

**MINUTES OF A REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY OF INDEPENDENCE, OHIO  
Held in the Council Chambers at City Hall**

Mayor Kurtz called the meeting to order at 5:40 p.m. February 4, 2020 and the following responded to Roll Call:

**PRESENT:** Michael Barth  
Mayor Gregory P. Kurtz  
Vice Mayor David Grendel  
William Gutermuth  
Dale Lytkowski

**OTHERS**

**PRESENT:** Don Ramm, City Engineer  
Jeffrey Markley, City Planner  
Gregory J. O'Brien, Law Director

**Old Business:**

**Approval of Minutes of the Planning Commission meeting held on  
December 19, 2019.**

**New Business:**

1. Election of Planning Commission Chairman.
2. **4903 East Sprague Road, PPN 563-23-016, James & Patricia Zimmerman** – Requesting a lot split of rear property located at 4903 East Sprague Road to consolidate to the rear portion of PPN 563-23-033, 7660 Jonathan Cole Court.
3. **7007 East Pleasant Valley Road, PPN 564-09-015, Redwood Corporate One, LLC** – Proposed parking modification to reduce on-site parking by 30 spaces.

Chairman Lytkowski stated that Planning Commission members had received the Minutes of the December 19, 2019 Planning meeting. The Chairman asked if there was a quorum to approve the Minutes.

Law Director O'Brien stated that the Planning Commission members could vote on the Minutes as to form. Vice Mayor Grendel stated that he had a correction on the Minutes. The Acting Chairman had called the meeting to order. The Secretary stated she would correct those.

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**A motion was made by Mayor Kurtz, seconded by Gutermuth, to approve the Minutes of December 19, 2019 as amended.**

**ROLL CALL:           Yeas: Kurtz, Gutermuth, Grendel, Lytkowski  
                              Nays: None  
                              Abstain: Barth  
                              MOTION CARRIED**

Chairman Lytkowski asked if the applicant was present from the first matter.

**4903 East Sprague Road, PPN 563-23-016, James & Patricia Zimmerman –**  
Homeowner James Zimmerman was in attendance.

Mr. Zimmerman stated that he bought the property at 4903 East Sprague. He closed on the property and put the property back up for sale. He stated that he backs directly up to the property on Sprague from Lake Charles. He stated that his address was 7660 Jonathon Cole Court. He wanted to cut off, based upon measurements, not on an actual survey at this point, he was proposing to cut off .55 acres of 4903 East Sprague and attach it to his lot on Jonathon Cole Court. He stated that he was also in the process of making a proposal to do the same thing with the Northcoast Community Homes, but he has not received their answer to his proposal.

Mr. Zimmerman stated that he was basically looking to square off the section. Mr. Zimmerman produced an old survey. He stated that the person who did the survey 10 years ago, he did come out and do some measurements. He stated that there was a fence that he intended to leave on 4903 East Sprague. He stated that he was proposing to take the distance from his lot to the fence, the one side was 245 feet, and the other side was 236 feet.

Mayor Kurtz asked if the Planning Commission could approve the matter without a plat? He thought that they would need a formal survey. He believed that Mr. Zimmerman was before the Planning Commission to seek conceptually if the Commission would agree to the split and consolidation.

Mr. Zimmerman agreed.

Mayor Kurtz stated that from his perspective, the size of the finished Sprague Road lot would still be an acre.

Mr. Zimmerman stated that it would be slightly above an acre.

Mayor Kurtz stated that it would be double the City's current requirements.

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Mr. Zimmerman stated that it was 1.61 acres, and he was going to take .5 acres.

Mayor Kurtz asked Mr. Zimmerman if he wanted the fence on his property, or keep it on the other property. He asked Mr. Zimmerman if he was going to stop short of the fence and do a square across. If he would get the other property, he would do the same thing.

Mr. Zimmerman agreed.

The Mayor stated that Mr. Zimmerman would have all the rear of his property, and it would be expanded by approximately 230 feet longer, and the width of the two properties. He asked Mr. Zimmerman if that made sense.

Mr. Zimmerman stated that it did make sense.

Mr. Barth asked what was the reason.

Mr. Zimmerman stated that he liked the trees, and he liked the buffer zone. He stated that he saw an opportunity to expand his property. He does not intend to do anything. He was not going to go in and build a house or shed or chop down a bunch of trees.

Mayor Kurtz stated that Mr. Zimmerman would not be able to. He could not build a house on the back of the property because Mr. Zimmerman already had a house. He would not be able to have access to the back of a flag lot.

