

**CITY OF INDEPENDENCE
PLANNING COMMISSION MINUTES
NOVEMBER 4, 2008
COUNCIL CHAMBERS**

CAUCUS:

Chairman Lytkowski called the meeting to order at 6:41 p.m. Present were Dale Lytkowski, Jack Shallcross, Jerry Skuhrovec, Councilman Dave Grendel, Mayor Kurtz, Law Director Gregory J. O'Brien, City Planner Jeff Markley, City Engineer Don Elewski, Engineer/Public Service Coordinator Don Ramm, Councilman Jim Piteo, Economic Development Director Ron White, Resident Walt Ellert, and Joe Balog.

Mr. Joe Balog of the Dalad Group spoke regarding the lot split that was previously talked about at the last month's Caucus. He stated that it was the same lot split that they had last time. They worked out the language as the City had requested so that the part of it would stay a green area, and they presented this to the Law Director. Mr. Balog believes he has reviewed it. He is asking that the lot split be approved this evening. Mr. Balog stated that they would then file the deed once the paperwork is all in order.

Chairman Lytkowski asked the Law Director if he had reviewed everything. Law Director O'Brien stated that he had reviewed everything.

Chairman Lytkowski asked if there was any activity for Independence on Rockside Road. Mr. Balog stated that he and the Mayor spoke about Rockside Woods extension. It is pretty difficult right now for the developers.

Chairman Lytkowski asked about Eaton and moving out of Ohio. Mr. White stated that Eaton's preferred site from downtown is Beachwood. Mr. Balog stated that they had contacted them about Independence; and at this point and time, they did look at the Rockside Woods land. He didn't know if it was more of a cursory look or not; but they hadn't even gotten into a discussion of economics. The Chairman asked if the administration had gotten involved in this. Mr. White stated that he had contacted Mr. Rowe a few days ago. He re-affirmed that the preferred site is the Beachwood location. Discussion was had regarding the decision of Eaton.

Mr. Skuhrovec asked how many jobs would be brought to Beachwood by Eaton. Mr. White stated that there would be about 500 jobs. He does not know what it will actually turn out to be.

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Chairman Lytkowski asked about the next item on the Agenda – Indexco, Cloverleaf Bluffs. The Mayor stated that he cannot participate in that one. City Engineer Elewski stated that the Chairman should talk to Mr. Ramm because he has a whole bunch of things they have to do. City Engineer Elewski stated that FEMA is involved in it somewhere at the bottom. When they do the grading of that slope, they are going to have to do it properly so that it stays. Chairman Lytkowski asked if the applicant was looking for approval today or just trying to get a sense where the Commission stands. Mr. Ramm stated that he is sure they are looking to get approval from the Planning Commission for the project. Councilman Grendel asked if it was just north of 480. City Engineer Elewski stated that it was on the Pemco site. Councilman Grendel asked what the applicant is doing this for. Mr. Ramm stated that he is not sure; it looks like they are going to prep it for a building pad or some sort of staging site. He is not sure what the proposed use is. Everyone began talking at once.

Chairman Lytkowski moved on to the Residence Inn sleep study. Law Director O'Brien stated that he was checking if there needs to be a public hearing. Law Director O'Brien stated that this matter does need Council approval also. Essentially it is a business operating in a hotel.

Chairman Lytkowski asked about the Sunoco project and it's status. The Secretary stated that the architect submitted drawings, and they are in plan review right now.

Chairman Lytkowski asked about the Twin Creeks matter. Law Director O'Brien stated that the Cuyahoga County Soil and Water Conservation District is stating that the Planning Commission didn't grant a variance, but Don Ramm talked to them and stated that they are culverting; there is nothing to grant a variance for. This is just a clean up issue. Mr. Ramm stated that the plans have already been approved as they were submitted. The Meadows Phase II is the same issue.

Chairman Lytkowski asked about the Harmony Realty matter. Mayor Kurtz stated that he cannot participate in this. Mr. Ramm stated that this applicant had received a change of grade approval from Planning awhile back; and then when we were looking into this riparian thing, we realized that they were awfully close to the river and the West Creek there. It is the same sort of issue applying that to do this change of grade, they were within the riparian setback. Mr. Ramm would recommend granting their variance request because all of the disturbance has been done years ago. Nothing is changing. It is just a matter of changing some elevations so it is sort of a housekeeping item as well.

Chairman Lytkowski asked Law Director O'Brien if from a legal standpoint there were any problems. Law Director O'Brien replied "no".

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Chairman Lytkowski asked if there were any other comments for today's Caucus or any other discussions.

Mr. Ramm stated that on Indexco they recommend approval of it, pending meeting Engineering final inspection and site plan approval.

Mr. Skuhrovec asked how the Law Director felt about the sleep study. Law Director O'Brien stated that they believe it is conducting a business within a hotel. It is certainly within the purview of the Commission to approve and send to Council. Law Director O'Brien stated that there was an issue a few years back where Days Inn was trying to run a nursing home out of their hotel. So, they are just a little leary or cautious of this. Mr. White stated that there was a private practice being run out of the Holiday Inn for awhile. The City became aware of it; they did not know about it initially. Then they recommended that they move it to a commercial setting; which they did.

Chairman Lytkowski asked, from a planning standpoint, has any thought been given yet to that Rockside area there near 77 and making a statement there somehow to attract additional commercial clients. Mayor Kurtz stated that he had a meeting with some developers recently, and they talked about that being a possibility of making it more attractive; getting a signature. Right now they are still trying to deal with the infrastructure on Rockside. Discussion was had regarding Rockside Road and the proposed project in Seven Hills.

The caucus was adjourned at 7:00 p.m.

Debi Beal, Secretary