

**MINUTES OF A REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF INDEPENDENCE, OHIO
February 1, 2022
Held Virtually Via Zoom**

Mayor Kurtz called the meeting to order at 5:36 p.m. February 1, 2022 and the following responded to Roll Call:

PRESENT: Mayor Gregory P. Kurtz
Vice Mayor Dave Grendel
Cheryl Chase
William Gutermuth
Joseph Moeller

OTHERS

PRESENT: Michael Gero, Building Official
Gregory J. O'Brien, Law Director
Jessica Hyser, Economic Development Director
Anne Lynch, Economic Development
Don Ramm, City Engineer
Jeff Markley, City Planner

Old Business:

**Approval of Minutes of the Planning Commission meeting held on
December 7, 2021.**

New Business:

- 1. Election of Planning Commission Chairperson**
- 2. 6400 Rockside Road, Union Savings Bank** – Proposed construction of new drive-thru window to service new branch bank and a variance to the existing parking requirement of 150 spaces to 119 spaces.
- 3. 5901-5905 Brecksville Road, Cornerstone of Hope** – Consolidation of PPN 561-13-016, 561-13-014, 561-13-025, 561-13-013, and 561-13-012 into one parcel.

Mayor Kurtz said I think the first order of business would be to swear in our new member. The Mayor asked the Law Director if he needed the oath to swear in the new member.

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Mayor Kurtz then proceeded to swear in Joseph Moeller.

Mayor Kurtz stated that the next order of business would be to appoint a Chairperson. He stated that he talked to Vice Mayor Grendel, and the thought would be that he would do it for one year, and in a year the Planning Commission would appoint someone else and get some continuity to make sure because the Vice Mayor will be done, and the Planning Commission could make sure they have a cohesive group going forward.

A motion was made by Mayor Kurtz, seconded by Cheryl Chase, to nominate Vice Mayor Grendel as Chairman of the Planning Commission. Voice Vote: 4 yes/0 no.

Mayor Kurtz then thanked Vice Mayor Grendel.

Mayor Kurtz stated that there were inquiries as to Roe Dental. It was not on the agenda, but he thought he would address the inquiries at the Planning Commission level.

Chairman Vice Mayor Grendel stated that he was going to bring that up. He believes that all the Members of the Planning Commission received the email from the resident on Braewood Drive.

Mayor Kurtz stated that especially at this time of year, it was pretty open and there was no foliage. He stated that between City Engineer Ramm and Building Official Gero they discussed today the sensitive nature of the neighboring properties, and they believe that they can satisfy some of the concerns by extending the buffer that exists, the buffer behind the property to the east. They would extend that buffer further west along the property expansion without taking away from the natural buffer. He stated that they would mitigate as much as they could without intruding on the natural buffer. He stated that if there would be additional mounding and trees planted that would be consistent with the property to the east and creates an additional buffer for the homeowners to the north. That is the way we are going to address this.

We will talk with the homeowner and go out there and make sure there is an understanding as to what they are trying to achieve with quality of life as well as the ability for the property owner, Roe Dental, to utilize their property within the guidelines and code of the City of Independence.

So, we will address the lighting issues, we will address the drainage, we will address the landscaping to make sure that there is a minimum. There are lighting techniques that can shade away from the property to the north. The drainage we will incorporate, if necessary drainage off the property to the north if it helps them, and we will address the landscaping to make sure we soften it as much as possible to the properties affected by the north.

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Building Official Gero said Mayor there is a similar situation that we resolved with Atlas Copco just to the east with the same residents. Actually the homeowner that sent the email, he has acquired that property after the Atlas Copco situation, but we have a lighting isometric here that shows the intent would be a zero light factor on the perimeter of the property, and in theory with the trees and whatnot, there shouldn't be any issue with that. We will confirm, and we will be sure to make sure that we have adequate screening. It posed a little bit of a problem since the homeowner's garage is close, fortunately his garage is behind his house so the garage portion of his house is the closest to that rear property line.

Mayor Kurtz replied okay. He stated that would be to give direction that was raised by the homeowner to the Planning Commission. He asked the Building Official if he and the City Engineer could meet on site with the homeowner at some point and make sure that they could raise the bar in terms of educating, in terms of getting some understanding of what the intent was and how they would address the concerns.

Building Official Gero stated that he and the Engineer will do that, but they have not received any firm plans yet as far as their project and actual construction drawings. He stated that the Planning Commission gave them the approval to go ahead and continue planning to do something, but they have not seen any plans submitted to any department yet.

Mayor Kurtz stated that he wanted to make sure that they reach out to the homeowner to pull them into the equation so that there was at least good communication.

Building Official Gero agreed.

Mayor Kurtz asked if there were any other issues that the Planning Commission or the City Engineer or anyone would like to add to that so that they make sure they don't miss anything.

Chairman Vice Mayor Grendel asked if they could be kept updated as far as members of the Commission once there has been a course of action so they know that the residents have been notified and informed and then what approval, what action was being taken. This way they would be knowledgeable in case one of the residents would come to them and ask them, they would be fully informed also.

Mayor Kurtz asked the City Engineer, Building Official and Economic Development Director to make sure that everyone would be kept abreast, and they could send out information to members of Planning Commission as they get that information available.

Economic Development Director Hyser replied absolutely.

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Building Official Gero stated that they will keep everyone apprised of the status as things progress, and he will notify the homeowner that they have not yet received any concrete plans to know exactly how they need to address anything.

Mayor Kurtz stated that would be great, and then they could get them to buy in and at least be part of the solution instead of after the fact.

Mayor Kurtz then turned over the meeting to Chairman Vice Mayor Grendel.

Chairman Vice Mayor Grendel stated that before they would take a vote on the Minutes, he wanted to state how pleased he was that they have the newest member, Joseph Moeller, and he welcomed him aboard. He stated that all three members that they have, he has known Bill Gutermuth for a long time, and he was really pleased with the makeup of the Planning Commission. They have young people that have great ideas that were attuned to some of the new technology and also have a vested interest in the community too with their families. He stated that it makes him feel that they have a real nice blend and look forward to working the next two years with everyone.

The Chairman stated that they have a great membership of the Planning Commission, and hopefully they will have a lot of exciting things to decide upon in the next few months and next couple of years.

Chairman Vice Mayor Grendel stated that the first thing they will do under Old Business, he asked if there were any corrections or changes to the Minutes of the Planning Commission meeting that were held on December 7, 2021.

There were no corrections or changes.

A motion was made by William Gutermuth, seconded by Cheryl Chase, to approve the Minutes of the Regular Meeting of the Planning Commission held on December 7, 2021.

ROLL CALL: Yeas: Gutermuth, Chase, Kurtz, Grendel
Nays: None
Abstain: Moeller

Chairman Vice Mayor Grendel stated that they will go on to New Business. He stated that before the Planning Commission would get into the agenda, he wanted to thank the Economic Development Director for the staff reports that were sent this past week to give the Commission background information on both items on the agenda. He stated that it gave them a site description, background, the project. He stated that it was very helpful to have a greater appreciation. He stated that it was a work in progress, but what was provided was excellent to at least introduce the items on the agenda.

