

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

Chairman Ray Wiecek called the meeting to order at 5:44 p.m. March 5, 2019 and the following responded to Roll Call:

**PRESENT:** Chairman Ray Wiecek  
Mayor Anthony Togliatti  
Vice Mayor David Grendel  
William Gutermuth  
Dale Lytkowski

**OTHERS**

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

**Old Business:**

**Approval of Minutes of Regular Planning Commission Meeting held on February 5, 2019.**

1. **6161 Oak Tree Blvd.** – Represented by Donald Bohning & Associates and requesting approval for 81 additional parking spaces.
2. **5555 Brecksville Road, Former America's Best Value Inn** - Represented by MWT Architecture for a change in use from U-6 to U-6A to change zoning to permit the renovation and updating of the former hotel.
3. **7800 Brookside Road, St. Maron's Church** – Implementation of the Master Plan to include new sanctuary, social hall, gathering space, classrooms and additional parking.

Chairman Wiecek stated that all the members had received the Minutes from February 5, 2019 Regular Planning Commission meeting. He asked if there were any additions or corrections. There were none.

**A motion was made by Dale Lytkowski, seconded by Vice Mayor Grendel, to approve the Minutes of the Planning Commission meeting of February 5, 2019.**

**ROLL CALL:** Yeas: Lytkowski, Grendel, Wiecek, Togliatti, Gutermuth  
Nays: None  
**MOTION CARRIED**

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**6161 Oak Tree Blvd.** – Mr. Jason Laver was in attendance on behalf of the owner.

Law Director O'Brien stated to Mr. Laver that he was going to speak, but there were three separate alternate plans that were submitted. The Law Director asked which one would the Commission be looking at that he was asking for approval.

Mr. Laver stated that it was the 81 spaces which would be Alternate 1. He stated that he was before the Commission to ask for 81 additional parking spaces to the building located at 6161 Oak Tree Blvd. He stated that the reason for the request for the expansion of parking was really two-fold. One would be that over time, and when the buildings were built in the 1980's, people utilized the space differently back then. He stated that there were more large square offices. He stated that they were built traditionally, and in today's world with technology and collaboration and the way people come together and work, there was more of an open plan and higher density of workers who were now occupying the space. He stated that because of that fact, they would need a larger ratio of parking for buildings than what they did back in the 1980's.

Mr. Laver stated that when the group who bought the building back in 2016, the occupancy in the building was at approximately 60%, it was now up to over 90%. He stated that the payroll also over that time has increased approximately \$10,000,000 within that property. He stated that due to that fact and the increase in employees who were now occupying the building, they have experienced times where they have had no parking spaces available to employees and people who were coming to the building. He stated that for that reason, they have reached out to their Engineer, Donald Bohning & Associates; and they came up with a plan to show an additional 81 parking spaces which they feel would be necessary to lease the remainder of the space and have one of the largest tenants in the building which was Alliance Solutions Group to add the personnel that they have planned to do in their space.

Mr. Laver stated that he was before the Commission today to ask for a conceptual approval of the plan. He stated that their Engineer, Donald Bohning, would be working with the City Engineer Don Ramm to work through all of the City ordinances to make sure that the plan was approved in conformance to the City codes.

Mr. Laver asked if anyone had any questions.

Mr. Lytkowski stated that the only question he had was out of curiosity. He asked Mr. Laver if the building was 90% occupied. He asked about the other buildings on Rockside Road. He asked if Mr. Laver had any idea.

Mr. Laver stated that the vacancy on Rockside Road was in the low teens.

Mr. Lytkowski asked if it was going down. Mr. Laver stated that it was going down. He

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stated that Class A space was tighter than the B and C buildings; but there was a downward trend. He stated that the economy was pretty good right now.

Mr. Gutermuth asked if there were any water issues. He stated that he didn't expect that there would be. He stated that he didn't know if the City looked into that. He also asked if the parking would be black top.

Mr. Laver stated that they would be paving the parking spaces with asphalt.

Mr. Gutermuth asked if the City had looked at the water.

City Engineer Ramm stated that was definitely something that they would want to consider and put into the record that this threshold might not have reached the point where stormwater management, detention and water quality was required; but he might request that it be considered. He stated that the site probably pre-dated the codes for such things as stormwater management. He stated that they were increasing the permeable area and runoff so they would probably want to get something at this time to treat. They would have some opportunities and some areas to do that in. So, those would be things that he would request be considered.

