

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

- 1.) **Call to Order**
- 2.) **Roll Call**
- 3.) **Pledge of Allegiance**
- 4.) **Approval of Minutes from 01/29/25**
- 5.) **Oath of Testimony**

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

Kathy McLaughlin:

- Katherine Holmok – Here
- Joesph Giamio – Here
- Tony Vannello – Present
- Mayor - Present

Mayor: If everyone would 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: Planning Commission members before you sent in your packet were minutes from the January 29, 2025, meeting. If there are no objections, the minutes will be deemed approved. Hearing no objections, the minutes are approved. Any member in the audience who will speak before the Planning Commission needs to be sworn in so, I would ask you to ask our distinguished Asst. Law Director Milos to swear in the audience participating members.

Milos: Please rise if you are going to testify. Do you swear to tell the truth the whole truth and nothing but the truth?

Everybody: I do.

Milos: Thank you.

Mayor: Thank you. Let’s roll. First item on the agenda Madam Secretary.

Kathy McLaughlin: First item on the agenda is P.C. 25-03 Pacific Bells/World-Wide Wings/Motley 7 Brew, David Gray. 10505 Brookpark Road, Parma, Ohio 44130. Site Redevelopment-New Coffee Shop. Ward One. Zoned Commercial Manufacturing "B". Permanent Parcel No. 442-38-001. Requesting Final Approval.

Mayor: Thank you. Welcome to Planning Commission member. There is a sign-in sheet the agenda if you could sign-in next to it and as you do that, I will ask you if you had an opportunity to see the Engineer's Comments?

Applicant: Yes, I have seen them. Where is the sign-in sheet at?

Mayor: Is it not up there?

Kathy McLaughlin: Just sign next to your name.

Mayor: Just the agenda.

Applicant: Oh, just sign next to the name, okay.

Melissa Morrow: Just print your name.

Mayor: And welcome to Planning. Do you have any questions or comments on those Engineer's Comments?

Applicant: No, questions for me.

Mayor: Alright, were you guys here with the other one?

Applicant: I was not my colleague Mike was here.

Mayor: You guys still doing good at the store.

Applicant: Yes, sir.

Mayor: Excellent.

Applicant: Thank you.

Mayor: Welcome back. We are excited about this one. It cleans up an ugly ass corner. The floor is yours.

Applicant: Ah, yes so, so it is a drive-thru coffee shop. It's got dual stacking lanes with a by-pass lane, ten (10) parking spots, dumpster in the rear. Redeveloping an existing site. We are reducing impervious areas so that is alleviating some of the stormwater needs for the site. We are also reducing the impervious area on the floodplain. Which was a big ask for the city this site. So, I think we were pretty much able to accommodate that concern here for the site and we were also able to orient the site in the way that the traffic empties not onto, to encourage not going to Brookpark Road. Which was another ask from the city, and I think we were able to accommodate both those asks, so.

Mayor: Great, thank you. Melissa, do you have anything else to add?

Melissa Morrow: No, they were excellent to work with they did accommodate what we needed.

Mayor: That's great.

Melissa Morrow: And the BZA did provide a Favorable Recommendation to Council for the repairing set back variance.

Mayor: Is that been reviewed by Council yet?

Melissa Morrow: Yes, it has.

Mayor: Okay, so we will take final action next Council meeting?

Melissa Morrow: The meeting after that. Two from now.

Mayor: Okay, the 18th?

Melissa Morrow: Yes.

Mayor: If everything gets approved, when do you guys plan on moving forward on it?

Applicant: We believe construction in May.... as soon as we can get going, yeah.

Mayor: Okay, great. Any questions from Planning Commission members? Katherine.

Katherine Holmok: Thank you, Mr. Chairman. In reviewing the landscape plan one of the things that sticks out to me is that you have the blue boy/blue girl holly which is on Tiedeman and Brookpark is very highly salt roads are not going to do well in that salt condition because they do have that broad leaf evergreen.

Applicant: Okay.

