there visited. Yesterday we went over all over the drawings and we made some recommendations which they have taken to about the hydrant. Where we would like to see located actually putting in another hydrant down and they were very receptive to it and we're for it as well. It looks like a great plan.

Mayor: Sounds good, appreciate that. Also, let us know if you need help for our Police Department on security as you implement those plans going into the next school year as well, President Stec. Any other questions from Planning Commission members, Mr. Schofield.

Andy Schofield: Mr. Chairman, thank you. This is an exciting project. I went to Parma High, but I have a lot of cousins from 1981 and 1990 that went to Padua. If you would, please consider Union Skilled Trades. Make sure it is ADA Compliant, on time and on budget, all that. We have a lot of Skilled Trade Unions in the City County. So, thank you and I look forward to this to. Thank you.

Mayor: Thank you. Any other comments from Planning Commission members.

Service Director: I just want to piggy-back off of that. It's a great project great investment for the City.

Mayor: Thank you. Beautiful plans excited for it. It's got a name Lasky Athletic Center.

Everybody: Hahaha.

Applicant/Architect Jeff Foster: We're taking donations at any time.

Mayor: Sure, you will. Anybody from the public. Okay, hearing none. I will make motion to grant approval subject to the Engineering Comments which incorporate the logistic plan, the maneuverability plan, and the additional compliance with the Soil and Water and NEORS as well. Do I have a second.

Andy Schofield: Second.

Mayor: I got a motion and a second. Any further discussion any further discussion on the motion and second. Hearing none. Madam Secretary call the roll please.

Kathy McLaughlin:

- Andy Schofield – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations.

Applicants: Thank you very much.

Mayor: Look forward to seeing the ground turned. Next item.

Kathy McLaughlin: Next item on the agenda is P.C. 25-09; Hanna Development Group, LLC, Mark Holz. Parma City Schools, Board of Education. 11100 and 11120 Snow Road, Parma, Ohio 44130. Single-Family Cluster Townhomes. Zoned: Single-Family "A" for Rezone to Single-Family Cluster. Ward One. Permanent Parcel No. 442-44-003 and 442-44-001. Preliminary Approval.

Mayor: Welcome to Planning as you sign in I will ask you like the previous applicants. Have you had an opportunity to review the Engineer's Comments.

Applicants: We have.

Mayor: Do you have any questions on those.

Applicants: Nope.

Mayor: Melissa, do you have anything additional on your comments for Planning Commission.

Melissa Morrow: Just that I spoke with the Ward Council Monica Wilson about an hour ago and she was unfortunately unable to make it.

Mayor: Okay, thank you. Floor is yours.

Applicants: Awesome. You all have the site plan in your packets, correct? Okay, perfect. So,

Mayor: Really quick because it looks like we have some residents here so, if we could turn that so they can see it, and anybody wants to come up. Like we're at church. You don't need to be in the back rows and take a look.

Applicants: Here is our site plan. What we are proposing is 75-unit fee simple for sale attached townhome community.

Melissa Morrow: Can you use the microphone.

Applicant: Oh, sorry.

Mayor: Thank you.

Applicant: A 75-unit fee simple for sale attached townhome community and we are proposing developing this under the single-family cluster zoning. As you can see here, there are 3- and 4-unit buildings throughout the development. We are not tied to a specific builder at this time, but we anticipate these units being 1780-1900 square feet. We anticipate offering two different product types inclusive of a first-floor primary suite and traditional primary suite on the second floor both products would be a two-story product. The goal would be to have these townhomes start in the low \$300,000.00 and likely sell in the mid \$300,000.00. The northwest corner of the site you can see will be installing a substantial retention pond to help with stormwater management. We would like to install public roads, and we will be putting a homeowner's association in place to manage the community. You can see that we have connectivity from the roadways and from sidewalks from Brainard and Windham out to Snow Road. In addition, we have guest parking located throughout the development and lastly, we've exceeded the open space requirement. We have 30% open space here and we plan to use the majority of that as project boundary buffering. You can see from the existing development. I will say there are two variance requests here. One is for the Planning Commission tonight as it relates to a rear yard setback variance for the townhomes being proposed on the north side of Brainard Drive and we were made aware earlier in the week that there is another variance request that needs to go before the BZA. We have submitted an application this week to the BZA and plan to be on that agenda for April 15th and we are here to answer any questions, you may have.

