SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Minutes
Tuesday, April 4, 2023
7 P.M.
City Hall Council Chambers

Members Present: David E. Weiss, Mayor
Sean P. Malone, Council
John J. Boyle III, Member
Joanna Ganning, Member

Others Present: Joyce G. Braverman, Director of Planning
William M. Gruber, Director of Law
Daniel Feinstein, Senior Planner

The meeting was called to order by Title/Name at Time.

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Approval of the March 7, 2023 Meeting Minutes

It was moved by Dr. Ganning and seconded by Mr. Boyle to approve the minutes.

Roll Call: Ayes: Weiss, Malone, Boyle, Ganning
Nays: None

Motion Carried

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#2200. SIEGEL RESIDENCE – 3155 LUDLOW ROAD:

A Public Hearing was held on the request of the City of Shaker Heights, representing Allen Siegel, 3155 Ludlow Road, to the City Planning Commission for subdivision of land in order to join a city-owned vacant lot with the property on which the Siegel home is located. The house parcel (731-16-032) is proposed to be combined with the vacant adjacent lot (731-17-046). Mr. Siegel proposes to integrate the vacant lot into his yard. This combined lot meets code requirements in the SF-2 Single Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Mr. Feinstein showed pictures of the site. He stated this is a request for subdivision of land in order to combine a vacant city-owned lot with the house lot. The city proposes to sell the parcel 731-17-046 to

Mr. Siegel and combine it with his house lot next door. The combined lot meets the lot and block standards of the SF-2 Single Family Residential zoning district and is appropriate to its location and expected use. Mr. Siegel proposes to expand the outdoor use of the lot. Staff supports the request with the condition that a final plat is submitted to the City and recorded with the County.

Brendan Zak, Neighborhood Development Specialist, explained the transfer of the land was reviewed by the Neighborhood and Economic Development Committee and approved by City Council at their last meeting.

Dr. Ganning said the property seems to be owned by a different person.

Mr. Zak said this transfer recently closed. The County website has not been updated.

Mayor Weiss opened the Public Hearing. No comments were received in regard to this application.

It was moved by Mr. Boyle and seconded by Mr. Malone to approve the request based on the findings of fact and conclusions of law as set forth in the Action Sheet the condition that a final plat is submitted to the City and filed with the County.

Roll Call: Ayes: Weiss, Malone, Boyle, Ganning
Nays: None

Motion Carried

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#2201. MORRIS RESIDENCE – 14105 BECKET ROAD:

A Public Hearing was held on the request of the City of the Shaker Heights, representing Caleb Morris, 14105 Becket Road, to the City Planning Commission for subdivision of land in order to join a city-owned vacant lot with the property on which the Morris home is located. The house parcel (731-11-038) is proposed to be combined with the vacant adjacent lot (731-11-037). Mr. Morris proposes to integrate the vacant lot into his yard. This combined lot meets code requirements in the SF-3 Single Family Residential zoning district. Subdivision of land requires City Planning Commission approval.

Mr. Feinstein showed pictures of the site. He stated this is a request for subdivision of land to combine a vacant city-owned lot with the next door house lot. The city proposes to sell the parcel 731-11-037 to Mr. Morris and combine the lots. The combined lot meet the SF-3 Single Family Residential zoning regulations and is appropriate to its location and expected use. Staff supports the request with the condition that a final plot it submitted to the City and filed with the County.

Mr. Zak said the owner met the qualifications for purchase. The transfer was reviewed by the Neighborhood and Economic Development Committee and approved by City Council last month.

Dr. Ganning said Edith Morris is also listed as a property owner.

Mr. Gruber said Mr. Morris is the applicant that applied to the City. The property does appear to be jointly owned.

Mayor Weiss opened the public hearing. No comments were received in regard to this application.

It was moved by Dr. Ganning and seconded by Mr. Malone to approve the request based on the findings of fact and conclusions of law as set forth in the Action Sheet with the condition that a final plat is submitted to the City and filed with the County.

Roll Call: Ayes: Weiss, Malone, Boyle, Ganning
Nays: None

Motion Carried

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Mayor Weiss recused himself and left the room since he serves on the GCRTA Board. Mr. Malone will be the meeting Chair from this point.

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GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY (GCRTA) – Transfer Agreement Amendment- Van Aken District Blue Line Station.

A public meeting was held regarding an amendment to the existing Transfer Agreement between Greater Cleveland Regional Transit Authority (GCRTA) and the City of Shaker Heights, and the granting of encroachment easements to GCRTA, to accommodate the GCRTA rapid transit train station improvements and the City's Public Realm improvements adjacent to the station located at the end of the GCRTA Blue Line. Zoning Code section 1212.03 gives the City Planning Commission the authority to make its special knowledge and expertise available to any official, department, board, or commission of the City to aid them in the performance of their respective duties relating to the planning and development of the City.

Ms. Braverman explained the Zoning Code gives authority to the City Planning Commission to advise City Council. The mass transit system was transferred from the City to GCRTA in 1975. These changes to that transfer agreement are related to the public realm project. A portion of land will be used for right-of-way and allows for RTA to encroach into the right-of-way. Staff recommends approval to City Council.

Dr. Ganning asked the encroachment distance.

Ms. Braverman said 12 feet for the new building. The project also accommodates 6 feet for the wall and some areas of foundation.

Mr. Malone asked if the design has been approved.

Ms. Braverman said yes. The City Planning Commission has reviewed the new comfort station and various projects related to the improvements including the reclosure box locations which power the station.

Mr. Malone opened the Public Hearing. No comments were received in regard to this application.

Mr. Boyle recommends City Council approve the revised transfer agreement as proposed.

It was moved by Mr. Boyle and seconded by Dr. Ganning to recommend approval of the request to Council.

Roll Call: Ayes: Malone, Boyle, Ganning
Nays: None

Motion Carried

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There being no further business, the meeting was adjourned at 7:30 p.m. The next meeting will be May 2, 2023.

David E. Weiss, Chair
Board of Zoning Appeals
City Planning Commission

Daniel Feinstein, Secretary
Board of Zoning Appeals
City Planning Commission