Katherine Holmok: So, it's going to be really punishing and you're just going to kill them with all that salt. So, let's substitute those out, for a more narrow leaf. Like a winter berry which again has that nice colorful berry in the wintertime but doesn't have a broad leaf in the wintertime so, it can survive that salt that comes in. Additionally, the Engineer's Comments suggested in the proposed lawn area the addition instead of lawn having perennials full season perennials. As well as shrubs in that area. I would like to see perennials fully in that area. The lawn is going to be hard for you to maintain. No one wants to mow that area just have some lower growing perennials. Like iris, day lily, some miscanthus which is a grass that will look really cool next to your building because you got these really cool architectural building and your building on Pleasant Valley is packed all the time with people. I can't even go there it is like five cars deep three a piece in every lane. So, it would be great for them to look at something while they are waiting for coffee.

Applicant: Absolutely.

Katherine Holmok: So, besides miscanthus which would go really well with the architecture of your building and the day lilly and the iris and then I would say do some shrubs in there. Like an itea or you could even do oak leak hydrangea a couple of those. We don't have deer in this area so, they will be killed by the cars on Brookpark. So, you will be fine with that, and I think that would have a really nice architectural feature to that and if I can give Melissa some notes as well for you if you can do that these additional plantings.

Applicant: Yeah.

Katherine Holmok: I think that would give something of your users something to look at while they are waiting in line.

Applicant: Absolutely. I'll get the, I will need your notes.

Katherine Holmok: Yep.

Applicant: Probably butchering the spelling on all theses so,

Katherine Holmok: That's okay.

Applicant: I am not the landscape architect.

Katherine Holmok: (Inaudible)

Mayor: We just usually let Katherine take over on the landscaping plan. It's a frequent occurrence. So, thank you for indulgencing us and working with us. Anything else?

Joe Giamio: Mr. Chairman.

Mayor: Joe.

Joe Giamio: I just want to say this is a welcome development there in that corner. It's going to make that whole area spruce it up and make it look nice. So, I just say that this a really good project for the City of Parma and for you guys.

Applicant: Appreciate it.

Mayor: Absolutely anything else to add Katherine?

Katherine Holmok: One other thing, the autumn brilliance service berry instead of a singular caliper let's make that multi-stem again that goes back to bringing liveliness and color to that corner. Making more people look at your building and your architectural feature and give some stability to that corner.

Applicant: Okay.

Mayor: Excellent. Let's let the record reflect that Commission Member Andy Schofield has joining us. No worries, no worries. Anything else from Planning Commission? Anybody else from the audience? Seeing none, I will entertain a motion.

Tony Vannello: Mayor, I will make a motion to approve based on the Engineer's Comments as well as the landscape comments from Commission Member Holmok. I do as well think it is a great project for a vacant lot with limited development opportunities, so.

Mayor: Great, I got a motion do I have a second?

Joe Giamio: 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:

- Katherine Holmok – Yes
- Joe Giamio – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations. You have received approval. Thank you for your investment and I'll appreciate seeing you again as well here at Planning.

Applicant: Thank you. Appreciate, thank you very much. Do you want the material board for this one. Is that going to be reviewed tonight?

Mayor: Hold on second, Melissa. I don't want one but go ahead.

Melissa Morrow: Mr. Chairman. I was going to say let it reflect that the building materials are the same as the one on Pleasant Valley. We were accepting of them there. My understanding is that approval included that.

Mayor: It did. Let the record reflect that and incorporate that. Thank you, gentlemen. Have a good evening. Next item.

Kathy McLaughlin: Next item on the agenda is P.C. 25-05 Bethany Evangelical Lutheran Congregation of Parma, OH, Frank Knauss. 7000 Ridge Road, Parma, Ohio 44129. Accessory Structures and Site Work. Ward Five, Zoned Single Family "A". Permanent Parcel No. 455-10-002. Requesting Final Approval.

Mayor: Welcome to Planning.

Applicant: Good evening. If you could sign in like the previous applicant and as you do, I will ask you the same question that I proposed to them, have you had an opportunity to review the Engineer's Comments?

Applicant: I have.

Mayor: Do you have any questions on it?

Applicant: I do.

Mayor: Go ahead.

Applicant: Okay. Item No. 2 it says the proposed accessory building placement will need to comply with the setbacks in PCO Chapter 1170. Can I get some clarification on that because 1170 is a Commercial Office District and this is in a Residential District.

Mayor: Melissa.

Melissa Morrow: So, what I meant by that was the fact that I want to take a look at that parking lot and see if we can move the structure closer to the road because I don't think all that parking lot is necessary and doesn't need to be as far back as it is. It would save them money to not have to rebuild the whole back corner of that parking lot.

