

MINUTES OF A PUBLIC HEARING HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF INDEPENDENCE, OHIO TO CONSIDER THE APPLICATION BY THE OWNER OF PERMANENT PARCEL NUMBERS 561-02-023 & 561-01-010, SEEKING A SPECIAL CONDITIONAL USE PERMIT FOR A PROPOSED ADULT DANCE STUDIO & WELLNESS CENTER

**HELD IN COUNCIL CAUCUS & VIA ZOOM
5:15 P.M., TUESDAY, March 7, 2023**

Chairman Vice Mayor Grendel opened the Public Hearing at 5:20 p.m. and the following responded to Roll Call:

PRESENT: Vice Mayor David Grendel, Chairman
Gregory P. Kurtz, Mayor
Cheryl Chase
William Gutermuth
Joseph Moeller
Don Ramm, City Engineer
Jessica Hyser, Economic Development Director
Anne Lynch, City Planner

OTHERS

PRESENT: Gregory O'Brien, Law Director
Michael Gero, Building Official

Chairman Vice Mayor Grendel stated we're here for the Public Hearing, it was scheduled last month for 5:15 p.m., and this is regarding the request of the Cleveland Dance Project for a special use variance to operate a dance studio and wellness headquarters. The address is 5505 Valley Belt Rd. in Independence.

This stemmed from last month's presentation that you'd come, and you gave us a very nice written presentation as well as the visual regarding what you're hoping to accomplish. In order to proceed with this and to grant the variance we need to have this Public Hearing, then this board will recommend it to Council, it'll be on the agenda next Tuesday, and I will recommend to them the passage of this variance too, then you're ready to go. Without further ado, will you summarize your request?

Ms. Cerveny stated sure. My name is Anna Cerveny, I am the owner and founder of the Cleveland Dance Project which is the area's largest all-adult dance organization in the Cleveland/Akron area. Dancers come from all over, so we have people coming from as far as Columbus to Toledo, and Sandusky (inaudible). Not only are we a dance organization, but I am a full-time physical therapist by day. I work at University Hospitals in Independence, so I blend my wellness background with my dance background.

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As I have found as an adult dancer myself that our bodies break down quickly, so it does help to have that knowledge and the skills to share with dancers and movers of all abilities and ages.

So, I have been looking for a studio space for about 3 years and had my hopes set on Independence for a long time. It's a very central location, it's a great community, and I think that we'd bring a lot to the community as well. Part of what I do is I offer community programs and we partner with (inaudible) to provide movement and mindfulness sessions too so that non-dancers can also benefit from movement, the joy of movement, and how we can connect through movement in a way that we don't normally.

Chairman Vice Mayor Grendel stated approximately you're taking about 4,080 sq. ft. of office and warehouse.

Ms. Cerveny stated yes.

Chairman Vice Mayor Grendel stated this is 2 suites, I believe, and they've been vacant since November of last year.

Ms. Cerveny stated correct.

Chairman Vice Mayor Grendel stated one of the issues we talked about was parking, and we decided that really wouldn't be a problem because I think Sunday is your busiest day, but even on other days you have sufficient parking that wouldn't infringe on other tenants.

Ms. Cerveny stated our busy hours are Monday through Thursday in the evenings after 6, and then Sunday is our big day. (Inaudible) Saturday I think was the one tiny conflict. I think there are 28 parking spots allotted to me, and typically our classes have about 20.

Chairman Vice Mayor Grendel stated I see, and the other tenants are probably aware of this and there has been no feedback.

Ms. Cerveny stated the landlord has been our biggest cheerleader. He's really excited to get us in there and get this approved.

Chairman Vice Mayor Grendel stated also, I don't know if you mentioned, but you formed a 501c3 too, to go along with your main company.

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Mayor Kurtz asked how long would it take you with building to open the doors?

Ms. Cerveny stated my goal right now is 90 days; construction, then demo and then putting the finishing touches on. So, hopefully, July 1st. Maybe August 1st at the latest if everything goes well.

Mayor Kurtz asked what are you going to do between now and then?

Chairman Vice Mayor Grendel stated you said you're good to do side performances.

Ms. Cerveny stated yeah, we have 2 showcases a year, so our next one is on April 29th. Each show posts about 20-24 local choreographers and our current season has 180 adult dancers. Our shows typically bring in about a thousand audience members.

Chairman Vice Mayor Grendel stated Mayor, this might be an opportunity for future Home Days entertainment because they're looking for entertainment in August. That'd be ideal.

Ms. Cerveny stated yeah.

Several people began speaking at once.

Chairman Vice Mayor Grendel stated I know in our enthusiasm last time we welcome you here. Bill or Joe, do you have any questions or anything further since last month? Or Cheryl.

Ms. Chase stated nothing.

Mr. Moeller stated I guess the only question additional I have is, you mentioned you'd bring more people from Columbus or Toledo; are people staying multiple days when they come? Is it for a weekend or do they drive up and drive back?

Ms. Cerveny stated (inaudible) it's crazy, I wouldn't do it.

Mr. Moeller stated it shows the draw for that type of (inaudible).

Ms. Cerveny stated yeah.

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Mr. Gutermuth stated nothing from me.

Chairman Vice Mayor Grendel asked Amanda, was there anybody online that has a question?

The Secretary stated there are 2 people online, but I don't see that they wish to speak.

Chairman Vice Mayor Grendel stated okay, very good. We will have a motion to close the Public Hearing.

A motion was made by Mayor Kurtz, seconded by Joseph Moeller, to close the Public Hearing.

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

Chairman Vice Mayor Grendel asked is Cheryl still muted there?

Economic Developer Hyser stated her volume was just really low.

Chairman Vice Mayor Grendel stated thank you. We have ended the Public Hearing and now we'll go right into the regular Planning Commission meeting for Tuesday, March 7th.

There being no further business, the Public Hearing was closed at 5:27 p.m.

Chairman Vice Mayor Dave Grendel

Debi Beal, Planning Commission Clerk

Minutes Unapproved at Time of Release 03/09/23