Mr. Gutermuth stated that he had nothing else.

Mayor Togliatti stated that he wanted to thank Mr. Laver for investing in the City of Independence and bringing jobs to the Rockside corridor. He stated that they do have a minimal decrease in greenspace surrounding the building, and the City has invested heavily in Oak Tree South Blvd. and will be installing streetscape and some landscape lighting in the median walkway. He stated that with the parking lot expansion, he would be hopeful that they will invest in some landscaping in the remaining greenspace and some aesthetics.

Mr. Laver agreed.

Vice Mayor Grendel stated that he noticed that the other two proposals were far less parking spaces. He stated that they could get up to 100% occupancy or they will have more than enough parking spaces in the future. He stated that it was exciting, and those were the kinds of things that the Commission likes to approve. It means that there are more jobs and revenue for the City as well as for Mr. Laver's company too. The Vice Mayor stated that he was hopeful that the lighting would get done also there. He stated that it would be a nice attractive area for the businesses also. He stated that he had no problem with that.

City Planner Markley stated that he was just going to stated that he shares the Mayor's concerns with the investment of a (inaudible) there, and he would review whatever plan

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they could put together that would enhance the streetscape.

Chairman Wiecek asked the City Engineer if he had anything to add. The City Engineer stated he had nothing more to add.

**A motion was made by Vice Mayor Grendel, seconded by William Gutermuth, for the approval of an 81 space parking increase, subject to the City Engineer’s review and approval as to water retainage and water quality, and subject to the City Planner’s review and approval as to the streetscape.**

**ROLL CALL: Yeas: Grendel, Gutermuth, Togliatti, Wiecek, Lytkowski  
Nays: None  
MOTION CARRIED**

**5555 Brecksville Road, Former America’s Best Value Inn** – Mr. Mark Tiedemann of MWT Architect was in attendance.

Chairman Wiecek stated to Mr. Tiedemann that the Commission wanted to let him know that the matter will have to be set for Public Hearing. Mr. Tiedemann was aware. The Chairman stated that the Commission would just be setting the matter for a Public Hearing.

Mr. Tiedemann stated that the matter would be set for that hearing next month. Law Director O’Brien stated that it would not be set for next month because by the City’s code and Charter, the City needed to advertise a certain number of days, and the way the calendar was lining up it would be in May. There were not 30 days between the Planning Commission meetings.

Chairman Wiecek stated that Mr. Tiedemann could give a short overview of the project. Mr. Tiedemann stated that they were just reverting the zoning back to a hotel use. He stated that it was pretty simple that way. Mr. Tiedemann stated that they were not changing anything else except the color of the building and the façade treatment. He stated that they would be re-branding it, and they were in talks with Wyndham, IHG and Choice Hotels. He stated that it hadn’t been decided yet because this would be based upon getting the zoning. If they don’t get the zoning, they would not close on the building. They would not invest in it then. He stated that it was pretty simple.

Law Director O’Brien asked Mr. Tiedemann if he was the purchaser. Mr. Tiedemann stated that he was. The Law Director stated that he and Mr. Tiedemann had spoken.

The Law Director stated that he thought because they have had years of under-performing hotels there, and just speaking casually to one or two Council people; he thinks that they would like to see what Mr. Tiedemann has planned there.

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Mr. Tiedemann stated that he put the plans together already. He stated that he submitted plans.

The Law Director stated to be more specific, to the extent that Mr. Tiedemann could go down the runway further with one of the national hotels, he was sure that Mr. Tiedemann could come into an agreement with them, subject to the zoning being approved. He was sure it was not the zoning. Mr. Tiedemann stated that it was more of the \$80,000 check. He stated that they would have to fund that before they would actually approve the franchise. He stated that they would have to get the zoning contingent upon one flag or the other. He stated that he could probably present three flags, but the day after that they could submit the \$80,000 check to one of the flags. He stated that they didn't want to put another \$80,000 out there for the drawings and then not have the zoning.

Mr. Tiedemann stated that if the Law Director told him it was contingent upon getting a flag within 90 days of the zoning, he would be okay with it. He stated that they didn't want to spend a ton of money for nothing.