Mayor: Inaudible.

Applicant: As far as the parking lot goes. Its going to be a pre-school so we are looking to loop pick up and drop off and there will be church functions there as well. So, we are kind of hoping to keep the parking lot the same size to avoid traffic and back up on Ridge Road.

Mayor: Gotcha.

Melissa Morrow: Mr. Chairman. In light of that discussion, I'll work with them administratively to ensure that we have a good circulation of traffic and what the code would indicate because this is a non-residential use next to a residential district. It is that they would need to be 12ft. off the property line and I believe the current structure location would comply but if not we can tweak it a bit as we are going through the discussion of how we are going to lay out the traffic flow.

Applicant: Thank you.

Mayor: Anything else?

Applicant: Yes, I have a couple more. Item No. 4 regarding the parking lots be resurfaced and restriped and shall adhere to the requirements of PCO Chapter 1197. Does that mean an engineered site plan? That has grading on it or can we maintain the existing grades that are sloping to the existing structures?

Mayor: Melissa.

Melissa Morrow: Mr. Chairman. I am amenable to that if the parking lot is not beyond repair. There is a fair portion of the parking lot that has so much grass growing through that I wonder how salvageable it is but we will have to assess that as we are reviewing it.

Mayor: Right, it is pretty bad. Yeah, the only reason I know because I live in the neighborhood and drop my boxes off and my recycling can to there.

Applicant: Okay.

Mayor: I always break down though. I confess.

Applicant: And.

Mayor: Go ahead.

Applicant: And piggy backing on that as well regarding the curbs. There are no existing curbs on that parking lot and as a matter of fact the south I believe the south side of that parking lot has no curbs because the natural flow.

Mayor: Flows down to the drainage and then there is a slope and..

Applicant: Right.

Mayor: We will work with you.

Applicant: Okay.

Melissa Morrow: Mr. Chairman my comment to that would be is whatever improvements they make will be welcome however they cannot impede the drainage, nor can they cause a nuisance to a neighboring property. So, we will evaluate both of that as we go through the process.

Mayor: Okay. Fair enough?

Applicant: Fair enough.

Mayor: Okay. Anything else?

Applicant: I think that is it.

Mayor: You sure?

Applicant: hahaha.

Mayor: Alright, daycare proposal use?

Applicant: Pre-school.

Mayor: Pre-school, pre-school, great. Congratulations on the purchase. Any questions from Planning Commission members?

Joe Giamio: Mr. Chairman.

Mayor: Joe.

Joe Giamio: I just wanted the applicant on number 5 on the Engineer's Comments to replace the dumpster material from the wood fence to a like brick or split faced block or something that requires less maintenance.

Applicant: So, what we thought about that in the very beginning as a value engineering item. We changed that to a wood fence because it is tucked behind and not visible from the general public and it's like I said it's tucked behind on the far north, northeast corner and in a fenced in area and one of the reasons we changed it to wood was because if it was damaged, it would be easily repaired by volunteers of the church rather than masonry having to hire a mason to repair.

Joe Giamio: Mr. Chairman I just know from all the years that we always required a material other than wood. I don't know if we can go with a vinyl maybe instead of a wood. Would that be suitable to the Commission, I don't know but, in the past, we've always used brick or split faced block or something like that we require.

Mayor: Katherine.

Katherine Holmok: I agree with Joe and even though this is in the back we've always required there to be at least vinyl even for ease of maintenance. The issue is when we have dumpsters just like Joe was talking about from experience the dumpsters for the wooden fences around dumpsters tend to get really poor shape and there hard to maintain so they stink. So, the vinyl is very easy to pressure wash when it gets and it's a very little amount of additional dollars and it last longer.

Applicant: Sure, okay.

Mayor: Appreciate it.

Applicant: Thank you.

Mayor: Can you introduce the two. I know you.

Applicant: Brian and Meghan. I am the Pre-school Director.

Mayor: Okay, great. Good see you.

Andy Schofield: Mr. Chairman.

Mayor: Mr. Schofield.

Andy Schofield: I just wanted to piggyback off what Joe and Katherine said as well. That's what I had in my notes as well go with the vinyl if you couldn't go with the brick or block. So, thank you for doing that.

Applicant: Okay.