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Ms. Chase stated that she agreed. She thought it was great. She just asked to get page numbers.

Economic Development Director Hyser stated that they could add page numbers.

Chairman Vice Mayor Grendel went to the next item on the agenda.

6400 Rockside Road, Union Savings Bank – Architect Bill Schalk was online to represent the applicant.

Economic Development Director Hyser asked the Chairman if he wanted her to read part of the staff report into the record.

Chairman Vice Mayor Grendel stated that if she wanted to read the background, and then Mr. Schalk could give a project description.

Economic Development Director Hyser stated that the building was located at 6400 Rockside Road and was constructed in 1984, and was a three-story office building, with each floor containing approximately 11,284 square feet. The building has had many uses over the years, but mostly recently served as a Miami Jacobs Career College. The building was purchased by an investment group in 2019, and the interior was completely gutted in preparation for a buildout. In October of 2021 Union Savings Bank purchased the property. Union Savings Bank was looking to use the building for its sole use as both a branch location on the first floor and the remaining floors for a regional headquarters for their mortgage business line. The building was intended to be owner-occupied by a single user. The applicant was proposing the construct a new drive-thru to serve the new Union Savings branch on the first floor of the existing building. The applicant was choosing the construction to construct a drive-thru on the western side of the building because of the terrain and to give visibility to the drive-thru from the north. The drive-thru in its proposed configuration would seek the removal of existing parking spaces from 149 to 119 for a loss of 30 parking spaces. The applicant feels that with the new work from home model and the rotation of employees' schedules that the reduced number of parking spaces would adequately serve the operation of the building.

Chairman Vice Mayor Grendel thanked the Economic Development Director. He asked Mr. Schalk to explain the project.

Mr. Schalk stated that as was discussed, Union Savings Bank purchased the building looking to make that a headquarters for their mortgage business. He stated that there will be a branch bank business on the first floor, and the drive-thru was intended to serve that and make things a little more convenient for their customers. He stated that it would not be a true window, they would be drive up units with video monitors and a vacuum tube

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system. He stated that it would be basically detached from the building as far as the actual use of the drive-thru units.

He stated that they had modified the parking along the west side to be angle parking as was shown on the screen. He stated that it would get them as many spots as they could get and still be safe within the confines of the property that they have to work with. He stated that they were angling it farther to the north because of the slope. He stated that they were able to manage the turnaround there. He stated that in creating the turnaround, they will need to relocate the existing transformer. He stated that would be part of the work as well. He stated that it will be a two lane drive-thru and will retain a sidewalk along the west side of the building to access the west entry.

He stated that they will maintain the main entry on the east. That would be the main building and branch entry. He stated that as far as the parking would go, as they know the work from home, and people were buying into that. He stated that the bank was as well, allowing their employees to work from home, not on a full-time basis but on a rotation. He stated that they felt that the 119 parking would be adequate for their use. He stated that going down to the 119 would allow them to put the drive-thru in, allows for the convenience for the customer. He stated that he did not feel that the reduced parking would be a detriment to the site.

Mr. Schalk referred to the drawing showing the views from the street. He stated that the only signage that they were proposing on the drive-thru would be the open and close. He stated that there would be no logo. He stated that logos would be on the drive-thru units themselves. He stated that there should be a sheet that would show the units with the proposed signage on those. He stated that they have the elevation of the drive-thru along with the drive-thru units. He stated that they were 14 feet so there should be no issues with fire truck access being able to get around the side of the building. He stated that there should not be an issue there with the 14 foot clear.

Mr. Schalk asked if there were any questions.

Chairman Vice Mayor Grendel stated that he had some general questions. He asked if it would be the first branch of the Union Savings Bank in this area of the state. He asked where their corporate office was located.

Mr. Schalk stated that their corporate office was in Cincinnati, Ohio.

Chairman Vice Mayor Grendel asked if they currently had any branches located in the northeast area of the state.

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Mr. Schalk stated that he believed that this one would be their first building in the area. He stated that they do look to increase their presence with banking as well as the mortgage business.

Chairman Vice Mayor Grendel asked if it would be a full service bank and not just a mortgage.

Mr. Schalk stated that it would be a three teller branch bank on the lower level.

Chairman Vice Mayor Grendel asked if the second and third floor would hold the mortgage operations.

Mr. Schalk stated that it was that and intended for growth. They would not occupy all three floors at day one, but it would be intended to grow into that space. They will not lease that space to anyone but themselves. He stated that it would not be a fully occupied building day one, it will be based on growth of the business.

Chairman Vice Mayor Grendel asked if they had been in front of the Architectural Board of Review as far as the signage.

Mr. Schalk stated that this was their first governmental meeting.

The Secretary stated that they appeared before the Architectural Board for the signage.

Mr. Schalk stated that someone else represented them before the Architectural Board.

The Chairman asked what was the approximate time of opening operations. He asked how long it would take the facility to be ready for grand opening.

Mr. Schalk stated that he believed they wanted to move people in as soon as possible, and they were in the process of wiring the internet service and getting all the communications in place. He stated that they would like to occupy part of the building while it was actually being instructed. He stated that that core of the building was renovated recently and was in great shape. He stated that the rest of the building was vacant, but there were some offices on the lower level that may be able to be occupied during the construction period just to start the process of opening up. He stated that as soon as they have approvals, they will continue forward.

The Chairman asked how many employees would be in the space.

Mr. Schalk stated that he did not have an actual employee count, he could get that.

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Ms. Chase stated that according to the staff report, it looked like they would be sufficiently below the parking ratio that they would expect based on the City's code, and she wanted to make sure everyone was aware of that as they were moving forward with a project like this. It was pretty significant. She stated that work from home or not, it was still the code, and she was just concerned that they would not want to create a project that would find a dead end at some point because the parking was pretty significant. She stated that she was looking at the bottom paragraph on Page 2 of the staff report. It stated that currently there were 149 spaces, and the proposed design would reduce it to 119. She stated that with the 7 to 1 ratio, 236 would be needed, 169 if they were 5 to 1,000 and 135 if they were at 4 to 1,000. She stated that the 119 was significantly below. She wanted to point it out as a potential issue.

Chairman Vice Mayor Grendel stated that was a good point. He asked Building Official Gero if there were any thoughts on his part because he had seen a number of requests for parking variances.

Building Official Gero stated that he just wanted to add that Union Savings Bank was to the Architectural Board for their ground sign and for a sign on the building. They have not presented the drive-thru to the Architectural Board for any approval.

He stated that as far as the parking situation, they have had some, over the last year or two they have had some issue with the parking code and the comments that the City's parking code seems to be extremely high. He stated that they have reduced it on a couple of projects to a 4 to 1,000 foot ratio, being 4 spaces required to each 1,000 foot of office space, which would take this to 135 spaces with 119 being proposed. He stated that would be a deficiency of 14 spaces. He stated that he didn't know if there was any area that could be land banked there any parking. He didn't believe there was. He stated that he thought everything that was paveable was paved. He stated that it would be his opinion that the 169 was a high requirement, but as Ms. Chase stated, that was the City's code, and they were looking to propose 119 spaces.