Mayor: Thank you. As to the stormwater management we had a similar townhomes project on the south side of town. We asked that applicant if they would go above and beyond what is required on managing the stormwater, managing other neighbor's properties. So, we ask that you do and consider the same as well.

Applicant: Sure, and I think I mentioned this when I was before Planning Commission last month, but we also met with the neighbor to the northwest of the subject site. Who has stormwater retention pond on his property. We have reached out to their Engineer. We are looking to study the whole site to help alleviate any concerns current or future for the greater area. So, we are working collaboratively with the neighbor as well.

Mayor: Appreciate it. Any questions from Planning Commission members? I'm going to do this if any resident would like to talk. We will give you opportunity to get sworn in. You can come up to ask questions, so. A show of hands if someone got questions. Okay, so if the Assistant Law Director would swear these residents so they can be heard as well.

Milos: Anyone that is going to be speaking before this Board, please stand up.

Public: Can I speak.

Milos: Absolutely.

Public: Do I have to be sworn in.

Mayor: Yes.

Milos: Yes. That's what were going to do right now.

Mayor: That is what we are doing right now, ma'am.

Milos: Okay, hands up. Do you swear to tell the truth the whole truth and nothing but the truth.

Public: I do.

Milos: Thank you.

Public: Inaudible.

Mayor: If you could, I need, we have to create a record here. So, we need to have you speak in the microphone so we can hear on that so and if you would be willing to state your name and address for the record as well.

Public: Mary Ellen Koskey. I am resident of the last house on Brainard and because the buffer zone is going directly affect my property. I wonder if there is going to be contact with Landscaper and how much I will be involved with that Landscaper because I do have planting that would have to be removed before they are destroyed.

Mayor: If we can hear from the applicant.

Applicant: I think we met at the, we talked about it. We held a....

Mayor: Neighborhood meeting.

Applicant: Townhall/neighborhood meeting, yeah. No, we will work with you on that. I mean anything obviously that is on the property of the Hanna school site we are going to work with landscaper and the

arborist trees and meeting all codes there but if there is something that you have that is encroaching on that we will work with you. We are not looking to damage anything. It might be replanting, it might be removing and replacing but we will look at that on a case-by-case basis.

Public: Hmhm.

Mayor: Can you give the resident your contact information.

Applicant: Yep, she has it and I will give it to her again right now.

Mayor: That would great.

Public: Thank you.

Mayor: Thank you. Next please.

Public: Hello, my name is Heather Casola. I own 11003 Windham. So, I am right next to the Church, but I am the last house on the left, last driveway on Windham. My big concern at this point is I do have a ring camera. I will show anybody that street everybody wants to cut through to avoid Queens Hwy. light and Hauserman and Snow light, okay. They don't read does not go through. They fly down the street and end up in my driveway. This is all day, all night this is what we deal with. My big concern as I said to you earlier is this going all the way straight through and that is a long distance now going through straight through. If there are no stops, if are no speeds bumps. We are going to have a lot of speeding. I'm being honest, we are going to have a lot of speeding on our street and when I say that I mean, we are getting, I love Holy Name I have not problem with that. My son is coach at Padua. So I am definitely into the private schools, okay. My problem is those kids are coming down. The other thing is if they don't get parking permits, they park on our street. So, that's kind of like a constant thing, right. I think it's going to be a problem. I am being honest. Someway to stop the flow of traffic. If you could pull reports to see how often we ask for Police on street for speeders. For the people running the stop at the corner. That would be fantastic because I think all you are doing is creating a sub-snow.

Mayor: Thank you.

Public: Okay.

Mayor: So, if you want to address that.

Applicant: I would just say that it's not the first time we dealt with issues like this. We are more than happy to work with the Police Department on signage, speed bumps, whatever the City wants but cars are going to drive where they going to drive if there are roads to be driven on, but we will work with the City and the Police Department to manage traffic as best we can.

Mayor: Melissa, if we could make a referral to the Safety Director Bob Coury. As well as Police Department to look out and make sure there are stop signs where this resident is right there going into

the development any traffic control devices that we could put up to slow the traffic coming into your development.