Law Director O'Brien stated that there would be setback issues.

Mayor Kurtz stated that Mr. Zimmerman wanted more property.

Mr. Zimmerman stated that the way it was set up, basically that being his lot, it would pretty much square his lot off.

Mayor Kurtz asked City Engineer Ramm if he had an issues.

City Engineer Ramm stated that he did not have any issues.

Mayor Kurtz asked the Building Official if he had any issues.

Building Official Gero stated that everything that would be made would be compliant with the City's code.

Chairman Lytkowski stated that the only question he would have was if the residents would have any objections.

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The Secretary stated that the neighbors were notified, and she heard from one resident who had no issues.

Mr. Zimmerman stated that he was told to contact the Homeowners Association. He stated that Mr. Wachs should have sent someone an e-mail expressing their approval.

Mayor Kurtz stated that the Planning Commission could not take any formal action, but he had no objection to the concept.

Mr. Zimmerman stated that what he was looking for was basically approval that he could continue to move forward. He stated that he didn't want to spend unnecessary money to have property surveyed and then come in and the Commission would say no.

Mayor Kurtz stated that the best the Commission could do was give him a voice vote informally; they cannot formalize anything at this point; but from the Mayor's perspective, if Mr. Zimmerman would bring back a formal survey depicting exactly where Mr. Zimmerman would want to cut the property off, then the Commission would be in the position then to take formal action.

Mr. Zimmerman asked if he would need to do that at the next meeting or do it prior to.

Mayor Kurtz stated that ideally for Mr. Zimmerman if the Planning Commission would say they have no objection to it, then what the Mayor would do was get everything.

Mr. Zimmerman stated that was his goal.

Mayor Kurtz stated and then come back because conceptually he would have no problem with cutting the property off.

Mr. Zimmerman stated that if he did not get the other piece.

Mayor Kurtz stated that the Planning Commission could still do the one.

Mr. Zimmerman stated that he would like to come back prior to the next meeting.

Law Director O'Brien stated that what Mr. Zimmerman would need to do; he would have to come back to the next meeting. He stated that what he would suggest would be trying to secure the other property; and if he wanted to move forward without exhausting and trying to secure the other property, he would have to hire a surveyor to provide the appropriate lot split information. He stated that he would give that in advance to the Engineering office and Building office just to have them look it over first. Then when he comes back, hopefully all of that would take place within the next 30 days. He stated that at the March meeting, the Commission would be ready to approve the matter.

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Mayor Kurtz stated that if it was April it wouldn't matter.

Mr. Zimmerman stated that it did.

Mr. Lytkowski asked why would that be?

Mr. Zimmerman stated that he has a young couple interested in buying the house. He stated that they were eager to get the house; and he cannot close with them until the actual lot split was taken care of. He stated that he would like to if possible, with the Planning Commission's permission, come back prior to March 4<sup>th</sup>. He stated that he will have to push the closing back further because he still has to file with the County.

Mayor Kurtz stated that Mr. Zimmerman could come back in March, and then immediately upon the signing of the mylar, then he could go to the County and get the property registered.

Law Director O'Brien stated that he would tell Mr. Zimmerman's surveyor that is what he would like to do immediately after the meeting because there will be a next step that the surveyor would have to do other than giving Mr. Zimmerman a site plan. He stated that the Planning Commission only meets once a month.

Mr. Zimmerman asked that there was no way that he could possibly get approval prior to that meeting?

Law Director O'Brien stated that he would not be able to get approval with that drawing.

Mr. Zimmerman stated that he will come back with a mylar. He will come back with an actual survey; but he would like to bring it back prior to the meeting.

Law Director O'Brien stated that the Planning Commission only meets once a month; and members of the Planning Commission are also members of other bodies who also meet throughout the month. He stated that unless the Commission would call a special meeting, which would be hard to do because many of the nights were already taken for other meetings.

Mr. Zimmerman stated that they want to close at the end of March, and he has them delayed to that point.

Law Director O'Brien stated that he thought if Mr. Zimmerman could tell them, he could do an Addendum to the Purchase Agreement stating that he would get this approved in March. If the buyers would want some reassurance, they could call the Mayor or the Engineer or the Building Official.

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Mayor Kurtz stated that Mr. Zimmerman will get the final survey. He should call the Mayor's office, and he can take it to the Engineer and Building Department right away. Once they sign off, Mr. Zimmerman will know that he is in a position to come to the March meeting, get approval. He will have all his ducks lined up so that he can then take the mylar to the County and get it registered.