Mayor Kurtz stated that taking off of Ms. Chase's discussion, he asked how big were the proposed spaces on the plan? He asked if they were 10'x20' or 9'x20'?

Mr. Schalk stated that they would be 9'x18'.

Mayor Kurtz stated that they would be below the City's code. He stated that the other question that would coincide with that was he was concerned as he goes through drive-thrus and he was concerned about the parking on the west side of the proposal, the angle parking. He stated that to him a safer suggestion would be parallel parking. They would pick up a little more width, and if his calculations were correct, he thought they had 12 spots in that area proposed. He stated that they could pick up 9 spots, so they would lose 3 spots if they would make it parallel. He stated that he thought it would be a lot safer

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than trying to back out into traffic that was pulling in there, especially when it would be coming right behind the vehicle that was parked.

Mr. Schalk stated that they tried to maximize the parking as best they could so they weren't asking for more. They tried to get as much area as they could so their variance would be as less as possible.

Mayor Kurtz stated that they were deficient in their code the way it was written, and there were a number of spaces and size of the spaces that they were looking for variances. He asked Mr. Schalk if that was correct.

Mr. Schalk agreed.

Mayor Kurtz stated that he would have the Police Chief look at this from a safety standpoint. He stated that he would hesitate to back out onto traffic that would not be going at a controlled speed behind him. They would not be looking for parking spaces, they would be looking to get around the circle to get to the bank before it would close which would create a little different dynamic.

The Mayor stated that also when you would pull back out of the drive-thru, and some people may be counting their cash or whatever they would be doing, would they propose some type of signage or stopping at the corner of the building?

Mr. Schalk stated that they would like put some striping there.

Mayor Kurtz stated a yield or something so that if someone was pulling in to make the turn to go north from west, they would not be broadsiding somebody who was counting their money.

Chairman Vice Mayor Grendel stated that in reading the recommendations that were on the staff report, it would seem like the safety forces and the staff would recommend if they could put in a south entrance option to the building. It would be a third entrance to the building. He asked Economic Development Director Hyser if she wanted to expound on that.

Economic Development Director Hyser stated that it was a conversation that they had with both the Fire Chief and Fire Marshal about the interest of their being a south entrance to the building. She stated that they had some concerns about patrons exiting the western side of the building with the vehicular traffic. She stated that they discussed that with the applicant, and one of the things that they had proposed to do was to install a guardrail on that side of the building. She stated that conversations again with the Fire Chief and the Fire Marshal, they both agreed that having a south entrance to the building would be a little more ideal.

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Mr. Gutermuth asked would there be a west side entrance or would that be eliminated?

Mr. Schalk stated that the west side would remain. They did add that guardrail to keep people from exiting the building directly into the drive lanes so they do have to go north and south once exiting the building to the parking.

He stated that he would address the south entry. If they could go to the first floor plan and see how that would disrupt the proposed bank. He stated that on the south entry they have the branch and they have the processing area to the west of the branch. He stated that bringing an entry to the south would either bisect the branch or be in conflict with the existing elevator, electric room and stairs that were located north of the branch entry. He stated that if you look to the west to the entry to the lobby, you would see the elevator and electrical equipment room and stairs. He stated that would limit where they could provide an egress from the building which with this type of building would need to be fire rated. He stated that it would hinder the use of the branch in that location which was why they went ahead and added the guardrail to the west to provide a safer exit from the building. He stated that they weren't taking the exit away, as you would exit the building, you would go either north or south along that sidewalk to get a bearing on where traffic was and where you would need to go once exiting.

Building Official Gero stated that he wanted to make a comment. He stated that after looking at it and reviewing it and trying to figure it out, it just seemed like they were trying to cram a lot of stuff in a very restricted area. He stated that he got an idea this afternoon. He stated that if the drive-thru would be reduced down to one lane instead of the two lane and moved to the northern end of the building, since there would be no teller window, it would not be like someone would need to be inside. He stated it could be north of that west entrance, that would eliminate the line up of cars there. As people would come out of the west entrance, the drive-thru would be back further, and then that would reduce the required lanes for the drive-thru, and the parking could be straight in along the whole side, and they would pick up a few more spaces. He stated that it was just a thought.

Mr. Schalk stated that the issue they would have with that would be stacking because then they would be limited to one window which would then basically double the stack length, so they would be stacking heading north around the turn once they got to the drive-thru itself. He stated that is where it would be detrimental for that.

Economic Development Director Hyser asked with mobile banking would that be an issue.

Mr. Schalk stated that they would still be communicating with the interior, it would be the vacuum tube system. You would put your transaction in, and it would be sucked up

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into the branch and then come back out to you in the tube. He stated that it was not just an ATM.

Building Official Gero stated that then there would be tellers inside then.

Mr. Schalk stated that there would be tellers inside.

Building Official Gero stated that they were told there wouldn't be any tellers, it would just be strictly ATM.

Mr. Schalk stated that there would be tellers inside the bank.

Building Official Gero stated that the other question was how much stacking would they really be anticipating there?

Mr. Schalk stated that on a payday evening, they could get most of those windows full and wrapped around the back he would think.

Mr. Moeller stated that just a thought to add to what the Building Official was just suggesting too. He stated that another opportunity could be potentially to stack 2 ATM's on top of each other, almost like gas pumps. He stated that you would pull up to the first one that would be available depending on what the time of transactions would be on average. He stated that you wouldn't want to delay and be stuck behind someone that was doing a whole bunch of banking, but he didn't know if that was something anyone would do at any bank. He stated that it was just another thought. It could be 2 people at a time being able to use some sort of services.

Chairman Vice Mayor Grendel said PNC Bank across the road, they have two, but one was the ATM machine and the other one was the actual window. He stated that when the bank was closed during the pandemic, it was a 45 minute ordeal. He stated that now when he would go through the auto teller, that line was very minimal, but the one with the ATM machine seems to be more popular as far as auto traffic goes.

Mr. Gutermuth stated that he gets prescriptions from Walgreens on Rockside, and they had two lines, similar to what was being proposed there. He stated that one was the tube system, and that one was no longer in use to his knowledge. He stated that they didn't use it all. They have two lines built, but only one of them gets used. He stated that he has seen that in other places as well. He stated that when there is little usage, then they just reduce it down to one. He stated that would be his only concern with doing two lines, but ultimately whatever would fit the applicant's need.

Mayor Kurtz stated that he missed something. He asked if the applicant stated that they had an ATM, or these would just be shoots.

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Chairman Vice Mayor Grendel stated that he thought both of them were shoots.

Mr. Schalk agreed.

The Chairman stated that being a new entity and operation, he really would want them to get off to a successful start. He stated that safety was the most important aspect and of course the adequacy of the parking, that they would have sufficient parking for their employees as well as customers of the bank.

Building Official Gero stated that he had one other question if he could just so he could get a good grasp on it. He asked if they would be shoot systems and not be ATM machines.

