

Minutes of the Planning Commission Meeting

July 6, 2017

6:00 P.M.

Interim Chairperson Tony DeMarco called the meeting to order.

PRESENT: Tony DeMarco, Council Representative
Jim Oper
Joe Polidori
Meg Ryan Shockey

ABSENT: Katie Gallagher, Mayor

APPROVAL OF MINUTES:

Motion by Polidori, second by to Ryan Shockey to approve the minutes of June 1, 2017. **Vote Resulted:**
Yes: Ryan Shockey, DeMarco, Oper, Polidori. No: None. Absent: Mayor Gallagher (**Approved**)

The first item was a request from Chamere Crawford for a Conditional use for a daycare in an R-B, Retail-Business district at 4674 Ridge Road P.P # 433-07-004. Commissioner Kulcsar explained this property has been used in the past as a daycare. In the past it was denied for this use by the Planning commission. At an Appeal to the Zoning Board they approved it for a conditional use. One of the contentions was that when the former tenant crossed the children to the play area they had to use caution cones. This applicant is proposing to fence in the play area, he believes the state will also require this. Ms. Chamere Crawford, applicant, and Sal Russo, property owner, were present. Chamere explained she does plan on putting a fence up around the playground. She also currently owns a daycare in a plaza just like this in Euclid. DeMarco wanted to confirm the playground is in the back of the building. Commissioner Kulcsar explained that it is. Demarco then asked if this is in the rear of the residents behind the plazas back yard, close to the common area, and wanted to confirm it will be fenced. Comm. Kulcsar explained the play area is in the rear of the plaza next to the neighbor's side yard and they will fence it. Russo explained it is right behind the back door of the daycare. He also stated that the only time that drive is used is when one of the tenants come around. They can cone it off to stop any traffic if that is what the commission would like them to do. Jason Hammond, neighbor at 7328 Glencoe, interjected that he has to disagree with Mr. Russo. There are cars going through that parking lot drive every five minutes. DeMarco explained we will open the floor to the audience after the Commission is complete with their questions. Polidori explained he was on the Commission when they denied the last tenants request for a conditional use because they did not feel it was a safe place for the children to walk through. Russo stated "but it was approved." If it helps Russo can permanently put something in so no cars can get through that way. Commissioner Kulcsar explained that would have to be approved through the Fire Department. Russo added that during the five years the last tenant was there they had no issues with accidents. They also did not have a fence. So he stated it should be easy to see that there is not a problem. Also he wanted to remind everyone she is going to employ about 16 people, so that will bring more tax income to your city. Demarco asked if the Commission had any more questions or comments. Oper stated that he understands the fence but the fact that they have to go across the parking lot is a concern. Russo asked Chamere how often the kids have to go outside. Chamere explained per the State they must go out if the weather is above 42 degrees every day. Russo asked her if she would have to escort the kids out once a day, how long would that take. Chamere explained maybe a minute. Russo then stated that would be once a day for about one minute in and one minute back in that parking lot. DeMarco explained that he and the Commission understands that. Russo stated "well this gentleman (Polidori) had an issue with it in the past." He is just trying to explain it to him. If he knows the facts he can

make a better decision. Demarco said that there is always a potential that one time it is not a minute. Someone may not be paying attention and there could be a problem there and no one wants that. Russo reiterated that there has been a daycare here for five years and there has not been an accident. Polidori stated if it was his child he would not want them to cross that parking lot to get to the playground and it is unsafe. Demarco opened it up to the public. Teri Hammond, from 7328 Glencoe, stated she is a night shift worker. She is very concerned about the noise from the playground being right outside her bedroom window. This will interrupt her quality of life. She will not be able to sleep properly. There is no way to ensure the children will stay quiet when in the play area, which then will interrupt her sleeping. DeMarco asked if her house was the first or second house on Glencoe. Mrs. Hammond stated she is the first house. Demarco replied then you are right next to the playground. Hammond stated her bedroom window is 15 feet from the playground. Mr. Hammond asked if the playground equipment would be update. Chamere stated that they will just be put down new mulch no new equipment. Hammond stated he does not feel that space is adequate for children to play in. Chamere explained the State measures the space and tell them how many kids can go in at a time. DeMarco asked her then that means you may have to go in and out several times a day. Chamere replied up to three time a day based on a capacity of 55. Hammond expressed concern over the traffic that drives behind the plaza. He does not feel it is just customers for that plaza, it may also be people try to cut the corner and miss the light. Russo replied they could put up cone and then the people could just turn around. Hammond stated "if they were paying attention." Russo asked why they have to be here, it was approved last time. Demarco stated it was denied last time by the Planning Commission and Zoning Board approved the appeal. Commissioner Kulcsar explained that every applicant for a business of this type in a Retail business district must come here for a conditional approval. Russo asked if it was a sandwich shop would he still need this approval. Commissioner Kulcsar explained why the conditional use approval is needed. There was discussion about what things that could be done to ensure crossing parking lot could be made safer. Hammond asked why the other business left. Russo explained she had health issue and could not r

un the business anymore. Hammond stated "isn't there another daycare going into where Curves used to be on Memphis." Commissioner Kulcsar replied yes. Hammond then asked how many daycares Brooklyn needed. Russo replied that the State said there was a need in the area. Ryan Shockey explained she has concerns over the safety of the children going to the playground. Feels there should be some type of provisions set for safety. Oper has the same concerns. Demarco added maybe stripping the walkway, signs or speed bumps. Commissioner Kulcsar explained if the Commission approves this and they are ok to allow the Building Department, Police Department and Fire Department to work together make a determination of the safety concern, address them and approve the resolutions. Oper mentioned he is also concerned that the neighbor's quality of life would be interrupted. Polidori stated because of the safety concerns of the crossing and the neighbors' concerns he make a motion to deny the request. Russo wanted to know what the quality of life issue is. Oper the neighbor's works third shift and sleeps during the day and kids will be out 3 times a day out for an hour or so with 10-12 kids out at a time. After further discussion, **Motion** by Polidori second by Oper to **DENY** the request from Chamere Crawford for a Conditional use for a daycare in an R-B, Retail-Business district at 4674 Ridge Road P.P # 433-07-004. **Vote Resulted: To DENY: Yes: DeMarco, Oper, Ryan Shockey, Polidori. No: None. (DENIED)**

There being no further business, **Motion** by Oper, second by Polidori to adjourn. **Vote Resulted: To adjourn: Yes – DeMarco, Oper, Ryan Shockey, Polidori No: None. (Meeting Adjourned)**


Secretary


Chairperson