Mr. Zimmerman stated that he spoke to Milt in the Engineering Department, and he stated that if Mr. Zimmerman came to the Planning meeting the Commission would probably give him approval, subject to getting the pins, getting the survey done and everything else. Mr. Zimmerman stated that was what the Commission was doing.

Mayor Kurtz stated that the Commission was telling Mr. Zimmerman that he could conceptually get it done.

Mr. Zimmerman stated that Milt told him once he had the pins set and everything, the survey, the mylar done, then it would be up to the Engineering Department to verify it.

Law Director O'Brien stated that he thought Milt was a little premature. He stated that he didn't even know what the Commission would be approving.

Mr. Zimmerman stated that he was prepared to do the survey and have it done.

Mayor Kurtz stated that if Mr. Zimmerman would get the survey done; as soon as he would get it done, he would take it back to the Engineering Department and Building Department. They could validate everything for him so that way when Mr. Zimmerman comes back, it would be a formality.

Mr. Zimmerman stated that he had a question for his knowledge. He would need to survey the other property in addition to his property.

Mayor Kurtz stated that they will want a new deed for the one in order to register it with the County.

Mr. Zimmerman stated that if he would do the same for the other property, then he would survey that property also. He stated that conceivably he would have three surveys involved.

Mayor Kurtz stated that Mr. Zimmerman will have a deed for the one. He will have a deed for attaching the property to his existing property. He stated that if Mr. Zimmerman would get the same opportunity to do the other lot split, they will want a new deed for theirs. Then he would want to attach that to his original property.

Mr. Zimmerman stated that if he could get the approval from them and start the process,

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he could include that.

Mayor Kurtz stated that Mr. Zimmerman could do it with one survey.

Law Director O'Brien stated that they will give Mr. Zimmerman legal descriptions to plug into the new deeds.

Mr. Zimmerman stated that he was disappointed that he has to come back in March.

Mayor Kurtz stated that then Mr. Zimmerman should have had his survey done.

Mr. Zimmerman stated that he didn't want to spend the money in case the Commission said no.

Mayor Kurtz said I don't see any issue.

Mr. Zimmerman stated that he already bought a house in hopes that the Commission would say yes. He asked if there was anything else the Commission needed from him.

Mayor Kurtz stated that as soon as Mr. Zimmerman would get the survey and get it to the Building Department and Engineering Department to make sure there are no hiccups.

Mr. Zimmerman stated thank you.

The matter was then tabled.

**7007 East Pleasant Valley Road, PPN 564-09-015, Redwood Corporate One, LLC –** John Lateulere of Redwood Corporate One, LLC was in attendance.

Mr. Leteulere stated that he has seen many of the Commission members throughout the years as they have talked about multiple facilities that they have looked at throughout Pleasant Valley Road. He stated that he was bringing the Commission up to the most current. He stated that they closed on the building at 7007 East Pleasant Valley, which was the old ADP check processing facility. They closed on that in July. He stated that they had a process to get ADP out of that building. They decided to remain in Independence, which he thought was a win for everybody. He stated that they were just now starting demolition on the interior of that structure.

Chairman Lytkowski asked where did ADP go.

Mr. Leteulere stated that they were off of Oak Tree Blvd.

Chairman Lytkowski stated that when Mr. Leteulere was before the Commission last

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time, he asked how long ago was that.

Mr. Leteulere stated that he came to Council.

Vice Mayor Grendel stated that they were going to build across the street.

Mr. Leteulere stated that was a different building. He stated that was at 7510 East Pleasant Valley. He stated that they ran into some due diligence hurdles on that project.

Chairman Lytkowski stated that he thought Mr. Leteulere was building the building over there.

Mr. Leteulere stated that was what they wanted to do.

Several people began speaking at once.

Mr. Leteulere stated that they had to re-trench, and that was about a year ago.

Chairman Lytkowski asked how big was the ADP building.

Mr. Leteulere stated that it was 56,000 square feet.

Chairman Lytkowski stated that was pretty big.

Mr. Gutermuth stated that they were looking at 70,000 or so for the new building.