Mr. Schalk agreed.

Building Official Gero stated that the only time that they would be working or operable would be during business hours.

Mr. Schalk agreed.

Ms. Chase stated that to bring up just another point about the parking. She stated that in the documentation that the Planning Commission received, this building would be both banking and office/mortgage stuff, but the code according to the staff notes would be 7 per 1,000 for a bank. She stated that she knows they talked about 5 or 4 or whatnot, but at least on some level, according to the code, they would be looking at a pretty significant variance. She stated that if they look at the first floor being banking and the other two floors being office, then it would be somewhere between 7 and 5.

Mr. Moeller stated that he wanted to add a thought to that also. He stated that he knows that the applicant was talking about day one and this not being a full building, but obviously as it would scale up and fill up, and he stated that he knows that work from home was a component to the equation. He asked if there were any opportunities or points in time when they have staff meetings or everybody on site at one point and time. He stated that would be the same concern with the limitation for parking if it would be an all staff meeting quarterly or something like that with everybody on site.

Mr. Schalk stated that he wanted to address that. He stated that the owner of the building also owns the Holiday Inn across the street. He stated that if there would be corporate meetings, they would be held at the hotel.

Mayor Kurtz stated that he would break it down into several different areas that they need to examine. He stated that obviously the parking, he was really sensitive to the parking. He stated that it was new news to him. He stated that he was always learning about the 7

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to 1. He stated that the Building Official may have to address that because he does understand the 5 to 1 and the 4 to 1 and finding something that would work. He stated that it was suggested by the Law Department that whatever the Commission would do, if they would grant a variance, it would be subject to this use only. He stated that if in fact at some point it would cease to be used as a bank building, that the variance would be wiped away so they would have to start from scratch with the building itself again.

He stated that he still believes with the parking that changing it to parallel parking on the west side, making sure that there would be a safety apparatus in place for the drive-thru.

He stated that another big area besides parking was the landscaping. He stated that with the guardrail, they would all picture a traditional guardrail, but this one would have to be a unique guardrail to be aesthetically appropriate for this environment. He stated that the northern section, they will have to build out to get that circle. He stated that they will have to have some type of retention facing Rockside Road in order to accommodate that.

Mr. Schalk stated that there was a retaining wall there.

Mayor Kurtz stated that they have to make sure that the retaining wall and all the landscaping, they have a unique opportunity to use this as a template for the rest of Rockside Road by suggesting that they incorporate a very robust landscape plan for the Rockside Road as well as the Rockside Woods South because there was a lot of vehicular traffic that would use that corner. He stated that the landscaping plan would be something that would be significant. He stated that the parking would have to be addressed, both for the proposed use with a vacation of the variance if it would cease to be used for the proposed use. He stated that he thought the access that was suggested by the safety forces would need to be addressed both on Rockside Woods and the east side as well as the south side. He stated that they jammed the parking in. He stated if you would look at the corner parking spot next to where the exit lane was, that would not work. He stated that the corner would not be appropriate for what they were trying to do. He stated that extensive landscaping around that would have to be addressed.

He stated that the building aesthetics and upgrades to the physical structure of the building would have to be addressed.

He stated that there were a lot of moving parts here, and he would concur with Ms. Chase that the parking would need to be addressed, but also the landscaping. Any variances that would be proposed in terms of parking, building aesthetics and access to the property. He stated that those were his concerns.

Mr. Gutermuth stated that he wanted to second that. He stated that the Mayor pretty much checked off his list of points as well. He stated that the only question he wanted to expand on was the retention wall. He stated that if you would look at right now, it was

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pretty limited in size, and it was pretty unclear how far out the turnaround would be in comparison to the existing parking lot. He wanted Mr. Schalk to speak to that a little bit. He asked if they would be coming closer to the street, or would they intend on using almost the same footprint.

Mr. Schalk stated that they intend on using the same footprint. He stated that they will as they progress with their plans once they would be granted approval, they will show the landscaping, lighting and the topography and how they would retain it. He stated that the retaining wall may not be adequate for a full turnaround with the amount of traffic that they would have through there. He stated that would be something they would have to look at.

He stated that as far as the existing parking, they didn't modify the existing striping. He stated that on his plan the entry was off a little bit by the southern spot, so the only parking that they modified was on the west side of the building. He stated that everything else, entry points and the rest of the striping, would remain, except the western portion.

Mr. Gutermuth asked if the 9'x18' size spaces what was there with the previous occupant? He asked if that was what the City had allowed prior?

Mr. Schalk stated that he didn't know what was previous. He stated that he knows that his new spaces were the 9'x18' spaces. He stated that he didn't physically measure the spaces. He stated that he made the assumption they were 9'x18', and that may be incorrect.

Mr. Gutermuth stated that he was asking because it wouldn't be unique to the new occupant, it would have been something that was allowed previously. He just wanted to raise that.

Chairman Vice Mayor Grendel stated that there was a college there previously. He stated that had been a number of years ago.

Mr. Gutermuth asked if the space requirement would have been different based on the proposed use? He asked if banking had a higher number of spaces than the college prior?

Ms. Chase replied yes.

Mr. Gutermuth stated that it didn't necessarily mean there was a variance prior. That was what he was looking for.

Ms. Chase stated that she thought the space size was another use. She stated to answer his question about the ratio, that would depend on use. She stated that she could not speak to the space size.

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Chairman Vice Mayor Grendel stated that it seemed to him that the recommendation of the safety forces and of the staff of a southern entrance seemed to be a very difficult challenge according to Mr. Schalk as far as it would disrupt the operation on the first floor there. He stated that the parking would need to be addressed, and he asked the Mayor if the matter should be tabled until the parking issues would get resolved.

Mayor Kurtz stated that he thought they would need to look at modifying it and confirming the sizes. He stated that it was originally an office building, and then when the school came in they transitioned to the school, and now it was being transitioned to a bank. He stated that he didn't recall the specific size of the parking, but they would have had to be granted a variance if they were going to go less than 20 feet. He asked the City Engineer if that was right.

City Engineer Ramm replied correct. It would be 9'x20', that was the code requirement.

Mayor Kurtz stated that he heard what the Building Official stated, and it was true, they need to be flexible with parking. He stated that he just thinks from a safety standpoint, trying to put slanted parking on the west side of the building, that would concern him as the applicant identified when those people would come in to cash their paychecks and they were in a hurry, they would not be worrying about somebody backing out of those slots, especially with the weather like it is now. He stated that he thought it would be safer if it was a parallel parking along the building.

He stated that they have to identify the landscaping, and when he talks about landscaping, he was talking about structural landscaping, whether it be the retaining wall and how they would manage that long-term.

He stated that the building itself, the aesthetics that would have to be done to upgrade that. He stated and also access to the building and access to the parking lot.

He stated that the Planning Commission was not trying to stifle the opportunity, but he stated that he definitely thinks they need to have a couple of roundtables before they would come to the Planning Commission with a more complete plan.

Mr. Schalk stated that as far as the parking would go, they have no issue with going parallel parking. He stated that they were just trying to maximize the spacing. He stated that he would not see that as an issue at all.

