

**MINUTES OF A SPECIAL 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 5:02 p.m. December 19, 2019 and the following responded to Roll Call:

PRESENT: Acting Chairman Mayor Anthony Togliatti
Vice Mayor David Grendel
Dale Lytkowski

OTHERS

PRESENT: Don Ramm, City Engineer

ABSENT: Chairman Ray Wiecek
William Gutermuth
Gregory J. O'Brien, Law Director

New Business:

- 1. Dalad Group, PPN 561-14-002, Vacant Land** - Represented by Dalad Group for the lot split and consolidation of vacant land for Valley Ford Truck, Inc.

Acting Chairman Mayor Togliatti stated that they have one matter of new business on the agenda, and that was a lot split and consolidation for Permanent Parcel Number 561-14-002, represented by the Dalad Group. They had previously presented the site plan, and the Planning Commission had approved that; and the matter before the Commission was a formality that was overlooked due to the fact that the parcels were mostly in the Village of Valley View.

Mr. Joseph Balog of the Dalad Group stated that he was not at the Planning Commission meeting when the site plan was approved. He stated that he was apologizing to the members of Planning Commission who had called a Special meeting; but they were attempting to close the transaction before the end of the year. He stated that as the Mayor had indicated, 561-14-002 was bounded by the Cuyahoga river, and the other parcels that were in Valley View that they own. He stated that as they were splitting the property into three parcels, one approximately 10 acres, one approximately 11 acres and a third one approximately 14 acres; it became apparent that they needed the City of Independence to approve a lot split along with Valley View.

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Mr. Balog stated that it went back to the relocation of the Cuyahoga river in the beginning of time. The river used to flow through the property. It was filled in the 1960's and 1970's, and the river was straightened. The resulting land is partially in Valley View and partially in Independence. All the service, all the access, everything will be from Valley View; but Independence still owns what he calls the thumb of land sticking in there. He stated that the piece was in the City of Independence and was classified as Independence.

So, you can see from the drawing that was presented, they would be splitting the three parcels, each one was a parcel from Valley View with a little bit from Independence. The second one has a small amount from Valley View and a significant amount from Independence. The third one was almost all Valley View with just a small amount in Independence, Parcels A, B and C. He stated that the formality was that they did not secure the lot split. He apologized for that, he wasn't at the meeting; and he was as surprised as Debi was when he presented the plat for signature.

Vice Mayor Grendel asked if they were planning a second dealership in the next few years, and it would be in Independence.

Mr. Balog stated that the first dealership would be on Parcel A. They will take title free and clear from the seller. He stated that the seller was providing financing on Parcel B, and they intend to ultimately build on Parcel B with another dealership at a later date.

Vice Mayor Grendel stated that he thought that one was mostly in Independence.

Mr. Balog stated that most of that one would be in Independence. He stated that on the map there was only approximately 2 acres in Valley View; and the lion's share would be in Independence. He stated that there were no plans yet for another dealership. He stated that they have been asked to finance the project. They could not build on the parcel until they pay it off; but they wanted to get the one opened first. He stated that it may be a year or two.

Vice Mayor Grendel stated that they would be relocating the existing Valley Ford. Mr. Balog stated that was correct. He stated that it will be an attractive use because auto franchises, if they would move beyond a mile, they would have needed approval from surrounding dealers which would be extremely hard to get. He stated that it would be within their limitations to relocate Valley Ford on Parcel A, which was the northern most parcel.

Acting Chairman Mayor Togliatti asked Mr. Lytkowski if he had any questions.

Mr. Lytkowski asked if it would be a 1031 transaction.

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Mr. Balog stated that it would not be. He stated that it would be a straight sale. He stated that everyone wanted it done in this calendar year.

Vice Mayor Grendel stated that he had no problem with the request.

Acting Chairman Mayor Togliatti asked for a motion to approve the lot split and consolidation of Permanent Parcel 561-14-002.

A motion was made by Dale Lytkowski, seconded by Vice Mayor Grendel, to approve the lot split and consolidation of Permanent Parcel Number 561-14-002.

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

There being no further business, the Planning Commission meeting of December 19, 2019 was adjourned at 5:08 p.m.

Chairman Ray Wiecek

Debi Beal, Planning Commission Clerk
Minutes Unapproved at Time of Release 12/20/19