Mayor: Excellent. Any other comments or questions? Katherine.

Katherine Holmok: On the bollard detail which have which is heavy striped and it is painted. What is it painted with? Is it yellow paint or where is that bollard located, I'm sorry.

Applicant: Those are the bollards around inside the dumpster.

Katherine Holmok: Inside the dumpster enclosure, okay.

Applicant: And at the front of the gates.

Katherine Holmok: Okay.

Applicant: Yeah, it will be painted yellow safety yellow.

Katherine Holmok: Okay, there two outside and there two inside?

Applicant: Right.

Katherine Holmok: They do make bollard sleeves made out of PVC again going back to that very easy maintenance and cost effective. That way you don't have to repaint at all and it looks good. I think most of the bollard covers would be \$200.00 at that and I think for the exterior bollards I wouldn't want that.

Applicant: Okay.

Katherine Holmok: Okay.

Mayor: Excellent. Anything else from Commission Members? Anybody from the audience? Hearing none. I will entertain a motion.

Tony Vannello: Mr. Chairman. I will make a motion to approve based on the Engineer's Comments, the parking lot comments that Melissa had brought up as well as the dumpster enclosure and bollard sleeve comments from Planning Commission members.

Mayor: Excellent. Thank you for that motion, do I have a second?

Andy Schofield: Second.

Mayor: I got a motion and a second. Any further discussion on the motion and the second? Hearing none. Call the roll:

Kathy McLaughlin:

- Katherine Holmok – Yes
- Andy Schofield – Yes
- Joe Giamio – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations.

Applicant: Thank you. Have a good night.

Mayor: Tell your wife I said hello.

Applicant: I will.

Mayor: Thank you. Our daughters played softball together. Unfortunately, my daughter hung up her cleats but is into volleyball. Next item.

Kathy McLaughlin: Next item on the agenda is P.C. 25-06; Rami Chalhoub; Marathon Gas Station, 7213 W. Pleasant Valley, Parma, Ohio 44129. Gas Station Rebranding and Site Improvements. Ward Seven, Zoned Retail Business. Permanent Parcel No. 455-25-013. Requesting Final Approval.

Mayor: Anybody here, oh.

Applicant: Hi.

Mayor: You snuck up on me.

Applicant: Yes, I did.

Mayor: Welcome to Planning. As you sign in like the previous applicants, have you had an opportunity to review the Engineer's Comments?

Applicant: Yes.

Mayor: Do you have any questions?

Applicant: No.

Mayor: No, okay. The floor is yours.

Applicant: Basically, we are proposing to rebrand this location. It is an existing Valero gas station. It is being converted to a Marathon. So, all the Valero image components are going to be removed and replaced with Marathon image components. As well as the pricers that are existing and outdated. So, they are swapping them out for new. Alongside that there have been a few notes that there is some landscape work that also needs to be done. Some paint that needs to be refreshed and we are proposing to include that in our scope of work.

Mayor: Excellent, thank you. Melissa this is a new owner from the previous time they came before Planning?

Melissa Morrow: That's correct.

Mayor: How many months ago, you think?

Melissa Morrow: I believe he is here.

Mayor: I thought he looked familiar. Anything else to add?

Applicant: Nothing on my end.

Mayor: Okay. Melissa, do you have anything to add? Alright, anybody from Planning Commission?

Andy Schofield: Mr. Chairman.

Mayor: Mr. Schofield.

Andy Schofield: Thank you. I didn't hear if you said did you read the Engineer's Comments?

Applicant: I did.

Andy Schofield: Okay, and you're okay with the pretty much the same thing we mentioned to the other gentlemen with the trash containers.

Applicant: Absolutely.

Andy Schofield: Okay, okay. That's all I have Mr. Chairman. Thank you.

Mayor: We're excited on this because that corner is being all cleaned up. You get new townhome neighbors that will fill up their cars with your gas. Go across the street and get coffee at the Human Bean and then on their way to work. So, there is some good energy going on there we are excited. Any questions or comments from Planning Commission members? Katherine.

Katherine Holmok: I noticed our wonderful Engineer had a lot of comments on the aesthetics and landscape and then I assume they will be submitting a plan to you for our review, okay.

Melissa Morrow: I will work with Katherine to make sure we have the right plants in there.