Mayor Kurtz stated that it might compromise the volume though.

Mr. Schalk asked where would they go because obviously they can't pave any more of the building.

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Mayor Kurtz stated that they could do a parking garage. He stated that he was just kidding.

He stated that now that Mr. Schalk made a formal presentation, he knows that the Planning Commission tried to address as many of these things prior to this, but obviously it has changed, and they need to make sure everyone gets comfortable or at least it would be within their comfort zone to vote on something like this. He stated that he thought it would need to be further addressed before they come back to Planning. He stated that he thought everyone should go through their list of concerns so that the applicant fully understands their issues, and then he could go back to the drawing board and see how he could accommodate as many as possible or explain as many as possible. He asked the Chairman if that would be appropriate.

Chairman Vice Mayor Grendel stated that sounded like a good plan to him. He stated that it was the safety and adequacy of the parking as well as he had mentioned the structural landscaping for the site.

Law Director O'Brien stated that he would agree just from a legal standpoint because in addition the applicant's representative here, it will just a bank. They would want to put additional restriction on the one that was mentioned no leasing of anybody other than the bank given the representation they would do some work from home. He stated that there was so much there, he would feel much more comfortable that whatever the applicant and City would agree to, having the owner actually sign off as opposed to the owner's rep.

Mr. Schalk asked as far as building upgrades, what were they thinking there.

Mayor Kurtz stated that he just wanted to make sure that they have taken a holistic approach to that, and that would mean the aesthetics of the building itself, cosmetically, structurally. He stated that he was not an architect, but would there be identifying features that could enhance the appearance of the building. That was just a question and not a statement. He stated that it was something that now was the time for the applicant to explore.

He stated that then there was the safety component that was discussed. He asked if there were alternatives in terms of the location of the drive-thru, transitioning to the south. He stated that he knows that Mr. Schalk explained it, but he was just going to ask the questions, and they could digest all the different thoughts from the members of the Planning Commission and then come back with something of their thoughts and some potential direction to this.

Mr. Schalk agreed. He wanted to ask one question. He stated that what they would like to do is try to keep this moving, and obviously with the questions that will push them off at least one month, maybe two. He asked if they could break the drive-thru out separate

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from the interior buildout and have them continue with that at their own risk in case they do come back with some southern entrance or something else that would pertain to that. They would like to keep the project moving, and this would kind of stall them out. He stated that if they could break that drive-thru portion and parking out, and just assume they would be taking the building as-is, parking as-is, would they be permitted to continue on with the process as far as submitting for building permit, that kind of thing?

Mayor Kurtz stated that Mr. Schalk meant inside the shell.

Mr. Schalk replied correct. He stated that everything would be inside the building, all the renovations to the first floor, second floor and third floor. Let them continue with that and break out the drive-thru separately.

Mayor Kurtz stated that he would defer to the Building Official.

Building Official Gero stated that since the building exterior would not be touched at all, and that was where the drive-thru would be going, if they were not putting the drive-thru on they would not be at Planning Commission tonight. He stated that the interior of the building would be a separate issue. He stated that as Mr. Schalk stated, they would be advancing at their own risk as to whether or not there would need to be some reconfiguration for a southern entrance. He stated that he knows that the second and third floor were completely gutted, except for the core which would be the restrooms and elevators and the center hall. He stated that the first floor was the same way except for some office space in the southeast corner that was built out small office space.

He stated that he didn't see any reason why they couldn't continue on with that and look at this as their separate project. He stated that it wouldn't affect anything on the City's part.

Mayor Kurtz stated that was Mr. Schalk's answer. He stated that he would like to have everyone at least process their thoughts so that it would be comprehensive. That way the applicant could absorb everything, and then they could wrap it up.

Mr. Gutermuth stated that he would like to know how many employees would be anticipated to be working here at least initially, and then upon scaling with the mortgage office type setup going above it.

He stated that he was not concerned with the spaces so long as they would be conditioning it on the use by the bank. He stated that he didn't expect the bank would want insufficient parking for its own purposes; however, should they not use the second or third floor and decide they would want to lease it out, they would be having a different conversation. He would like to condition the parking variance on the use that was being proposed.

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He stated that as far as the south entrance, if there would be something that could be done okay, if not the rationale as to why, and he believes Mr. Schalk had somewhat explained that. He stated that assuming they would forego the southern entrance, something on the west side should be done. He stated that the proposed image that was put forward, it looked like it was a simple metal railing, almost industrial looking. He stated that Mr. Schalk would have the opportunity to do something better. He stated that going with the full overall aesthetic of the space and tying something in there that would look a little nicer would be nice to see.

That was it for him.

Chairman Vice Mayor Grendel asked Ms. Chase for her thoughts.

Ms. Chase stated that first of all she would love to see the project come to Independence, and she believes they all would. She wanted to make sure that was stated pretty clearly that whenever a new building would be coming into the City or the redo of a building, it was always assimilate versus accommodate. They make the applicant fit the code, does the City adjust their code accordingly? Do they provide the variances and things like that? She stated that a piece of it would be why does the City have the codes it has? Why would it be 7 to 1,000 for a bank? She stated that maybe it was based on a different model as the Economic Development Director pointed out. Working from a home was also a big thing now. She stated that the Planning Commission was open to these conversations, but she definitely does think that the size of the space would be important because of one of the things that the City prides itself on was that in Independence there were wider and bigger spaces. She stated that doing business in Independence was more comfortable. She stated that she did a lot in Brecksville because it was closer to where her house was, and she will tell everyone that her car gets dinged up in Simon's parking lot. She stated to the Mayor's point, the spaces in the Heinen's parking lot right off of Route 82 do go in and out straight, and at least once a week she almost sees somebody hitting each other in an accident.

She stated that she would also want to know the flow of the traffic of those spaces. She asked if they would go through the roundabout if there would be a stack on a Friday night on payday. She asked how those cars would get out?

She stated that the Planning Commission would want to see this work, but they also want to make sure the spaces are to code, and if they would not be to code, would a variance make sense so that it would still be an enjoyable experience for the patrons and employees, and their cars aren't getting damaged. She stated that ultimately it would boil down to the safety forces to her as well. She stated that if the safety forces feel that they could adequately serve that building without a south entrance okay, but if the safety forces would feel that they would need to have access for their trucks to get into the

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building or emergency vehicles to get into the building somehow, she would defer to them.

Mr. Moeller stated that he echoed a lot of the same sentiments that Mr. Gutermuth and Ms. Chase brought forth. He stated that one additional point that he would want to call out and bring up for today. He stated that he knows they talked about pedestrian flow in and out of the building, but talking about vehicular traffic in and out of the parking lot. He does have concerns, he doesn't know if the City Engineer could go back to Slide 14. He stated that the entrance on the east side shown on the bottom of the image, as you would drive in, not the pedestrian entrance but the traffic entrance, coming in and going up to the right around to the loop, he would worry that the crossing path of the people exiting the drive-thru would cause potential challenges. He stated that he didn't know if anyone had talked about that, but to him it was a potential safety pinch point. He understands that the applicant talked about some hashing on the ground, but to him there were still blind spots, and it could become very challenging. He doesn't know if that would be a topic of discussion to talk about the southern entrance of the parking lot becoming a dedicated entry, and then the eastern side becoming a dedicated exit so that there would be at least a solid traffic flow plan and not confusion with people zooming in, making a right and cutting off people trying to exit that without seeing it. He stated that he thought it would be a safety concern that he would have in addition to the other concerns with the parking lot, parking space sizes and volume as well.