Mr. Leteulere stated that it was 75,000 square feet. He stated that the inside of the ADP building, it was built in 1979. He stated that it was an award winning building that was designed in 1978. He stated that the inside was from 1978. He stated that there were handicapped ramps in there that do not meet current ADA requirements. He stated that to call it a redevelopment was truly what they were doing. He stated that they will be turning that building from a semi-industrial facility to an office. He stated that they would be adding elevators, new HVAC. Tearing out the whole inside, skin to skin, the second floor and first floor and common areas alone would be about a \$6,000,000 project. He stated that the first floor they would keep as-is for right now. They do not have an immediate use for it, but they will grow into it. That will be Phase 2. The building will support about 240 to 250 employees.

Vice Mayor Grendel asked what the investment was in the building.

Mr. Leteulere stated that the total investment, land, building and both phases will be about a \$15,000,000 investment.



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Vice Mayor Grendel asked if it will qualify for TIF.

Mayor Kurtz stated that it was segregated right now. It was separate. He stated that they will have to come back, and they will have to get a lot consolidation for the property.

Mr. Leteulere stated that there were two parcels there.

Mayor Kurtz stated that before they would do the TIF, they wanted to consolidated that.

Vice Mayor Grendel stated that it would be eligible for the TIF.

Mayor Kurtz agreed. He stated that his understanding was when they come back for the consolidation, that is when the TIF will be enacted.

Mayor Kurtz stated that Council would have to approve that.

Mayor Kurtz asked Mr. Leteulere where were they now.

Mr. Leteulere stated that they were in three buildings on the south side of Pleasant Valley. They were at 7300 Pleasant Valley which was the Involta Data Center. He stated that they were in 7500 which was the two-story green Valtris building. They were in 7510 Pleasant Valley which was the single-story building in the back of that parking lot. So, they occupy about 26,000 square feet very poorly because it was in three different buildings. He stated that they spend a lot of time walking back and forth in the rain and snow.

Mayor Kurtz stated that they have sidewalks.

Mr. Leteulere stated that they do, and he appreciates that. He stated that he does drive between them a lot because he is usually late, and the traffic on Pleasant Valley isn't exactly friendly in inclement weather.

Chairman Lytkowski asked Mr. Leteulere what his position was at Redwood.

Mr. Leteulere stated that he was the Senior Vice President of Development.

Vice Mayor Grendel asked Mr. Leteulere how many years has he been in Independence.

Mr. Leteulere stated that it will be three years by September.

Chairman Lytkowski asked Mr. Leteulere if the company was public.

Mr. Leteulere replied no.

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Vice Mayor Grendel stated that he thought the company was voted one of the best companies to work for in Cuyahoga County. It's a really asset to the company.

Mr. Leteulere stated that for two years in a row they were Plain Dealer Top 100 best places to work in the mid-sized category. He stated that Steve Kimmelman and Dave Conwill who was Redwood's CEO and Chairman have won the Entrepreneur of the Year Award. He stated that when they were in Beachwood they had a total of about 26 employees. They moved, and they added to their staff. He stated that they were up to about 110 in Independence. He stated that they were going to grow for the next five years as they grow their portfolio. He stated that when they moved to the City of Independence, they recognized a base of about 7,000 apartments. He stated that they build all one product; two bedroom, two bath, single-story, two-car attached garage apartments. They were townhomes.

Chairman Lytkowski asked how far were they geographically.

Mr. Leteulere stated that they were in eight states.

Vice Mayor Grendel stated that has grown too.

Mr. Leteulere stated that when they moved to Independence they were in Michigan, Indiana, Ohio and South Carolina. They have now added Iowa, Kentucky, Illinois and North Carolina. He stated that they just had a meeting today looking at two new expansion markets. He stated that the way they have the whole thing organized was all their corporate services are in Independence. They support the field. He stated that at any given project there might be two or three full-time people; but all of the accounting, marketing and everything comes back to the home office. He stated that it was supported in northeast Ohio.

Mayor Kurtz asked so where do you live?

Mr. Leteulere stated that he lived in Bainbridge. He stated that he has the best commute in all of Cleveland. He comes over Pleasant Valley Road to Pettibone. He stated that it was a great commute.

Mayor Kurtz asked Mr. Leteulere what he needed tonight.

Mr. Leteulere stated that the site as it was currently constructed had 245 parking stalls. He stated that some of the parking was not ideal for them. He stated that it was covered parking underneath the second floor. He stated that their company was very much, they don't believe anybody should get elite parking or covered parking. When they bought the building, they always said they wanted to eliminate that. They would use that for employee engagement area. He stated that they will use a component of it, they were

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going before the Architectural Review Board for a maintenance garage to park the snow plow truck and things of that nature.