Mayor: That sounds great. I appreciate it. Alright, any further discussion from Planning Commission members? Anybody from the audience? Seeing none I will make motion subject to the Engineer's Comments and the landscaping plan once submitted to work with Katherine Holmok and Engineering Department.

Tony Vannello: I'll second that.

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

Kathy McLaughlin:

- Katherine Holmok – Yes
- Andy Schofield – Yes
- Joe Giamio – Yes

- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations. You have received approval. Next item.

Kathy McLaughlin: Next item on the agenda is P.C. 25-07 C and A State Road, LLC, Dr. Boyko 7360 State Road, Parma, Ohio 44134. New Office Building, Ward Five, Zoned Single Family for Use of Variance for Office. Permanent Parcel No. 454-12-014 and 454-12-013. Requesting Final Approval.

Mayor: Dr. How are you doing? Welcome to Planning.

Applicant: Good, how are you Mr. Mayor? Thank you.

Mayor: Excellent. As you sign in, I will ask you if you had an opportunity to see the Engineer's Comments.

Applicants: Yes, we have.

Mayor: Any questions on the comments?

Applicants: No.

Mayor: And also thank you for working with us on moving the building a bit south away from adjoining residential. The the floor is yours.

Applicants: Liam Sampat, LS Architects here to represent 7360 State Road. So, Dr. Boyko is looking at building a new structure there. So, we are proposing one story structure with a walk out basement. The one story would be his office at 6375 square feet the walk out basement is kind of more future area for him or potentially a lab space or growth area and that is approximately 3800 square feet. So, we have a total building area just over 10,000 square feet. We are on 2.14 acres. We've proposed sixty (60) parking spaces. We did move the building. We added landscaping buffering to the north. I think per Item No. 6 on the Engineer's Comments. I actually revised and resubmitted a plan to Melissa this afternoon to address those areas. The proposed structure is going to be I believe a good transition between commercial structures and residential being a one story we designed it as more as a residential style architecture. We do have higher end materials. We got brick, hearty siding, the architecture we believe is kind of fitting for the area, so.

Mayor: Looks good. Melissa, do you have anything else to add?

Melissa Morrow: I did get that. I did receive the landscape plan. It does extend the buffering of the trees all the way down to the end of where the detention basin has disturbed area and then around over by the parcels that abut on Pleasant Valley there is one house that is getting some additional buffering as well.

Mayor: That's the southwest corner there.

Applicants: Correct.

Mayor: Excellent. Any questions from Planning Commission members?

Tony Vannello: Mr. Chairman, I do. That is the detention basin's critical design? It that a ten (10) year basin, do you know?

Applicants: Actually, I do not know. We have a (inaudible) civil engineer on that, but I can let Melissa know. I'm sure she'll ask?

Tony Vannello: Okay, thanks.

Mayor: Anybody else?

Katherine Holmok: So, the boxwood will be a little bit hard to maintain in that vicinity. It's just, you've got a lot of deer in this area. So, I would suggest a few different changes. Instead of boxwood an itea or nine bark would be better both of those are more deer tolerant. The baby giant arborvitae will get eaten totality by the deer there. So, a western arborvitae or a spruce can be used instead. The thornless honey locust I would rather see something in this area that is a little bit more wooded type. Thornless honey locust are more like urban trees. So, you got some black gum. So, maybe a sycamore which would be taller or a deborah maple which would be shorter interspersed with them and then the black oak will grow, it will be eaten by the time it grows. So, I know you only have one, two, three. Three of those, substitute them out for American sycamore that will taller and faster and be deer tolerant and then question the back lot will remain wooded as is?

Applicants: Correct.

Katherine Holmok: Will that be just an easement or is that a just owned?

Applicants: It's his property. It's going to be maintained as the wooded area.

Katherine Holmok: Okay and then what type of Dentistry is this?

Applicants: General.

Katherine Holmok: General.

Applicants: We do a little bit of everything.

Katherine Holmok: Okay.

Applicants: But general.

Katherine Holmok: And then one more comment, sorry.

Mayor: Sure, take your time.