Mr. Schalk stated that he liked the idea of having the east as the exit and south as the entry. He stated that he liked that idea. He stated that it would eliminate that issue.

Chairman Vice Mayor Grendel stated that it was a great idea.

Ms. Chase stated it was a good catch.

Chairman Vice Mayor Grendel stated that what they would need to do was to have a better discussion. He stated that you would want to have all the safety forces on board and making sure that both employees and customers of the bank would be safe as they possibly could make it. He stated that he thought the safety issue was first and foremost. He would like to have a greater discussion on the number of employees who are going to be on the second and third floors as well as the first floor, so that they do have a better grasp if this would be adequate, not only for the current staff that would be there, but to look to future growth in the mortgage business, that there be adequate parking. He stated that again they have limited space there, and they need to make sure that the bank will be in good shape for years down the road to expand the number of employees.

The Chairman stated that hopefully the work could continue inside the building, especially on the second and third floor, and then there be greater discussions on the practicality of they could accomplish a south entrance and also greater discussion on the

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drive-thru if only one would be adequate. He stated that it seemed to him that was a big issue that could be settled if they would have one instead of two, it might solve some of the problems. He stated that hopefully it can all be discussed within the next month and come back in March and be able to vote on the matter with a comfort level.

He stated that with the information that could be provided by the Economic Development Director, and if they could be provided updates between that department and the owner, and the safety forces and also the Building Official and City Engineer, he would think there should be no reason that they couldn't get it approved in March and still not delay the construction too much. He would hope that the work could be continued on the inside of the building.

Mr. Schalk stated that he would appreciate that. He stated that as far as the questions, would he get a list? He took notes, but he wanted to make sure he didn't miss anything.

Mayor Kurtz stated that there would be Minutes available.

Chairman Vice Mayor Grendel stated that he echoed Ms. Chase's sentiment, that they would welcome Union Savings to Independence and were pleased that they chose Independence to be their regional headquarters. He stated that they wanted to make sure that it would be done properly, and the Mayor mentioned some of aesthetics. He stated that it would be the chance to aesthetically make the building more pleasing to the residents and also to the business community here too. He stated that they want to make sure, they get one shot at the apple, they don't want to waste money, but you want to make sure that it would be done properly and to the safety of all parties concerned.

Mr. Schalk stated that he thought with the opportunity up front with the roundabout, the turnaround, the new retaining wall and some nice landscaping out there, it would definitely be a nice entry to the park.

Chairman Vice Mayor Grendel said that it had been kind of an eyesore with the signage that the old college had there. He stated that he was so pleased when he read that Union Savings Bank had bought the building, and even more pleased now that they will be going forward with this project. He stated that he thinks with all parties pulling in the same direction, they could make it a success. He asked Mayor Kurtz if there was anything further.

Mayor Kurtz stated that he would just review some of his points one more time. He wanted Mr. Schalk to keep in mind that the owner has a good reputation. They have dealt with him repeatedly on his properties and investment in the City. He stated that they will expedite based on the owner's reputation and what he has done for the City in the past. They have had a very good relationship. He stated that there was a high trust factor to begin with.

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He stated that the safety was addressed. He stated that they need to talk about the building safety, access to the building, but also access to the property itself and also the pedestrian traffic along side. He stated that he thought Mr. Gutermuth mentioned about the more aesthetically pleasing barrier between the pedestrian and vehicle traffic. He stated that if there was a way to update the aesthetics of the exterior of the building. He stated that an additional component may be a lighting configuration with all the different opportunities that were not available when this was constructed years ago.

He stated that the landscaping, they have an opportunity to make a statement on Rockside Road and Rockside Woods South, and the fact that they would need to push further north. It would create a challenge, but he would look at it as an opportunity to create a landscape plan that would make a statement, not only for this property, but it would also set the foundation for an upgraded overhaul of Rockside Road. He stated that was what he was looking for in terms of a landscape plan with lighting and landscaping and safety.

Parking, Ms. Chase mentioned about the parking, and the concerns. He stated that they would have to check the code. He stated that they have to see how flexible they could be. He stated that he believes they should look at a parallel rather than slanted parking and access in and out of the property. Mr. Moeller made a very good point about pedestrian safety as being a priority. He wanted everyone to keep in mind that you would not go anywhere unless you would be going up to the hotel or the restaurants. He stated that the majority of traffic will exit and go back out to Rockside from Rockside Woods South. He stated that those were a number of the dynamics that they need to talk about.

He stated that they need to make sure that any variances they would grant would be tied to this use and not beyond this use.

The Mayor stated that would give Mr. Schalk a flavor as that the City would really want him to accomplish something fantastic here. He stated that the reputation of the owners and the history of the owner would allow the flexibility from the City because of the high trust relationship, but they need to knock down a few of these things to make sure that they have taken a comprehensive approach to this.

Mr. Schalk stated that he appreciated that.

City Engineer Ramm wanted to make a real quick comment. He stated that early in the conversation they had discussed with Mr. Tom Moore the future plans to construct sidewalks on the street, and they have an extremely tight right-of-way. He stated that they had asked Mr. Moore to consider granting them future easements for land and space that they will likely need to build sidewalks on the corner there.

Mayor Kurtz stated that for the Planning Commission's understanding, the thought was if they were going to create a different dynamic for every quadrant of Rockside and I-77, one would be walkability. He stated that the tenants of the future, and the employees of

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the future will want a variety of different amenities. Right now they could walk around the building, but if they could create a dynamic where they could walk around the neighborhood in a safe manner, it might enhance the attraction for different companies. He stated that they were just trying to think larger picture, overall strategy in some of these things.

Chairman Vice Mayor Grendel asked if there was anything further from the Planning Commission or from the Department Heads that were in attendance.

The Chairman stated that he thought Mr. Schalk had his marching orders. He stated that the Minutes will be available. He stated that the Secretary was wonderful in getting them out rather quickly. He stated that Mr. Schalk could contact the Council office, and those Minutes will be made available to him so he could check his notes and make sure that everything will be addressed in what he would need to work on for next month's meeting.

The Chairman stated that the availability of the Building Official and the City Engineer and even the Economic Development Director, they would be able to work with Mr. Schalk and make sure that they try to meet these goals and even the safety forces, Chief Butler and Chief Rega, they would be able to work with Mr. Schalk. He stated that then they could come to a good solid proposal and make this a remarkable northeast headquarters for Union Savings Bank.

Economic Development Director Hyser stated that she would forward the Secretary's Minutes when they become available to Mr. Schalk, and then they will be in touch.

