



Board of Zoning Appeals & City Planning Commission Minutes

Tuesday, May 3, 2022

6:30 P.M.

Via Video and Audio Conference

Members Present: David E. Weiss, Mayor
Sean P. Malone, Council
John J. Boyle III, Member
Kevin Dreyfuss-Wells, 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 Mayor David E. Weiss at 6:30 p.m.

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WORK SESSION

6:30PM

16101 CHAGRIN BOULEVARD – SGT. CLEAN CAR WASH.

Mr. Feinstein showed pictures of the site. He said this is a work session to discuss the preliminary plans for a car wash. The applicant proposes to demolish the existing building and erect a new car wash building. An automotive related use requires a conditional use permit in the C-3 Business Commercial zoning district. Site plan review is required for all new primary buildings. The Architectural Board of Review did preliminarily review the plans and comments are included in the staff report. The applicant has responded to some of the comments.

Brian Krusz, Sgt. Clean Car Wash, explained this is a new commercial building for his car wash company.

Greg Seifert, architect, said this is a 5,000 square foot new building with a single driveway circulation pattern, with in-line pay terminals. He explained the site plan and the Architectural Board of Review feedback from their preliminary review. The building has been moved on the site plan based on those comments. This is a brick building with a tower or towers on each end. The design has not changed per the Architectural Board of Review comments.

Mr. Dreyfuss-Wells asked if they could do an adaptive re-use of the existing building and locate the vacuums out of the weather in a part of the existing building.

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Mr. Seifert said they did not do a complete analysis of renovating the building. The existing building is between not big enough and too big. They cannot get the vacuums inside and have outdoor space for other uses. They could study this idea again.

Mr. Boyle said he agrees with the Architectural Board of Review that the front of the building should look like a front commercial building façade. He likes the rear façade design better than the front. The front needs to look like it addresses the street. He asked how and when the vacuums are accessed and how the flow works at their location in Cuyahoga Falls

Mr. Krusz said the vacuums are free for car wash customers and not open to the public.

Ms. Braverman said the building is narrow especially facing the street. Perhaps wing walls on the building and a wrought iron gate may help the appearance of the building to the street.

Mr. Seifert said they will consider integrating the vacuum equipment enclosure to expand the front building design.

Dr. Ganning is concerned with the building circulation in the front. It is confusing.

Mr. Seifert said they definitely want to figure out the front circulation. This is 1.7 acre site. They may have additional space in the rear. They have met with Carlton House to discuss the rear area.

Mr. Krusz said Carlton House members support the project.

Mr. Dreyfuss-Wells said the front yard pavement should be minimized. Consider consolidating and reducing the front pavement.

Ms. Braverman said a traffic study will need to be completed. The City's soccer field is located to the east and a substantial buffer is needed.

Mr. Seifert said they will work on the front circulation. They do have a traffic study.

Mayor Weiss asked the number of employees and hours of operation.

Mr. Krusz said there are 4 team members on site at any given time and 12 to 15 team members overall. The hours are 7:00 a.m. to 8:00 p.m. with vacuums only on during those hours. He said the interior noise is only audible while the doors are open during entry and exit. The doors are closed otherwise. The vacuum noise goes into a vehicle and then off when it comes out. They will meet decibel levels.

Mr. Dreyfuss-Wells suggested office space could be added to the existing building in the front with visibility to the street. This could activate the front facade.

Mayor Weiss said a front fence and landscaping should screen the view of the exit door.

Mr. Seifert said they have considered a wrought iron fence with brick piers along the front landscape area. He thanked the Commission for their input.

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Mr. Malone left the meeting.

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Approval of the April 2022 Meeting Minutes

It was moved by Mr. Boyle and seconded by Mr. Dreyfuss-Wells to approve the minutes with corrections.

