

**SAGAMORE HILLS TOWNSHIP  
ZONING BOARD OF APPEALS MEETING**

**Wednesday, June 29, 2016 – media notified**

The meeting was called to order by Chairman James Virost at 7:00 p.m.

Mr. Virost asked everyone in attendance to please silence all cell phones or pagers so that the meeting could be conducted without interruption, and thanked everyone in attendance for their cooperation.

All present recited the Pledge of Allegiance to the flag of the United States of America.

R/C: Gambosi-present; Meyers-present; Drago-present; Virost-present; DiGirolamo-present.

Mr. Virost stated the functions of the Board of Zoning Appeals, and the topics for the evening.

There were two matters to be addressed.

The first matter was an application for a zoning variance under Section 5.9 of the Sagamore Hills Township Zoning Resolution that had been applied for by Mr. Andrew Soclof representing GRNWD Development LLC of 3681 Green Road, Beachwood, OH 44122 for the property known as High Point Plaza located at 419 West Aurora Road, Sagamore Hills.

Per Section 5.9 of the Sagamore Hills Township Zoning Resolution, based on the specific Classification of the Commercial use per Section 5.19 and the square footage of the business, the minimum number of parking spaces required is 234. Currently there are 127 parking spaces available at the property. The applicant is proposing to add somewhere between 43-45 parking spaces bringing the total available to 169 or 172. Including the additional proposed parking, the applicant is requesting a variance of 62 parking spaces from the required 234.

Mr. Virost requested anyone planning to speak on this matter to please stand for the "Oath for Participation".

Mr. Virost administered the Oath for Participation. "I do swear and affirm that the information and testimony given as part of this proceeding is true and accurate to the best of my knowledge and belief."

Mr. Virost stated it was his understanding from the zoning secretary that notices were sent out and no correspondence was received.

Mr. Virost gave the floor to Mr. Soclof who presented a site plan with the existing parking layout at Highpoint Plaza. Mr. Soclof gave a short history of the parking space requirements from when the property was first built up to the present. Mr. Soclof stated he would like to add forty three (43) parking spaces giving him a total of one hundred and sixty five (165) parking spaces, which would max out the parking at Highpoint Plaza. Mr. Virost clarified with Mr. Soclof that his request was to add forty three (43) parking spaces.

There was a lengthy public discussion on the parking situation at Highpoint Plaza. There was also a discussion regarding the trash dumpsters behind the plaza and the location of deliveries for the current tenants.

Mr. Virost closed the public discussion at 7:44 p.m.

**SAGAMORE HILLS TOWNSHIP – BZA Mtg.**

**Wednesday, June 29, 2016**

Page | 2

Mr. Virost made a motion to approve the parking as proposed by Mr. Soclof. Seconded by Mr. Gambosi.

There was a discussion among the board members.

Mr. Gambosi shared his concern about possible problems with delivery trucks taking up parking spaces.

Mr. Meyers shared his concern regarding the landscaping and how buffering in the back would be handled. Mr. Meyers would be interested in an impact study and without that would be opposed to the variance.

Mr. DiGirolamo asked Mr. Snell how we got into this situation because a variance for this plaza has never been granted and other tenants have probably already violated this. Mr. Snell responded that the zoning inspector released occupancy permits for tenants without looking at the parking as it applied to the entire plaza.

The discussion continued regarding the parking.

Mr. Snell reminded everyone the occupancy permit issued to Dos Coronas was issued with the condition that there was adequate parking. There is not adequate parking for a variety of reasons, and a resolution needs to be met for everyone.

The discussion continued.

R/C Vote: Meyers-nay; Virost-aye; Gambosi-nay; Drago-nay; DiGirolamo-nay.

The current motion to apply this parking was denied.

Mr. Virost asked whether there were any other motions. There were no other motions.

The discussion continued.

Mr. Virost proposed putting a hold on the meeting concerning High Point Plaza at 8:52 p.m. to consider the second matter on the agenda, and then return to the discussion of the parking at High Point Plaza.

The second matter on the agenda was an application for a zoning variance under Section 15.2(D)(5) of the Sagamore Hills Township Zoning Resolution that was applied for by Brilliant Electric Sign Co., 4811 VanEpps Road, Cleveland, OH 44131 for the Cleveland Clinic South Pointe Medical Center located at 863 West Aurora Road, Sagamore Hills.

The applicant requested a variance to the maximum sign face area of 32 sq. ft. per the Zoning Regulation referenced above.

Mr. Virost stated notices were sent out and no correspondence was received.

Major Harrison of Brilliant Electric Sign Company, 4811 Van Epps Road, Cleveland, Ohio 44131 gave an explanation of the proposed changes to the existing Cleveland Clinic sign.

Mr. Virost asked whether anyone had any comments. There were no comments.

Mr. Virost closed the public discussion.

Mr. Meyers made a motion to accept the request as presented. Seconded by Mr. Virost.

Mr. Virost asked whether there was a discussion about the sign. There was no discussion.

**SAGAMORE HILLS TOWNSHIP – BZA Mtg.**

**Wednesday, June 29, 2016**

Page | 3

R/C Vote: Meyers-aye; Virost-aye; Gambosi-aye; Drago-aye; DiGirolamo-aye.

The discussion resumed at 8:57 p.m. regarding parking at High Point Plaza.

The board agreed to a continuance of this meeting to be held on Thursday, July 21, 2016 at 7:00 p.m. Mr. Soclof agreed to submit a revised parking plan to install 25 more parking spaces. Mr. Soclof also agreed to provide landscaping and a fence along the setback, and put in trees on resident's property on Sagamore Hills Blvd.

Mr. Virost made a motion to approve the minutes of the March 23, 2016 meeting. Seconded by Mr. Drago. R/C Vote: all in favor

There was no further business.

Mr. Virost made a motion to adjourn at 9:35 p.m. Seconded by Mr. Drago. R/C Vote: all in favor