Law Director O'Brien stated that it was good to be confident.

Mr. Tiedemann stated that he thought that a \$2,000,000 investment in that property would make a change to the appearance of the property. He stated that he would think people would want to stay there then. He stated that it was basically a three to four star property. He stated that they were talking to IHG, and that was more of a business hotel. He stated that the Wyngate was more like a business hotel. He stated that it was a four star, three and four star, and would attract more of a health conscious customer. He stated that there were different customers that would not take away from the hotels in the City. He stated that it could also be an extended stay that would facilitate workers coming into Cleveland who would stay in the suburbs or possibly the Cleveland Clinic where they would have people stay there too. Mr. Tiedemann stated that they were looking at a different demographic type of user.

Law Director O'Brien asked Mr. Tiedemann if he was saying that they have three potential brand hotels that all he would need to do was to assure them that they have the zoning, and then he will choose one and give them the check. Mr. Tiedemann agreed. He stated that they have all the financing in place. He stated that the property dates back to the 1970's and was built on a concrete block with concrete floors. He stated that you don't see that nowadays. Everything today is wood frame. He stated that the structure of the building was what they were investing in. He stated that the location was a secondary location because it was not really at the highway exit. He stated that they were looking at what travelers would stay for an extended period of time or someone who would be a little more health conscious or a businessman. He stated that the market study has been done. He stated that they would attract a different type of traveler.

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Law Director O'Brien stated that when they spoke, the last thing the Planning Commission wanted to hear was that Mr. Tiedemann wasn't going to buy the facility unless the study said so. Mr. Tiedemann stated that the market was very strong for the direction they were going in. Mr. Tiedemann stated that they didn't want to take away from the businesses already in the City.

The Law Director stated that if Mr. Tiedemann would get the zoning, and they would upgrade the property, the study stated that it was going to be a viable healthy property. Mr. Tiedemann stated that it was. He stated that it was a national company who did the study. It was a strong study.

Chairman Wiecek stated that the Public Hearing would be held on Tuesday, May 7, 2019 at 5:45 p.m. He asked Mr. Tiedemann to come up and give his information. Mr. Tiedemann stated that he was at 5820 Main St., Suite 501, Williamsville, New York 14221.

**7800 Brookside Road, St. Maron's Church** – Gabriel Fey of HSB Architects was in attendance along with Rick Ziska from Ziska Architecture. Monsignor Peter Karam was also in attendance on behalf of St. Maron's.

Mr. Fey stated that they were before the Commission to formally submit the implementation of the Master Plan for 7800 Brookside Road that was previously submitted and approved in 2015. He stated that now the project was to a point where they have the funding and the architecture and engineering teams on board; so they would be able to actually implement it. He stated that they were submitting those with the minor modifications, the latest and greatest plan that was developed based on a few of the site studies, soil studies, budget and a myriad of factors. He stated that as was in the packet, there was a breakdown of the minor modifications based on the previous Master Plan there; and there was a visual comparison as well as a breakdown on the following sheet of the notable similarities between the two.

Mr. Fey stated that essentially the uses were previously three separate buildings on the site, a school building, a social hall and a church. They have now been combined into one overall building that was on one level to improve ADA access and consolidate the buildings on the site for budget reasons and also just the functionality of the site.

Mr. Fey stated that another minor modification was just the parking. He stated that the count was 168, and he knows that the code for that area was 1 to 4 as the code minimum. Mr. Fey stated that they typically try to strive for above and beyond that because it was pretty rare that 4 people are in 1 car now. He stated that there was some added parking in there, but the general intent of the layout and uses would be pretty much in alignment with the previous Master Plan.

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Chairman Wiecek asked the Secretary if all of the residents had been notified. The Secretary stated that all contingent property owners were notified.

Chairman Wiecek asked if there was anyone in the audience who wanted to speak. He asked that anyone who wanted to speak stated their name and use the microphone.

Resident Bill Gauntner of Brookside Road asked if the footprint itself had changed.

Mr. Fey stated that it had gotten smaller. He stated that the original square footage was 27,600 sq. ft. and it was currently at 26,800 sq. ft.

Mr. Gauntner asked if they had any plans to add additional parking in the future. He asked about increasing the parking in the future.