Applicant: Yah, no problem. We can put stop signs up.

Mayor: Appreciate it, next. Yep, go ahead. Welcome, ma'am.

Public: I am Debbie Kieffer. I live on Windham the last house on the street. I live there I've owned that house since the 90's, I bought that house so I can retire in it because I like the park and the school and now, they are both gone. I don't have a problem with it however that's why I bought my home so I wouldn't have all the heavy traffic. So, that's the first thing I wanted to complain about. I got residence, my kids all went to Parma Public Schools. I know you because I been PTA and Council PTA forever. The only thing I also have I have two trees on that have moved over into my property that Hanna Elementary and the City have owned. I been complaining to them for three years they finally took one tree down. I have two other trees that are theirs. I wish they would, I wish you would consider taking those trees down. They are ugly old pine trees.

Mayor: If I can, are they on the Hanna School property on this development site, you're telling me.

Public: They are.

Mayor: So, the schools took them down then.

Public: They took one down.

Mayor: Okay.

Public: I talked to Kurt forever and Chuck and they finally agree to take one down. The other two are getting bad. He said well they're not dead yet. So, I need those, I would like those taken down. I recently knee surgery. When I go out and cut my grass, I am 67 years old. When I go out and cut my grass the roots are so big that I have to watch how I cut the grass because if I fall on my knee replacement. I'm starting all over again. Now the roots are getting so long they are almost to my garage. It's going to give me fractures in my garage too and so my garage won't be stable when the roots hit it. I would like to have them take them out because I am very scared of it and I'm not keen on the traffic going through. We already have enough I don't like it.

Mayor: Right.

Public: I don't know if there is anything I can do about it but makes me very unhappy. I bought that house in the 90s to retire. Now, I am old enough to retire, I won't have the quietness. When you guys start construction, I'm an old lady I got up at 5:00 o'clock every morning to go to work for years. I don't want to hear heavy mess and noise in the morning to be woken up either. Now I sleep to 8:30 I don't know what time you guys want to do this. I deserve this. I'm old. I've been doing this forever getting up at 5:00 a.m. I want to be able to rest and not hear all the construction.

Mayor: Ma'am so there are City Ordinances on when work will begin, and we will make sure they are enforced. Can I have you address about the tree though and we will remove those trees.

Public: Two trees.

Mayor: Two trees, the two trees, sir.

Applicant: Before I address the trees. You know you keep saying you're an old lady but your 67 that's not so old.

Public: Well, thank you. My kids tell me I'm old.

Applicant: And you look great. So, I haven't seen the trees.

Mayor: Can you give your contact to.

Applicant: I will get her our contact but if they are really next to your house, they are probably going to come down anyways because that is where the road is going to go, and we would hire a professional tree removal company.

Public: They are in my backyard. Two of them they took one down.

Applicant: They are in the backyard.

Public: Yes, they are in the back.

Applicant: If they are on Hanna's property then they will most likely come down. If they are on your property, we will see what we can do.

Mayor: If we can have one at a time. I can't have we have to follow Roberts Rules, so.

Applicant: I said if they are on Hanna's property then they will most likely come down. If they are on her property, we will see what we can do.

Mayor: So, if we can take a look, reach out, perfect.

Applicant: I already gave her my contact information.

Public: I appreciate it.

Mayor: Thank you, ma'am. Absolutely. Next please.

Public: Hello, I'm Bob Gala. I live on Brainard Drive and oppose these streets being opened up. We moved there as dead-end street both of them Windham and Brainard. I think now we are just going to

have cut through and it's going to be hell on wheels with these people. Cutting through going down to Hauserman coming down Hauserman cutting all the way down either Brainard or Windham. I oppose opening up these streets. Is there any way we can stop those streets from being open.

Mayor: Sir, I'll answer that under the design on this because those will be considered City streets which will be under the Service Director. What I can tell you is I sure the folks who buy it are not going to want speeders as well as the neighborhood folks that come here.

Public: Well, nobody wants speeders what I'm saying.

Mayor: Yah, but I can let me.

Public: Mayor is that they're going to be using that as a cut through coming off Snow going into their houses and then flying down.