Roll Call: Ayes: Weiss, Boyle, Dreyfuss-Wells, Ganning
 Nays: None

Motion Carried

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BOARD OF ZONING APPEALS

#2158. HERMAN RESIDENCE – 2745 BELVOIR BOULEVARD:

A Public Hearing was held on the request of Josh Herman, 2745 Belvoir Boulevard, to the Board of Zoning Appeals for a variance to the fence location and height regulations in the front yard. The applicant proposes to construct a fence in the side yard consisting of a 4 foot tall ornamental aluminum fence which will extend into the front yard. The fence is proposed to extend to 4 feet behind the Belvoir Boulevard sidewalk. Code allows a front yard fence set back 33 feet from the sidewalk on this block at a maximum height of 3 feet. An arbor over a gate in the fence is also proposed. This side yard is proposed to be re-landscaped including a variety of 2 – 3 foot tall bushes in front of the fence.

Mr. Feinstein showed pictures of the site. He stated this is a request for variances to the location and height of a front yard fence. The applicant proposes a 4 foot tall black aluminum ornamental fence located 4 feet behind the sidewalk on their extra side lot. Code allows a 3-foot tall front yard fence set back 33 feet from the sidewalk. The applicant proposes 2 to 3 foot tall bushes to soften the fence view. Staff recommends approval of a 4-foot tall fence behind all the landscaping, set back 10 feet behind the sidewalk.

Josh Herman, homeowner, said they have 3 children and a dog. The rear yard is small and they are only able to use a portion. They proposes the fence in order to expand the yard play area into the front yard. This location allows their fence to match the neighbor’s fence and location. They are proposing a variety of bushes to allow nice design.

Dr. Ganning suggested moving the fence back as suggested by staff. This would allow more room to the sidewalk and more roof to soften the view with landscaping. The landscape design is nice and can be revised.

Mr. Boyle asked if the second parcel is a buildable lot.

Mr. Feinstein said the second parcel is not buildable.

Mr. Dreyfuss-Wells said he likes the richness of the landscaping and does not mind the archway or the gate.

Mr. Herman said the plan for landscaping to grow up and over the arbor.

Mayor Weiss said this proposal is somewhat different for a front yard rather than a corner. Extensive landscaping is good but it does set a precedent. He asked if 10 feet is acceptable to the applicant.

Mr. Herman said they are just trying to continue the neighbor's fence line.

Mr. Boyle said it seems appropriate to place the fence behind all the landscapng.

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

Mr. Dreyfuss-Wells said he agrees with a 10-foot setback but the arbor is acceptable in the front yard. The extra space allows room to the sidewalk.

It was moved by Mr. Dreyfuss-Wells and seconded by Mr. Boyle 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 the fence is set back 10 feet from the Belvoir Boulevard sidewalk behind a substantial portion of the proposed landscaping.

Roll Call: Ayes: Weiss, Boyle, Dreyfuss-Wells, Ganning
Nays: None

Motion Carried

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#2159. NORTH STAR CAFE – 3380 WARRENSVILLE CENTER ROAD:

A Public Hearing was held on the request of Aaron Hart, North Star Café, 3380 Warrensville Center Road, to the Board of Zoning Appeals for a variance to the size of a canopy sign and the number of secondary signs. The applicant proposes a primary canopy sign on the Warrensville Center Road canopy for this new restaurant in the Van Aken District. The "North Star" sign is proposed to be 37.5 square feet in size and located on the canopy above the new entrance. The Local Sign District for Tenant Signage in the Van Aken District limits canopy signs to 20 square feet in size. There are two smaller "Café and Bar" secondary signs proposed, one on each the north and south faces of the entrance canopy. Only one secondary sign is allowed.

Mr. Feinstein showed pictures of the site. He stated this is a request for signage variances for this new restaurant in the Van Aken District. The applicant proposes a primary canopy sign and two secondary signs facing Warrensville Center Road. The Van Aken District Local Sign District allows a 20 square foot canopy sign. The canopy sign is 37.5 square feet. Two secondary signs are proposed on each side edge of

that canopy. Only one (1) secondary sign is allowed. The Architectural Board of Review approved the signage. Staff supports the request.