Mr. Fey stated that there were two separate potential areas that they have for future land banked parking. Mr. Fey referred to the drawing. He stated that the parking that was proposed along the drive. He stated that you would enter and then drive through and drive around the plaza. That was part of the parking that they were counting. He stated that any potential future parking would be an additional 38 parking spots which would be slightly lower. He stated that the property slopes around 40 feet from up top down to the lower portion. He stated that the lot would be a potential future area, as well as the small land banked area for another 40 to 41 spots.

Mr. Gauntner asked about the land banked area, and the detention ponds that were already there. Mr. Fey referred to where the detention ponds were located. He stated that they were currently in place. He stated that they would be farther apart. He stated that the one was closer to the current entry into the site, and there were the two existing buildings on the site with an existing loop that would come around. He referred to where the new building would be located on the site.

Mr. Gauntner asked if there were any plans to develop the west side of the property, west of the mansion. Mr. Fey stated that they didn't have any plans.

Monsignor Karam stated that there was an athletic field proposed on that side and a picnic area.

Mr. Gauntner stated that he saw those. He was just wondering (inaudible).

Law Director O'Brien stated that there were none permitted per the agreement.

Monsignor Karam stated that per the agreement with the City.

Law Director O'Brien stated that there would be no structure, just the ball fields. Other

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than the pavilion, they wouldn't be able to put in a structure. There will be no lights for the ball fields, no temporary or permanent lights.

Resident Mary Calabersa of 8414 Brookside Road stated that most of her questions were basically regarding water. She stated that she understood the footprint of the building didn't increase significantly, but they were adding a whole lot of additional parking. She asked if anyone had recalculated the impervious surfaces that would be created with all the additional parking. She asked where it would all be directed to. She stated that they have a significant problem with flooding on their street which she was sure everyone was aware of, and she was concerned about the impervious surfaces, where all the water would be directed, how it would be directed. Would there be sufficient, particularly in the heavy rains that they get, and she had a few more questions on that.

Mr. Ziska stated that the site had been designed to collect all the water and move it west towards the detention ponds. Several people said east. Mr. Ziska stated that he didn't know if they had done the exact calculations, but (inaudible).

Monsignor Karam stated that his understanding at the time was that those detention ponds were huge. They were oversized.

Law Director O'Brien stated that they were constructed in a very massive way. He stated that he didn't want to speak for the Engineer, but the additional parking, based what he remembers about how those were overbuilt to capture any water, would not be a concern.

City Engineer Ramm stated that was accurate. When they designed and looked at the site and anticipated full buildout, and then they doubled it. He stated that it was more than adequate to accommodate the full buildout and future parking, all at the upper basin which would be the southerly one.

Mrs. Calabersa asked about the rain coming off of the roofs, where would that be directed? Would that also going into the sewers or the detention ponds or to the back and the creek or anything?

Monsignor Karam asked if it was off the roads.

Mrs. Calabersa stated it was from the roofs. She wondered if anything from that was going to be directed to the back. She stated that on the drawing she was looking at the two areas there, she asked if the piping was underground. She wanted someone to explain that to her. She wasn't understanding that.

Mr. Ziska stated that it was underground, and it would go into the ditch.

Mrs. Calabersa asked what was the protection that they were talking about there. She



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asked if the rock formation would be that.

Mr. Ziska stated that it would be small rocks.

Mr. Fey stated that it would slow down the water as it goes. It helps for it to naturally, slowly go into it.

Mrs. Calabersa stated that right now there was currently a catch basin right in that area. She stated that it was intended to pick up all the surface water that was coming down the swale and take it to the detention pond. She asked if anyone looks at that because it seems that there is water coming down the driveway now and running out into the street. She asked if there something wrong with that or do they need something bigger or more adequate in that area to help with the water situation? She stated that it wasn't making it to the pond where it was apparently intended to go. It was running down the driveway. She wanted to know if there was something more they could put there or some kind of drainage across the driveway that would pick up the additional water coming down that driveway?

City Engineer Ramm stated that they were going to have that whole area torn up when they come through with the water main and storm drainage improvements, so he does understand what Mrs. Calabersa was saying; and the intent would be to capture it before it runs out into the road. He stated that they will do a better job to make sure that it gets in there after they tear everything out and put things back together.