Chairman Vice Mayor Grendel asked the Economic Development Director to keep the Planning Commission abreast through the month so they will know leading up to next month's meeting, that they would feel comfortable that the issues were being addressed.

Economic Development Director Hyser agreed.

Chairman Vice Mayor Grendel asked Mr. Schalk if there was anything further.

Mr. Schalk stated that there was nothing further. He appreciated the Planning Commission's time, and he thanked them for hearing him.

Chairman Vice Mayor Grendel thanked Mr. Schalk for his presentation, and he stated that they look forward to getting the project approved as quickly as possible and much success to the owners of the business.

Chairman Vice Mayor Grendel stated that they would move on to the next item on the agenda.

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Law Director O'Brien asked the Planning Commission for a motion to table the application until next month.

The Chairman asked for a motion to table the proposal from Union Savings Bank.

A motion was made by William Gutermuth, seconded by Cheryl Chase, to table the matter.

ROLL CALL: Yeas: Gutermuth, Chase, Moeller, Grendel, Kurtz
Nays: None
MOTION CARRIED

5901-5905 Brecksville Road, Cornerstone of Hope – Mark Tripodi of Cornerstone of Hope was in attendance.

Chairman Vice Mayor Grendel stated that the Planning Commission had received a staff report, and he knows that he had talked to Mr. Tripodi about what his plans were. He stated that just like before, he would like the Economic Development Director to read a little bit of the background.

Economic Development Director Hyser stated that the property located at 5901-5905 Brecksville Road was the headquarters for Cornerstone of Hope. She stated that the facility was constructed in 2007, transforming the original single-family home to a grief counseling center with therapy rooms, art rooms and therapeutic treehouse. The organization has continued to grow and expand and to include locations in central and western Ohio. Cornerstone's growth has perpetuated the need to acquire additional adjoining property. To date, Cornerstone owns 5 adjoining parcels and would like to consolidate those parcels along Brecksville Road. When the project was originally constructed, the Zoning Code allowed for a U-3 Special Permit which was granted.

Chairman Vice Mayor Grendel thanked the Economic Development Director.

He asked Mr. Tripodi to express his desires as far as his facility and the land that he had.

Mr. Tripodi stated that 2021 was a great year for Cornerstone of Hope when it came to even during the pandemic with planning for their growth and enjoying that. He stated that property acquisition was key. They acquired Mr. Nykel's property which was the last four digits of the Parcel Number 3012, and that was north of their administration building. They acquired that in the spring. They razed the house in the spring. He stated that just in December they closed on the corner property from Mr. Korecko, he was a resident in Independence. He stated that it was just a little sliver on the corner.

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He stated that they own 5 parcels, and he stated to just take it step-by-step, as a non-profit they want to be cost conscious. He just wanted to make sure he was doing things correctly, and he wants to make sure that he takes all the steps and also that the Planning Commission was on board before he would hire a Civil Engineer to do the survey and get the legal property description and all the drawings that would need to be submitted at a future date. He stated that he would like to take all 5 parcels and consolidate them into one. He stated that would be Phase 1. Phase 2 would be taking a look at the corner of Longano and Brecksville Road because it was part of the previous discussion with the bank for parking. He stated that there was a need for Cornerstone's safety additional parking. He stated with the acquisition of the property south of their building on the corner of Brecksville and Longano, they would need to extend their parking. He stated that they would need to create a safer exit out of their parking onto Longano. He stated that in doing that, Phase 2 would be coming to the Planning Commission with future plans around increasing their parking lot, creating a win-win for the City when it would come to sidewalks and adding an additional lane.

He stated that in Phase 3 they would be launching a capital campaign. He stated that they were doing it prior to the pandemic, and obviously they put a halt on it. He stated that he sees them coming back in 18 or 24 months with plans for expansion and adding on to their facility.

Mr. Tripodi stated that was the big picture where he was at with the property and the campus of Cornerstone. He stated that the first step was really consolidating 5 parcels into one and just staying efficient with their money and resources to get that approval. The next step they will talk parking and safety and expanding Longano Drive for the residents and their clients. He asked the Commission if that was what they were looking for.

Chairman Vice Mayor Grendel stated at this time Cornerstone of Hope was just looking to consolidate the lots from 5 parcels to one.

Mr. Tripodi agreed.

Law Director O'Brien stated that he did not have a chance to go back and look at the history. He asked if all 5 parcels he has gotten a Special Conditional Use for all of those.

Mr. Tripodi replied not yet. He stated that the 2 that they don't would be the one on the corner of Longano and Brecksville Road. He stated that the last four digits of the Parcel Numbers were 3016. He stated that was the southern most parcel that they own. They just acquired that so they didn't get the U-3 permit on that yet, and then the north most property that they own which the last 4 digits were 3012, they did not get a Special Use on that property yet.

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Law Director O'Brien stated that they probably should at some point. He stated that it wouldn't hold it up tonight unless one of the Commission Members would want to, it would not hold it up from a legal standpoint. They probably should clean that up once a new permanent parcel number has come back and get the designation. He stated that it would help down the road in case they do any borrowing.

Mr. Tripodi stated that the main parcels that they were physically operating under, they have Special Use Permits there. He stated that he didn't know legally how to consolidate to one parcel. He didn't know if it was grandfathered in where they would just assume the use of that parcel. He stated that he was not sure how that would work.

Law Director O'Brien stated that from a title standpoint, and the Building Official could chime in. He stated that from a title standpoint, if they would do any borrowing where there was a mortgage, it may slow things down.

Building Official Gero stated that as they talked when they met, they will get the parcels consolidated. The new parcel which would include all the 5, it would become one parcel. They would get the Special Conditional Use Permit. He stated that all 5 parcels were originally zoned U-1 which was single-family residential. Then the one that he acquired a couple of years ago, got the U-3. The one that he acquired in the fall and the one that he just acquired were still single-family residential. He stated that originally all 5 parcels were single-family residential, and once they would become consolidated and have one number to work off of as the Law Director mentioned, they will go and re-apply to extend the Special Conditional Use Permit to the entire parcel.

Mr. Tripodi stated it would make sense.

Chairman Vice Mayor Grendel asked if the Secretary had to notify the neighbors with regard to the matter.

The Secretary stated that all adjoining neighbors were notified. She stated that she received an email from Mr. Bodnar, and he was inquiring how to join the meeting. She stated that she gave him instructions on how to do that by telephone, but she did see he was not on this evening.

Mr. Gutermuth asked the Secretary which lot that would be.

The Secretary stated that offhand she did not. She stated that he was on Longano.

Economic Development Director Hyser stated it was on the southern side. She stated it was the northern side of Longano, the third house east of 21. The City Engineer had the mouse over the right parcel. It was 561-13-014.

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Mr. Gutermuth stated that he would like to make sure for the future meeting, whenever that may come along when they would be talking about actual changes to the property, he would want to confirm that Mr. Bodnar didn't have issues getting on because it was a virtual meeting. He stated that it shouldn't impact the Planning Commission's decision today given it was just a consolidation to one lot number.