Mayor: If they are speeders we will continue with special attention. You can work with our Police Department.

Public: So, what you are saying is there is no way you can stop them being open.

Mayor: On a street as designed. This is what we are considering tonight.

Public: Well, let's deny it. Let's stop these streets from opening that is my view.

Mayor: Thank you for your time. Appreciate, thank you sir.

Public: Susan Skovera. I am at 10915 Windham. I live by Debbie and Heather near the end of street. I too have lived in Parma at my house for over twenty-five years and bought this property because of the field, because of the park being there and now it's going to be gone. I completely oppose this. I can remember when that property near Brainard was like swamp land, like Walmart and Sam's Club. You have flooding down there. There is going to be water problem here. You have the sewers on Snow Road by the end of that property backing up onto the road and I have reported that for years to City. Your sewers are backing up on the road. There is obviously a problem here. There is a problem around us. We have had a lot of flooding all the way down to Fairlawn. We do have, it doesn't matter if you put a police attention. You can call and report people don't stop at the sign coming from Snow Road down Queens Hwy. I've almost been run over three times crossing the street because people don't for the stop signs. It doesn't matter if you get request the police detail. I don't know if you want to go back and look. See how many people they actually ticket. People run those stop signs around there as it is left and right and I agree with them that people do come down and turn around in their driveways all the time. We have had the police chase people down our street before Heather even lived there and the police chase would go over the curb through field into the lot and the police would abandon the car and chase after them. It's going to be a problem with the cut-through. It is going to be problem with the people who are trying the high school kids. Who are going to start parking on the street and just having that many house and having less space and I agree with Debbie may need trees cut down but if you cut

down all the trees in that whole area. You are going to have a problem because I know they talked about cutting down the trees. You have to start thinking about why we are having grants to repopulate the trees that are being cut down. When we are going cut down even more and develop more and have less space for the water to go anywhere. It is an issue in this area and I for one don't want to see a bunch of houses. I don't like the fact that it is going to be cluster homes. If you're going to put something in there I would rather see ranch houses just like what we have. Continue what's going on if you have to do it but I am completely against this entire project. I have been for years. I've questioned it. I use to work for the school district and again I have gone on record multiple times saying for years I have asked questions and I've been lied to, to my face over and over again from the school district, from the city. I had to beg to say what is going on to be informed of these meetings. Finally, got a letter after the fact. Didn't get a letter for the other meeting that is coming up. That I had find out from my neighbors. Didn't find out about the last meeting until they called me and said where are ya. So, I am frustrated with this entire situation but again you buy a property because you want it to be what it is. What you're expecting and now the whole thing is going to change. I can't guarantee that I would stay there and I know that no of you are going to care but put yourself in my shoes. Do you really think after living somewhere so long and investing so much into your home that you just want to say I'm moving now this is coming along and changing everything. It's made me very depressed. I love the amount of natural sunlight that was another reason why. I have a ton of sunlight coming through into my house from the yard from the space being an open field. All these houses go in I'm just from one day having a truck parked in the driveway, it was like the window the curtains were pulled. It's dark in the house and that alone would make me unhappy. Just seeing houses everywhere but the big thing I'm thinking. There is going to be a water issue. You've got to think about like I said that corner use to be like swamp.

Mayor: Ma'am we've...appreciate that's why we have asked for retention basin be bigger and we've done twenty-five years on the drawing board with the Chevy basin when it and working with sewer district. We got two other basins that just started construction on PV and York and our in Veterans Park just up the road. So, we are very cognisant of flooding. I've always said I lakes just not in peoples basements. So, that is why we've asked the adjoining property owner as when Hanna School was there and subsequently had issues going there. We've worked with them so we will keep trying to address that flooding and we will continue to do that and that's why this project like any other one would have to be sent out to Northeast Ohio Regional Sewer District for a reviews on plans.

Public: Knock on wood I have never ever had any water back up in my basement or any issue like that but that would be terrifying if something whatever they do. If something did change and then you have a problem.

Mayor: I can tell you that is one of the things we work every day here at on that stormwater management. I've been in meeting here. It's been a while, I will knock on wood with you where this chambers full of residents on it but we are systematically addressing that with those basins where the storm water can be managed and that's just not a Parma thing that's the whole Northeast Ohio Regional footprint. So, I share your concerns on the flooding.