Mrs. Calabersa stated that she knows that there was a detention catch basin there now, and she stated that it didn't appear to either be working properly or it wasn't sized properly. She was not sure what the problem was, but it was running off into the street there.

Mrs. Calabersa stated that the other question that she had was, she noticed on the drawing, would they be eliminating the driveway going up to the main.

Mr. Ziska stated that would remain.

Mr. Fey stated that it was all basically existing to remain, so they didn't have that shown on the drawing. It just showed the new work that they had going on. That loop will still be in place, and the entry off of Brookside.

Mrs. Calabersa asked if it was still going to be used as the main entrance.

Mr. Fey stated that was correct.

Mrs. Calabersa stated that she had another small question. She stated that she noticed in

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most of the drawings that on the easterly driveway there appeared to be cars parked along that driveway there. She stated that she thought they discussed that back a while ago about that driveway being used for emergencies and not parking. She stated that she sees what appears to be cars parked there.

Mr. Ziska asked if it was the drive by the detention basin.

Mrs. Calabersa stated that it was the east driveway.

Mr. Fey stated that was an older variation. That was no longer the case. They do have the driveway that comes along there that would have parking along that drive, and then they have an earth berm that would be around 4 feet high that runs all along that property in addition to the fence that was already there. He stated that there will be no parking along that. He stated that it was just a drive out for fire truck access and for loop around traffic.

Mrs. Calabersa stated that was what was discussed before.

Several people began speaking at once.

Mrs. Calabersa stated that was all she had.

Chairman Wiecek asked if there was anyone else who wanted to speak.

Mr. Gauntner asked about the houses on Brookside which were purchased by Tony Asher who was a member of St. Maron's. He asked if there were any plans to tear down those houses.

Monsignor Karam stated that there were no plans to tear down the houses.

Mr. Gauntner stated that he just asked.

Chairman Wiecek asked if anyone else wanted to speak. There was no one else. The Chairman thanked everyone for their comments and questions. He asked Mr. Lytkowski if he had anything.

Mr. Lytkowski stated that he had a couple of questions. He asked what was the timing on the project.

Mr. Ziska stated that they wanted to get through Zoning and Architectural Review, and then they would submit their plans.

Mr. Fey stated that they were hoping by the festival next year in 2020.

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Mr. Lytkowski stated that it would be sometime in 2020.

Mr. Fey stated that was correct.

Mr. Lytkowski asked how big was the project dollar wise.

Monsignor Karam stated that it was about \$5,000,000, maybe \$5,400,000. He stated that next week the architects were going to give him the amount on this.

Several people began speaking at once again.

Mr. Lytkowski asked if the project was being financed.

Monsignor Karam stated that it was with the Catholic Ohio Credit Union.

Mr. Lytkowski stated that was interesting. He stated that he thought it was a fine project. It has been a long time. He asked how many years?

Monsignor Karam stated that it was probably 11 years.

Mr. Lytkowski stated that it had been a while. He stated that they had that house back there next to chapel. He asked if it was going to stay?

Monsignor Karam stated that it would be staying.

Mr. Lytkowski stated that he remembered last time they had a lot of discussion on the lights and the cars and the traffic. He asked what they ever concluded and asked how long would they be open in the evening to traffic lights and the cars coming in and out.

Monsignor Karam stated that on weekends, there was a Saturday evening mass at 5:00 p.m., and they were out by 7:00 p.m.

Mr. Lytkowski stated that the social hall would be used for weddings.

Monsignor Karam stated that it would be for parishioners, their families, just events of that nature, and there was a feast day for St. Maron that they do, Mother's Day, Father's Day, stuff like that.

Mr. Lytkowski asked if they were going to move the festival out from the location.

Monsignor Karam asked Mr. Lytkowski if he meant off site?

Mr. Lytkowski stated that no, he meant moving it to a different part of the property.

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Monsignor Karam stated that it would be on site, the west side of the property.

Mr. Lytkowski stated that was it.

Resident Anita Stanovich of 7824 Brookside Road asked if she could say something in reference to the lights.

Mr. Lytkowski stated that they talked about it last time, and he wanted to make sure it was part of the record.