Ms. Chase stated that was a good point.

Chairman Vice Mayor Grendel stated there was no actual construction. He stated that Mr. Tripodi was requesting to consolidate all 5 parcels into one.

The Secretary stated it was 7403 Longano.

Mayor Kurtz stated that he would be on the eastern end of the Cornerstone property. He stated that they will make sure of that at a future meeting.

Mr. Gutermuth stated that he didn't have any questions.

Ms. Chase stated that she did not have any questions.

Mr. Moeller stated that he also had no questions.

Mayor Kurtz stated that he had a question. He stated to Mr. Tripodi that he knew that there were preliminary discussion, the City was in the middle of upgrading Brecksville Road. He stated that he would like to suggest that they get together with the City Engineer to see if they can work out an accommodation that would be good for Cornerstone of Hope and also the City of Independence on the property Mr. Tripodi acquired, the Korecko property, the southern most piece he acquired.

Mr. Tripodi stated he would look forward to it.

Mayor Kurtz stated that Mr. Tripodi talked about parking and exiting. He stated that he just believes that Longano should have more of a presence or significance in identification. Maybe they could expand it into a boulevard entrance, a modified boulevard and still accommodate their parking. He stated that any easements they would need along Brecksville if they were to widen or do anything with the road to help landscaping, if Mr. Tripodi would consider that also. It would be appreciated.

Mr. Tripodi replied absolutely.

Mayor Kurtz asked the City Engineer to facilitate that.

City Engineer Ramm agreed.

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Mayor Kurtz stated that he appreciated the cooperation.

Chairman Vice Mayor Grendel stated that Mayor had brought that up earlier, and seeing what Mr. Tripodi was proposing and possibly having egress onto Longano, it would make sense from a safety standpoint to have like a boulevard entrance too. He thinks it would make sense and thought it was an excellent idea to look at it now before it would get too far along the process.

He stated at this point, and the Law Director could help, Mr. Tripodi has not employed any engineers or experts as far as legal descriptions and things of that nature. He asked if they should ask Mr. Tripodi to come back next month or whenever he would be able to get the proper paperwork submitted to the Commission, and then they could approve it at that time.

Law Director O'Brien stated that unless the City Engineer would tell him otherwise, he thinks the Planning Commission could approve it at this time and then all the proper paperwork will be submitted for the City Engineer's signature, the Chairman's signature and the Secretary's signature, the mylar and all of that. He stated that he believes the Commission could approve it today.

Chairman Vice Mayor Grendel stated that with no objections, there could be a motion made. He asked if there was anything that the Law Director needed in the motion.

Law Director O'Brien stated it would be a motion to approve the lot consolidation as requested by the applicant, subject to the final plat.

Moved by Cheryl Chase, seconded by William Gutermuth, to approve the lot consolidation as requested by the applicant, subject to the final plat being submitted.

ROLL CALL: Yeas: Chase, Gutermuth, Moeller, Kurtz, Grendel
Nays: None
MOTION CARRIED

Chairman Vice Mayor Grendel stated to Mr. Tripodi that he had the Commission's approval to move forward on the matter. He stated that once this is done, then they can have the U-3 zoning for the parcel.

Building Official Gero stated that since Mr. Tripodi was consolidating, it would not be a U-3, they changed that zoning a couple of years ago. He would have a Special Conditional Use for that entire new parcel.

The Chairman asked if they could do that this evening or would it have to wait.

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Law Director O'Brien stated that there were some notice requirements, but from a legal standpoint because 90% of it has been approved, it will be paperwork to approve it. He stated that they will have to do that at a later time when the final plat would be done, and the permanent parcel number was complete so it would be clear on the record.

Chairman Vice Mayor Grendel stated that at a later point they will address the Special Use for the property.

Mr. Tripodi agreed. He asked if he would come to the Planning Commission for that Special Use.

Building Official Gero replied that was correct.

Chairman Vice Mayor Grendel asked if there were any other questions.

Building Official Gero stated to Mr. Tripodi that when the time comes, he would be happy to help him.

Mr. Tripodi thanked everyone for their support.

Chairman Vice Mayor Grendel asked the Mayor if there was anything further for the betterment of the Commission.

Mayor Kurtz stated that he just wanted to make a comment. He stated that he was so glad, the City was really blessed to have citizens that were engaged in the community that care about their community. They have such a robust knowledge base. They bring so many different parts of the prism together, and then to have the professional team to be able to work in concert with the Planning Commission. He stated that he wished they had 10 more projects that they could look at right now because it is exciting to be able to hear the dialogue and be part of it. He stated that he was blessed, and he believes the community is blessed.

The Mayor may suggest possibly sometime when they get their footing, maybe they have a Planning Commission workshop only to be able to talk about things like the code. He stated that they could discuss everyone's idea of how they should navigate the future with some of the different opportunities and different properties. He stated that if they would consider that, he thinks the Economic Development Director would start creating an agenda that they could then spend some time. He would like to harness as much of this energy and knowledge as possible.

Ms. Chase stated that she would love to learn more.

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Chairman Vice Mayor Grendel stated that they would need to make sure that the Law Director would be in attendance from the legal standpoint, that the Building Official would be there along with the City Engineer from their practical experiences. He stated that maybe they could make great strides to look at the code, and see what they could do to make it more enticing, more enhancing for companies that would want to locate here and see if some things are outdated or outmoded. He stated that maybe in the spring sometime they could have a workshop in person.

Mayor Kurtz stated that sounds great.

Ms. Chase stated she would like to know about the different committees, Planning versus Zoning versus Architectural versus building. She would like to know the applicants' experience and how they fit into the applicants' experience.

The Chairman stated that they were putting in a new system that hopefully streamline that and make it user friendly and friendly to new businesses and that. He stated that maybe they could have a Saturday morning if schedules allow just so they would not be worried about late at night or that. He stated that they could plan something come springtime and get together for a few hours.

Mayor Kurtz stated that it could be later in the afternoon with dinner. The City will buy too. He stated that the Economic Development team between Jessica and Anne, there was a lot of work to do and the rest of the professional team. He stated that he listened to everyone this evening, and he just thinks they have a lot of opportunity ahead of them if they could take advantage of all the different dynamics that they were faced with. He stated it will be a great future. He was excited.

The Chairman stated that most of the people they were talking about were young and have a lot of energy and everything and a lot of love for this community. He stated that they need to harness that to the full impact.

Mayor Kurtz stated that he wished he had 10 more projects that they could tackle right now. He wanted to go find them.

A motion was made by Cheryl Chase, seconded by William Gutermuth, to adjourn the Planning Commission meeting of February 1, 2022.

ROLL CALL: Yeas: Chase, Gutermuth, Kurtz, Moeller, Grendel
Nays: None
MOTION CARRIED

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There being no further business, the Planning Commission meeting of February 1, 2022 was adjourned at 7:07 p.m.

Chairman Vice Mayor Dave Grendel

Debi Beal, Planning Commission Clerk
Minutes Unapproved at Time of Release 02/07/22