Mr. Leteulere stated that he was before the Commission to request that they could eliminate 30 spaces.

Mayor Kurtz asked will they land bank some or eliminate them?

Mr. Leteulere stated that they would land bank them in the back. He stated that he did a very quick analysis to say what was possible there. He stated that they could build a lot more than that. He was not looking to do that. He was looking to just land bank those spaces so that when they go to build the first floor, they were not even building the first floor now. He stated that when they have a need for them, they will go ahead and come back and build those spaces.

Mayor Kurtz asked City Engineer Ramm if he had a chance to review it from an engineering standpoint.

City Engineer Ramm stated that it seemed pretty straightforward. There was plenty of space in the back at the north end of their existing lot. They will encroach closer to those homes, but it was their property.

The Mayor stated that they were not doing that right now.

City Engineer Ramm agreed.

Mayor Kurtz stated that when they improve that, they can mound or do something.

Law Director O'Brien stated that they have to do that.

Mayor Kurtz asked Mr. Leteulere if he had a problem with that.

Mr. Leteulere stated that he didn't have a problem with that. He stated that they believe they will be their neighbor and their neighbor's neighbor for years to come. Independence was their home.

Mayor Kurtz asked from a Building Department standpoint, have they come in for any permits?

Building Official Gero stated that they have received their permits to remodel the building, and they will be coming before the Architectural Board on Thursday for the renovation of the garage area they were talking about.

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Mr. Barth asked if they will have enough parking spaces by code or will variances be needed?

Building Official Gero stated that they were eliminating 30 spaces, and they were land banking. He stated that it still leaves them with 215 actual parking spaces.

Law Director O'Brien stated that he thought 280 was the code.

City Planner Markley stated that it was 5 per 1,000.

Mr. Barth asked if they will need a variance?

Mr. Leteulere stated that he thought 5 per 1,000 was on net and not square feet if he remembers right. He stated that they can't arrive at a net calculation until they figure out what they were going to do on the first floor. He stated that they could base it on gross, but he does not know how he would come up with a net calculation.

Building Official Gero stated that they were eliminating 30 parking spaces and then land banking in the back. He stated that there was probably a prior variance from 1979 that he was not aware of.

City Planner Markley stated that with the first floor development, they have more than enough spaces under the code.

Mayor Kurtz asked what would they need in terms of a motion?

Law Director O'Brien stated that they would need a variance. He asked the City Planner what he was showing as what they would need based upon the City's code.

City Planner Markley stated that the square footage was what they were unsure of.

Law Director O'Brien stated that they put in their letter 56,000 square foot.

City Planner Markley stated that if they were at 56,000 square feet, it would be 280 spaces.

Mr. Leteulere stated that they will be at 217 now. He could go up to a total of 313, which was more than they need. He was just illustrating that they could get up there.

City Planner Markley stated that the variance would be 63.

The Chairman stated that if they could go up to 313 in theory, would that be a variance at this point.

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Law Director O'Brien stated that he would feel comfortable, he would have to understand their construction, would be to give them a variance up to a certain part of their buildout and have it expire in time.

City Planner Markley stated that he believes that is what the Planning Commission did when they talked about it two years ago across the street. They were given a range in the variance.

Law Director O'Brien asked Mr. Leteulere how long the buildout would take.

Mr. Leteulere stated that they will probably build out the first floor in two to three years.

The Law Director stated that Mr. Leteulere could always come back. If they would run into a delay, he could always come back to the Commission and renew.

Mayor Kurtz stated that if he would understand it, they would do a not to exceed.

The Chairman agreed.

Law Director O'Brien stated that it would be not to exceed February 15, 2023.

Mayor Kurtz stated that the motion would be to grant a 63 parking space variance until February 15, 2023.

City Planner Markley stated that it would be for a building currently sized at 56,000 square feet.

Law Director O'Brien stated that they will have to come regardless.

Mr. Leteulere stated that when they do the first floor, they will probably do the whole first floor; so they will be having a conversation as they go through that.

Mayor Kurtz stated that the Building Department will know all of that, so they will be able to track it. He stated that right now the variance would be a 63 space reduction until February 15, 2023.

Law Director O'Brien stated it would be expiring on February 15, 2023.

**A motion was made by Mayor Kurtz, seconded by Vice Mayor Grendel, to approve a 63 space parking reduction on the site until February 15, 2023.**

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**ROLL CALL: Yeas: Kurtz, Grendel, Lytkowski, Gutermuth, Barth  
Nays: None  
MOTION CARRIED**

Mr. Leteulere told the Commission thank you.