Katherine Holmok: And I'm sorry, I'm having a hard time reading this here with my glasses on. It's a little small. I would like to see some more full season color in there. We do have a lot of green color, and I get how that could go well with the architectural elements. Maybe bringing more of that red on but the Japanese blood good kind of doesn't come in really full for at least five or six years so, it will kind of look weird for a long time. So, I would substitute that out and then bring in some additional different kinds of grasses and stuff and if you get me a bigger plan like a pdf, I can mark it up if you give it to Melissa, she will get it to me.

Applicants: Yep.

Katherine Holmok: Something that I can read.

Applicants: I can do that.

Katherine Holmok: Sorry.

Mayor: Nope, as you can tell Katherine is a Landscape Architect that has really helped us green up Parma on the years of her service in the city and is appreciated. Any other questions or comments from Planning Commission members? I will entertain a motion. Anybody from the audience? Hearing none I will entertain a motion.

Tony Vannello: I will make a motion to approve based on the Engineer's Comments, the landscape plan approval from Engineering along with member Holmok's direction on the landscaping. The detention basin also require approval or no contention from Sewer District (NEORS) and obviously you will be required to have a SWIP drawing and approval from Soil and Water Conservation District.

Mayor: Excellent. Do I have a second?

Andy Schofield: Second.

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

Kathy McLaughlin:

- Katherine Holmok – Yes
- Andy Schofield – Yes
- Joe Giamio – Yes
- Tony Vannello – Yes

- Mayor Tim DeGeeter – Yes

Mayor: Congratulations.

Applicants: Thank you.

Mayor: Appreciate it. Next and final item.

Kathy McLaughlin: Next item on the agenda is P.C. 25-04; Ordinance No. 7-25. An Ordinance to rezone permanent parcel numbers 442-44-003 and 442-44-001. Located at 11100 and 11120 Snow Road, respectively from Single Family A-1 to Single Family Cluster C-1 in the City of Parma. Requesting Favorable Recommendation to Council.

Mayor: Gentlemen, welcome to Planning.

Applicants: Thank you.

Mayor: The floor is yours.

Applicants: I have a couple handouts here.

Mayor: Thank you.

Applicants: So, just brief presentation to accompany the rezoning request here and we will start on the first slide with a bit of background on us. We are a residential land development firm. So, we will take a project from site acquisition through entitlement, design, engineering and we will install the horizontal infrastructure and then we will sell fully improved lots to builders who will come in and do the vertical construction. We have been doing this for nearly twenty-five years and we exclusively development fee simple for sale communities. Our building partners range from national builders to local custom builder's, and it always project and site specific. Currently we have about 450 lots under development and that is across five different projects and five different counties including one nearby in North Royalton. You can see the other locations on the slide. Lastly, I wanted to mention that we at the end of last year we conducted a community townhall meeting. Where we invited all residents, Parma residents within 500ft. of the subject property so we could introduce ourselves. Give a peek behind the curtain before we had a formal submission they asked questions. We gathered feedback and over all it was a really positive meeting.

Mayor: Appreciate you doing that.

Applicants: No problem. So, moving along to the next slide. I think I would be re-missed if I didn't mention our group has substantial and specific experience redeveloping former school sites. We actually did so twice in the City of Eastlake. They are actually the first large scale residential development in Eastlake since 1998 and in these instances, we did the asbestos remediation and the demolition of the buildings. Obviously, in this case it's a green field so it's a little different but at any