Mrs. Stanovich stated that what they said was going on was not as they said. She stated that the lights had no set timing. She stated that they have been on as late as 2:00 a.m. in the morning. She stated that they shine in her bedroom. She stated that she requested a number of times at the Engineering Department to have it corrected, and no one has done anything. She stated that if they could keep them off at 9:00 p.m., then do that. She stated that she didn't think anyone had a specific duty to take care of the lights.

Mayor Togliatti asked if they were lights from vehicles that she was talking about.

Mrs. Stanovich stated it was from the parking lot.

Mr. Lytkowski stated that he thought they were going to do some kind of landscaping there.

Mrs. Stanovich stated that was not there either.

Mr. Lytkowski stated that the project was not finished yet. He asked if the City Planner recalled that.

The City Planner stated that he recalled the mounding and the fencing. He was trying to think of the parking lot lights though.

Monsignor Karam stated that the fencing was there, what was agreed upon in 2015. He stated that the parking lights that she was talking about.

Several people began speaking at once again.

Mrs. Stanovich stated that it was the pole lights.

Monsignor Karam stated it was a point well taken. He stated that the way it was now, his understanding was that half of them stay on until; they shouldn't be on beyond midnight or 1:00 a.m. He stated that if that was a problem, he could work with her. They could change the timer. He stated that not all of them were on.

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Mrs. Stanovich stated that she knows that, but the one specifically behind her house was on all night. She stated that some nights it was off at 10:00 p.m., and some nights it is off at 2:00 a.m. She stated that there was no rhyme or reason to it. She stated that there wasn't one person who takes care of the lights.

Monsignor Karam stated that he didn't know there was one person. He stated that he should learn how to do it.

Mrs. Stanovich stated that there should be a set pattern and if there was a reason for it, that would be fine. She stated that and the trees that they were supposed to get along the fence line.

Mr. Lytkowski stated that he thought the trees would be forthcoming.

Mrs. Stanovich asked if that was the aesthetics for the current residents there or would there be any other buffers from noise or the (inaudible)?

Mrs. Stanovich referred to the drawing showing her house. She stated that it would be right in her face.

Monsignor Karam stated that was not being built.

Mrs. Stanovich stated that it was not now, but when it will be built.

Several people began speaking at once again.

Mrs. Stanovich stated that believe it or not she sees the lights from their circle. She stated that they go into one of her windows in the winter. She could close her blinds. She stated that the lights travel. She was talking about the big one.

Mrs. Calabersa stated that she just had one other real quick question. She stated that there were about 500 places in the hall and 500 in the church. She asked if in the church they would have stationary pews. She stated that she knew the chapel they were removable. She asked if they would be permanent.

Monsignor Karam stated that they would have permanent pews.

Mrs. Calabersa asked if they would be removable chairs.

Monsignor Karam answered no.

Mr. Gauntner stated that the question was unique to his situation. He stated that on the back end of the property, by St. Maron's property there were five trees. He stated that the

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tallest of which was dead. He just wanted them to be aware of that if the wind should ever knock down the tree in the wrong direction, he doesn't want to have to pay to have it removed from his yard.

Monsignor Karam stated that they have been told by other residents, and they have taken down every single tree that they told them about. He stated that it was the first time he ever heard about that tree. He stated that if Mr. Gauntner would want to stop by, he will treat him for coffee or breakfast, whatever, and he could tell the Monsignor where the tree was; and they will take care of it.

Mr. Gutermuth asked what was the viewing portal that was on the site plan plaza entry. He was just curious what that was. It looked like it was between two existing buildings right off the main drive.

Mr. Ziska stated that they have a sloping site of about 30 or 40 feet. He stated that in order to get a building pad they will have to cut and fill. He stated that the parking pad will be down about 8 or 10 feet from the level of the chapel. He stated that it would be a great viewing platform. They will have to have a retaining wall anyway. He stated that it would be nice with a nice fence.

Mr. Fey stated that it was just a note for the client, kind of a nice peek-a-boo view that you would get between the two existing buildings as you would be coming around the circle either from a car or from a pedestrian. You would get this view over the valley.

Mr. Gutermuth asked if they could speak a little bit on the phases. It looked like they were planning three separate phases. He asked if they could speak a little bit on terms of time and their thoughts on that.