Chairman Lytkowski asked if there was any other business before the Commission. He asked the Mayor if he wanted to make any closing comments.

Mayor Kurtz stated that the only thing he wanted to share, and it was purely conceptual at this point. He was reviewing the various departments and the current structure they have. He stated that several members of Council have voiced an opportunity to add staff in terms of the Engineering Department and for the ability to create some continuity for the Building and Engineering Departments long term. He stated that he was looking at a Planning Department which will all fall under that umbrella. He stated that it was conceptual at this point. He stated that it would not affect the Planning Commission, but it will have an impact in terms of how they go to business and how they deliver their services and how they will look at all properties going forward, planning properties going forward.

He stated that it was a role that the Planning Commission would play if he would take it from concept to reality, obviously everyone will weigh in on it. He stated that he just wanted to bring it to the Commission's attention. He stated that he was looking at that as a long term strategy for efficiency and opportunity to plan, discuss and actually track new customers, potential customers; and let our existing customers know what they should expect when they enter the City's Building, Planning, Engineering Department in terms of service and serviceability.

Chairman Lytkowski stated that he had one quick question. He asked what was the timing of the road off of 21 there to be completed to Topgolf?

Mayor Kurtz stated that his understanding was they were going to start in the spring, the heavy lifting in terms of the piping and the remaining infrastructure would be until June, July, August, September. A couple of months ago it was June, and now it is fall.

City Engineer Ramm stated that the final wasn't until 2021.

Mayor Kurtz stated that realistically it will be the fall. He stated that there were some challenges that they were seeing right now because of parking. He stated that they were going to store that. It was not a problem today because they were not using the road. It was like a dead-end street. It was like additional parking, but the point is well taken. They will have to look at that at some point. Sometime this spring they will start to look at it when they go back to work. They will have to be sensitive where the workers, they

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will have to cut the road off because for equipment, storage, the employees of the contractor. They will have to make sure that they were not impeding their ability to get that road built.

He stated that there were a number of different issues. There is more work until it gets done. He stated that they will have to address their parking issue. Topgolf will have to address that. He asked recently if there was a backup for parking, and he stated that he didn't think there were any formal documents. So, they will have to pay attention to that before they issue any type of final occupancy permit. It's all about opportunity management.

Law Director O'Brien stated that he knows the contractor entered into an agreement to store; he didn't know if it was with the property owner down there. The City was not involved.

Chairman Lytkowski stated that he had one last question. He asked about the property located next to the Mexican restaurant, the hotel. He asked whatever happened to that?

Mayor Kurtz stated that they were reviewing, the City was reviewing its options. He stated that right now the Legal Department was looking at various different options, what the City's role could be with that property.

The Chairman asked if the City owned it yet.

Mayor Kurtz stated that the City did not own it. He stated that City Council would have to weigh heavily in that decision. He stated that they were examining all of their legal strategies.

Finance Director Blaze asked if the Commission could entertain a two minute heads up for an item next month.

The Chairman told the Finance Director to go ahead.

Finance Director Blaze stated that in his new tenure here doing some research. He knows back in the 1990's Mayor Kurtz had orchestrated a transaction with the School District to acquire property where the current high school fieldhouse from the School District so that when the City handed them a check so that they could pay cash for the addition on the primary school; the City would get title to the property. The transaction was actually affected after December 31, 1999 after Mayor Kurtz left office. For whatever reason, the Finance Director's research found out that Cuyahoga County still to this date has the entire school property, including where the middle school was and the high school and the Fieldhouse, the soccer fields, all under one Permanent Parcel Number all owned by the School District. The 21 acres that were supposed to be split off, basically the high

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school, the Fieldhouse and the soccer fields and deeded over to Independence; that transaction never got consummated. So, in working with the Law Department and the Engineer to get a mylar; and he was just giving them a heads up that at the March meeting if they have their ducks lined up before then, he will come before the Commission and just request a simple lot split and then they could file the correct mylar. The City could actually then take title to the property that they bought 20 years ago.

Chairman Lytkowski asked if the City would get it free and clear.

Finance Director Blaze replied correct.

**There being no further business, the Planning Commission meeting of February 4, 2020 was adjourned at 6:14 p.m.**

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**Chairman Dale Lytkowski**

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**Debi Beal, Planning Commission Clerk**  
Minutes Unapproved at Time of Release 02/06/20