Aaron Hart, North Star Café, said the location of the restaurant on Warrensville Center Road needs more signage than what is allowed on the inside of the development due to the width and speed of traffic on Warrensville Center Road. They are utilizing the canopy sides, which is the same intent as a two-sided blade sign.

Dr. Ganning said a primary canopy sign does not need to be smaller than a wall sign.

Mr. Boyle said question are two sided.

Mr. Dreyfuss-Wells said the sign design is transparent so you see through and behind versus a solid box or panel sign. It is perceived as less and is in proportion to the building façade.

Mayor Weiss noted the size of the façade is large and the sign is in proportion to the façade entry.

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

Mr. Hart said the restaurant is having a soft opening now and June 1 will be the official opening date.

It was moved by Dr. Ganning and seconded by Mr. Boyle to approve the request based on the findings of fact and conclusions of law as set forth in the Action Sheet.

Roll Call: Ayes: Weiss, Boyle, Dreyfuss-Wells, Ganning
 Nays: None

Motion Carried

#2161. MASTER MARR'S TAEKWON-DO – 16718-20 CHAGRIN BOULEVARD:

A Public Hearing was held on the request of James Marr, Master Marr's Taekwon-do, 16718-20 Chagrin Boulevard, to the Board of Zoning Appeals for a variance to the signage requirements. The applicant proposes to install a secondary wall sign on the rear of the building. Code allows only one auxiliary entry sign. The code-conforming auxiliary entry sign is proposed on the awning over the rear entrance and meets code requirements. The second auxiliary entry sign is proposed to be located on the rear wall, near the main entrance, and is 12.5 square feet in size.

Mr. Feinstein showed pictures of the site. He stated this is a request for a variance to the sign regulations. The applicant proposes a second oval entry sign. The oval sign is 12.5 square feet in size and positioned near the other rear exit door. The code allows only one auxiliary entry sign. The Architectural Board of Review approved the sign design. Staff supports the request.

Elicia Gibbon, architect, said this is part of a storefront renovation program design. The rear entry is the primary entry and they are trying to liven up the rear elevation. Play equipment was added for waiting families and the sign is designed to become a selfie station. It is mounted on a standoff on the building. She explained the design of the storefront and the rear area.

Mayor Weiss said the rear area improvements include a window to the rear and other design elements.

Mr. Dreyfuss-Wells said the changes are thoughtful interventions. They are doing a lot with a modest area.

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

Mayor Weiss said this is a tasteful and nice vision as an addition to the rear of the building.

It was moved by Mr. Dreyfuss-Wells and seconded by Mr. Boyle to approve the request based on the findings of fact and conclusions of law as set forth in the Action Sheet.

Roll Call: Ayes: Weiss, Boyle, Dreyfuss-Wells, Ganning
Nays: None

Motion Carried

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CITY PLANNING COMMISSION

#2160. 1899 GOLF – 20040 VAN AKEN BOULEVARD:

A Public Hearing was held on the request of Kevin Noble, SBM Engineers, representing Brian Lindenbaum, 1899 Golf, 20040 Van Aken Boulevard, to the Board of Zoning Appeals and City Planning Commission for a conditional use permit and variances to the number of parking spaces and the fence regulations in order to locate a recreational facility in the north end of the Shaker Plaza shopping center. The proposed use is a mix of uses including nine golf simulator bays, an outdoor putting course and a full-service restaurant. The facility will operate Monday through Thursday from 9:00 a.m. to 10:00 p.m., Friday and Saturday until 12:00 a.m. and Sunday from 11:00 a.m. to 7:00 p.m. A recreational facility requires a conditional use permit. Variances are required to the number of parking spaces for the overall shopping center. The shopping center is proposed to have 187 parking spaces available on site after eight spaces are converted into the putting course. The entire shopping center requires 215 spaces in the CM Commercial Mixed-Use zoning district. A 6 foot tall black ornamental aluminum fence is proposed around the putting course adjacent to the Farnsleigh Road sidewalk, with a 3 foot setback proposed. Code requires a fence to be setback 5 feet from the Farnsleigh Road property line and softened with landscaping that is 1 foot 2 inches tall. A landscape plan in front of the fence has not been designed. Council confirmation is required for the conditional use permit.