Mr. Fey stated that he was referring to the overall Master Plan across the whole 23 acres. He stated that he thought the intent was knowing that there wouldn't be funding for all to develop the entire site all at once, they wanted to show the priorities of the church or their intent of how the order of operations would go as the money came in. As you can see the first phase would be the building that they were planning now. He stated that currently he didn't know if there were any other plans regarding the ball fields or the pavilion. He stated that for now they were just capturing the first phase of the church, social hall and classrooms.

Monsignor Karam stated that they don't have the money for it now.

Mr. Gutermuth stated that Phase 1A, 1B would be right now, and then Phase 2 would be the future plan at a later time. Is that correct?

Monsignor Karam agreed.

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Mr. Fey stated that Phase 1B would not be part of this project. He stated that the pavilion wouldn't be part of it. That should be a separately labeled phase.

Mr. Gutermuth stated that was it.

Mayor Togliatti stated that he would like to thank them for providing the nice plans that compared the previous Master Plan to the proposed Master Plan. He stated that it made it very easy to go through and differentiate between the two and determine the proposed changes.

He wanted to thank them for working with the neighbors. He stated that it seems as though they were very willing to work and take down trees and do whatever would need to be done. The Mayor stated that the Monsignor did speak about some evergreen or spruce tree plantings between their property and the neighbors on Brookside to eliminate some of that light overflow. He stated that he thought it was a great plan. He stated that he liked the fact that they brought the three buildings together as one. He stated that it seemed to logistically make a lot of sense; and all and all it didn't differ greatly from the original proposed plan. With that being stated, he didn't really have any specific questions or issues with the project.

Chairman Wiecek stated that he did have a few questions that were given to the Commission from resident Michael Sloan that he would like to address if the applicants would address it for the Commission.

The Chairman asked how will the construction affect the new street with the water lines, sanitary sewers and also the construction equipment on the new road? So, I think timing is one of the questions.

Mr. Ziska stated that they spoke with Don briefly. He stated that he knows that the timeline still seems to be being determined. He stated that he didn't know if the City Engineer wanted to speak to the timeline of the City's project and how it would overlay with this project.

City Engineer Ramm stated that he thought they would be running on a parallel track, so he thinks it will look like everything was going on at once. He stated that he thought it was going to be able to dovetail them together. He stated that he thinks the City's job will be 15 to 18 months. So, it might span two season. He stated that the final paving would be next year. The underground utilities will be this coming year. So, he thinks it will work out nicely.

Several people began speaking at once again.

Chairman Wiecek asked if that would include water lines, sanitary sewers or any tie ins.

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City Engineer Ramm stated that there would be no sanitary sewers. It would be water mains and storm sewers.

Chairman Wiecek stated that he wanted them to go back about the mounding buffer with trees. He asked them to go through that again.

Mr. Fey stated that there was a plan that showed a proposed swale, and it would be based off of their early calculations of the amount of excess topsoil that they will have. They were looking to improve the site. He stated that it would be 10,000 cubic yards or so. He stated that the intent was being that it was topsoil, they would be (inaudible) on the north end of the site that would run along the parking and the drive aisle. He stated that it was still being determined, but it looked like it would be 4 feet of mounding that would be directly adjacent to the parking that would run along that drive aisle. Additionally, beyond that there would be a fence that was in place, and the intent was to have it run continuously all the way along the back edge of where the parking will be. They will make sure it will run all along where the vehicles will be parked.

Law Director O'Brien asked what will run, the fence or the mound?

Several people stated that it would be both.

Chairman Wiecek stated so to be clear, was there any parking that would be facing the houses directly in this phase?

Mr. Fey stated that it would be along the north drive. He stated that if they would look at Page 19 on the 11" x 17" packet, they could see the lines at the top; that would be the swale of that mound. He stated that the parking that would face the north that would run along that drive aisle, that 4 foot berm would be directly adjacent to that.

Chairman Wiecek asked if that would be also where the landscaping would be. Was he correct in that?

Mr. Fey stated that was the plan.

Chairman Wiecek stated that the size of the entrance, have they looked at that, would it be the right size for what would be going on there with the amount of people, with the size of the hall. Would it have to be widened?

Mr. Fey asked if it was the curb cut entry or the building entry.