rate it was a former Washington Elementary School, the former Taft Elementary School both in fell sites similar to the subject property and residential corridors for residential development. So, we have very specific experience with this type of project. Moving along, as you very well know the request tonight is to rezone to single-family to single family cluster and the intention is to develop an attached townhome community and so I outlined a few reasons why we believe that the single-family cluster is the best use for the property. First, traditionally cluster development is an appropriate transitional use between a lower density district and a higher density district and that is exactly what we have here. To the east of the subject site, we have single-family detached or lower density and to the west of the subject site we have commercial development and northwest multi-family development. We actually something very similar in the City of Willoughby. We purchased six and half acres that was zoned for one acre lots. We redeveloped that into a townhouse site. That site sat between other one acre lot zoning and multi-family and commercial development. So, similar type situation. Second, we feel the city currently lacks enough for sale for townhomes on these simple lots. If you go on Redfin or Zillow as of today, there are none in the home market. I do know that there is another project coming online here pretty shortly. All be it on the opposite side of town. So, we think there is depth of demand for this product. Specifically, because it attracts a pretty wide demographic of homebuyer. We see young professional, a young family, a divorcee that needs to stay in the school district, someone who is looking to downsize. It really attracts a really wide demographic and it is a more affordable option. Lastly, the clustering of units allows for more open space on the property especially versus traditional single-family development and our intention here would be to use that open space primarily to buffer around the perimeter to the existing resident because for a long time they were next to a green field and so, you know there is development coming potentially but we wanted create some kind of buffer there. The last slide here is just a high-level overview of our redevelopment vision. As mentioned, the intention is to develop the townhome community on few simple lots, few simple being the key word. This is a for-sale project. It is not a rental project. Next, in addition to providing a housing style that not in the immediate vicinity in Parma. We also intend to have a couple different product types inclusive of first floor primary as well as more traditional. Where the primary suite is on the second floor. Again, to attract that wide demographic. Somebody looking to downsize might be looking for that first floor primary suite. We want to create a more affordable ownership option with less yard and less upkeep and less home maintenance. Certainly, all about affordability, construction costs are super high, mortgage rates are still super high. So, affordability is king. Our intention is to install a comprehensive stormwater management system of course we will adhere to the City, County and State regulations on that. We actually already engaged one of the neighbors to the northwest. The multi-family property I'm forgetting I know his name is Ben Kulick. I am forgetting the name of the actual apartment building, but he had done some retention work. Some stormwater management work. So, we engaged him. Reached out to his engineer and learned a little bit more about that so we can kind of incorporate the overall area and do a better job from a stormwater management perspective for the whole site. Our intention here would be to install public roads and to put a homeowner's association. Typically, from the beginning we actually hire a professional HOA management company to manage the HOA and then lastly, we want to create connectivity and walkability here from the existing stubs sites to the east of Brainard and Windham both through roadways and new sidewalks.

Mayor: Excellent.

Applicants: That is all the slides I have tonight, and we are here to answer any questions, and we really appreciate your consideration.

Mayor: Any questions from Planning Commission members? Melissa, I know we this a recommendation back to Council.

Melissa Morrow: Correct.

Mayor: But there is a C-1 that's listed. Could you explain that to Applicant.

Melissa Morrow: Certainly, so the height and area designations are impeded in the single-family cluster zoning district already. So, we don't need to separately state C-1. So, we should remove that designation and just indicate that needs to be rezoned to single-family cluster.

Mayor: Excellent. Thank you. Any other questions from Planning Commission members? Katherine.

Katherine Holmok: I just for one love the idea of having additional housing types in the city. This brings stability to our city and very happy to have you guys here to have a different type of homeowner opportunity for the citizens for the City of Parma. I think Mayor you did a great job and diversification of housing types in this city, and I am so happy to see different kinds. Thank you.

Mayor: Thank you. It's great the 7th largest city entering (inaudible) getting a new development. With that I will make the Favorable Recommendation to City Council on the Rezone with additional comments. Recommendation to modify, excuse me, strike that. To removing the C-1 sub-category and that will be strictly a rezone to clusters. Is that good Milos?

Mayor: Yes, sir.

Mayor: Thank you. Alright, do I need a second on that?

Tony Vannello: I will second that.

Mayor: Alright, we got one anyway. Call the roll:

Kathy McLaughlin:

- Katherine Holmok – Yes
- Andy Schofield – Yes
- Joe Giamio – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations.

Applicants: Thank you very much. Can I ask a quick logistics question?

Mayor: Of course.

Applicants: So, we discuss this. I just want to make sure I have it right. So, the next step is it goes back to Council. Is that the third reading for Council now? Have they done two readings yet or are they just one?

Mayor: I think it sitting on second, but Council will also have to have a Public Hearing. Milos might be able to answer that better.

Melissa Morrow: Correct.

Milos: Correct. So, if it has had it's second reading next thing it is going to be sent back to Council, we will have a Public Hearing after Public Hearing within thirty (30) days of that Public Hearing there is going to be a third and if it passes then you're good.

Applicants: Understood. Thank you very much. Thank you all.

Melissa Morrow: Mr. Chairman. The Public Hearing has been scheduled for the 6th of April.

Mayor: Okay. Got that.

Applicants: Yep.

Mayor: Thank you, gentlemen. Any other business questions, comments from Planning Commission members. Hearing none. We are adjourned at 6:38 p.m.