Public: It's definitely going to be, it's definitely going to be a cut-through though both streets will be.

Mayor: And we will also address the parking I know by the other schools and high schools. Like Normandy behind there on certain streets. There are restrictions from students planning so, if you could also incorporate that to the Safety Director as well with those plans on these adjoining streets that there is not student parking.

Public: Thank you.

Mayor: Thank you.

Applicant: I just want to follow up on a couple things. One, is yeah we are going to probably cut down a couple trees that are in the path of the road but we are going to plant a substantial amount of trees per the City's code. Two, I completely, I've been doing this for twenty years and I can completely understand the concern about storm water but people, what I tell people all the time and they don't believe it until they see it. Is that right now it's a field, the water is going wherever it wants. We are going to collect all that water. We are going to put into a basin. We are going to do all the storm calix to minimum of twenty-five-year storm and then we are going to discharge the water so that it's not running everywhere. So, when and if they have flooding now we most of the time we are alleviating that because we are collecting the water and not letting it run everywhere it can go and the last comment is we have talked about this that night. When we sent the letter out for the community meeting that we did, we go off the tax map department and if people are getting their tax bills sent to mortgage company that is where the letters were going. We don't have a way of communicating with them other than that. Did I miss anything else.

Mayor: Okay, I have two points I want to bring on it. So, we have a notice requirement under our code that Melissa if you could explain what the zone radius is for that as well. That we complied with tonight, go ahead.

Melissa Morrow: So, it's Planning Commission. It's abutting properties. So, your property has to physically touch the property that is being developed and then.

Mayor: And those folks got a letter that was mailed out when?

Kathy McLaughlin: On the 14th.

Melissa Morrow: On the 14th of March.

Mayor: Thank you.

Melissa Morrow: And then for variances, the variance the radius is larger depending on whether or not you're asking for an area variance or a use variance.

Mayor: Thank you and then also with the landscaping plan we will have Katherine Holmok who could not be here tonight. She is a landscape architect so, she is pretty aggressive.

Applicant: We are working on a plan right now. We will have something to submit shortly.

Mayor: So, we would like to see that, gotcha, okay. Any other comments? You got to come to the microphone ma'am. I can't have you scream. Thank you.

Public: I just want to respond to you about that too because.

Mayor: You got address here, you can't.

Public: For me not getting the information. I spoke to the County about that. My house was paid for since 2004. My tax bill comes to me and the County said there no way. You are using inaccurate information if whatever their doing is trying to say they were sending my notification to Third Federal because my house has been paid for since August 2004. And again....

Mayor: And just for the record, this was for the prior meeting the initial meeting on that what we were addressing was

Public: Yes, the upcoming meeting I still did never got a notification. Like I said, my other neighbor gave me the notification for that.

Mayor: Thank you.

Melissa Morrow: Mr. Chairman.

Public: Even asking for it. Nothing was sent but I did get the one for this one. After asking about the other meeting, they sent me the meeting for this one.

Mayor: Melissa.

Melissa Morrow: If she would like to restate her address we can just add her to the list.

Mayor: There you go.

Public: 10915 Windham.

Melissa Morrow: 10915.

Public: Yes.

Melissa Morrow: Perfect. Thank you.

Mayor: Thank you. Any other discussion from the Public? Hearing none. I will entertain a motion.

Service Director: I'll make a motion to approve based on the Engineer's comments along with the landscaping plan that will be developed on behalf of the applicant.

Mayor: If I could also ask you to include the referral to the Safety Director and working with the developer to develop traffic control and parking issues as well.

Service Director: Incorporate those comments as noted by the Mayor.

Mayor: Alright, that's also in our motion. Do I have a second?

Andy Schofield: Second.

Mayor: I have a motion and a second. Do you have further comments.

Applicant: Nope.

Mayor: Okay, no further questions or discussions. Madam Secretary call the roll.

Kathy McLaughlin:

- Andy Schofield – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: You have received approval subject to those contingencies within the Engineer Department and that was discussed on the record tonight.

Applicant: Thank you very much.

Mayor: Thank you. That's our last item. With no further business Planning Commission is adjourned at 6:47 p.m.