Chairman Wiecek stated the entrance to come in, the curb cut.

Mr. Fey stated that they know that they recently widened that with the recent phase that



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was implemented as they made parking upgrades around that loop. The drive was widened for the codes.

The Chairman stated that he believed the Fire Department addressed that. They talked about that.

Mr. Fey stated that he believed they should be able to re-utilize that current width that they had there.

Chairman Wiecek stated that the last question was what about the other houses in front? Would they all be purchased by the church eventually or not?

Monsignor Karam stated that they didn't have a plan of knocking on the doors and stating that they were going to purchase those homes; but if, and it would be a big if, if they do come up on the market, they would have an interest in purchasing those homes. He stated that they will stay there as homes.

Chairman Wiecek stated that he wanted to thank them.

Monsignor Karam stated that there was 23 acres of land there. They have given land to the City for easements, but they will still have a lot of vacant land. He stated that if the homes get purchased by the church, they will stay residential. He stated that they have people who say that their dream would be to purchase a house next to the church. They want to walk to the church.

Vice Mayor Grendel stated that he just had a few questions. He stated that previously it stated that there was going to be a school building and now it says classrooms; would they be Sunday school classes?

Monsignor Karam stated that they would be Sunday school classes only.

Vice Mayor Grendel stated that there would be no classes during the week or anything or no adult classes would be held there.

He asked if the size of the hall had increased or was it still the same? It would fit nearly 500 people.

Mr. Fey stated that it would match the 500 people in church and then the maximum capacity of 500 in the hall. He stated that the square footage went to 8,500 sq. ft.

Vice Mayor Grendel asked if that would strictly be for church functions? It will not be rented out for other functions?

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Monsignor Karam shook his head no.

The Vice Mayor stated that he agreed with the Mayor, he stated that he liked the idea of consolidating the three buildings into one continuous. He stated that it was more attractive looking, and it was a nice looking campus too. He just wanted to make sure that the programming doesn't go outside church activities and everything to having wedding rentals and things of that nature.

Law Director O'Brien stated that would be a commercial use Monsignor, and that would be problematic. So, religious yes, advertising to the public, no.

Monsignor Karam stated that there were no plans.

Law Director O'Brien stated that just for the resident back there, if he could have the Facilities Manager look at 1376.01 which was the City's Outdoor Lighting Code; and if lights were shining on the adjacent property owners, it would be in violation of the City's code. So, whatever they could do to do some down lighting. He was sure the City Planner would have some ideas of it. He stated that he knows that he will work on it because he does agree with the Mayor. He knows that it has been an interesting property for over 120 years, and thank you for working with the City and coming together with a plan that would work within the neighborhood.

Vice Mayor Grendel stated that he was glad that the timing will be that they will have their heavy construction done when the City was ready to pave the road. So many times you see a new road go in, and then your heavy trucks come in there, and it looks like it will never been done. If that could be timed, it could be best for both projects.

City Planner Markley stated that the Law Director addressed the lighting. He stated that it was usually required that the full cutoff on the parking lot, and he would assume that is what it was that has been installed. They could probably verify for the City, and just let the City know that they are at full cutoff. He stated that if there were still issues with that, they could have the manufacturer provide a photometric of the perimeter and determine what kind of light spillage there might be. He was not sure if there was or not, depending on what the fixture itself would indicate.

City Engineer Ramm had no questions or comments.

Mr. Lytkowski asked if this would be for final approval.

Law Director O'Brien state that it would be for the site plan. They would have to go to the Architectural Review Board.

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A motion was made by Vice Mayor Grendel, seconded by Dale Lytkowski, to approve the site plan as presented, subject to review and approval by the City Engineer as to water detention and water management and approval of the City Planner as to the presented landscaping plan for the site, including but not limited to the mounding, fencing and landscaping on the portion along the new parking schematic along the easterly road entrance.

**ROLL CALL:           Yeas: Grendel, Lytkowski, Togliatti, Gutermuth, Wiecek  
                              Nays: None  
                              MOTION CARRIED**

There being no further business, the Planning Commission meeting was adjourned at 6:37 p.m.

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**Chairman Ray Wiecek**

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**Debi Beal, Planning Commission Clerk**  
Minutes Unapproved at Time of Release 03/07/19