Mr. Feinstein showed pictures of the site. He stated this is a request for a conditional use permit for a recreational facility and variances to the number of parking spaces and fence location. The applicant proposes a golf-oriented restaurant/recreational facility with 9 golf simulators and an outdoor putting course. A recreational facility requires a conditional use permit. A 28 space parking variance is requested for the overall shopping center. There are 187 available spaces and code requires 215 for the center. A 6 foot tall aluminum ornamental fence is proposed around the putting course. The fence is set back 3 feet from Farnsleigh Road with unknown landscaping in front of it. Code allows a 6 foot tall fence set back 5 feet from the Farnsleigh Road sidewalk and requires 1 foot 2 inch tall landscaping. Staff supports the

request with conditions for a final outdoor putting course design and fence landscape plan being submitted and reviewed.

Brian Lindenbaum, 1899 Golf, introduced the concept as a premier indoor golf and lounge in Ohio. The design aesthetic is best-in-class simulators. There are 150 courses available to play. There are target games for all levels of player. There are three other locations with outdoor putting, like a regular golf course. He showed photos of the other courses. He showed an overview of the putting course over 8 parking spaces. There are 9 holes with 2 tee boxes with a nice aesthetic.

Kevin Noble, engineer, said the use is a full service restaurant and recreational facility. They completed a parking analysis. There are 20+ adjacent public parking spaces. They plan a valet service for Friday and Saturday evenings. There is public parking in the parking garage and spaces at the Van Aken District plus the RTA spaces. The fence is proposed behind the existing concrete curb. They want to blend the fence with the landscaping of the golf putting course.

Mr. Lindenbaum said the putting course will not be added until 2023. This gives more time to develop and submit firm plans. In the meantime, they want to move forward with the indoor use.

Ms. Braverman suggested splitting the indoor and outdoor portions of the conditional use permit proposal. She suggested submitting more definite dimensions of the lot, and putting course, with valet and a shared drive zones in the parking lot.

Mr. Lindenbaum said there is parking near Walgreens and behind the building not used in the evenings. The valet can use those spaces.

Dr. Ganning asked how close the fence will be to the concrete curb. She is not overly concerned with the parking situation due to the overall parking in the area.

Mayor Weiss said he agrees. The fence should be directly next to the curb.

Mr. Lindenbaum said the fence could be 4 feet tall on the parking lot side and would be directly next to the curb.

Mayor Weiss said he has concerns that the fence is too tall. Five foot tall fencing or less would be better. How does the outdoor activity work?

Mr. Lindenbaum said there is a starter and staff to operate the putting course.

Mr. Dreyfuss-Wells said details of the fence, landscaping and curb is needed. The approach should be welcoming and may need some buffer to parking.

Ms. Braverman asked if there was a lighting plan for the outdoor play area.

Dr. Ganning asked if there will be any outdoor seating.

Mr. Lindenbaum said no, all seating is indoors.

Mayor Weiss opened the Public Hearing.

Susan Frankel, representing RMS, owner, suggested approval of the interior renovation while the outside is further designed.

Matthew Sheetz, project contractor, asked if the indoor and outdoor approvals could be split. They need to start on the interior renovation soon in order to meet the owner's open date.

Dale Markworth, 19995 Chagrin Boulevard, asked how late the establishment would be open. He is concerned with late night noise. He asked about the fence and evening lighting. The restaurant will get a liquor license. What are the hours?

Mr. Lindenbaum showed general photos of example putting greens. Their fence is black and agreed that a slightly shorter fence may be better. The lighting package has not been designed yet. A fenced in patio allows liquor outdoors. The restaurant and golf is the main primary use with alcohol sales being secondary.

Mayor Weiss asked about any noise.

Mr. Lindenbaum said this is a nice establishment, not a club or bar. It is a family-oriented business and not an outdoor patio for partying.

Mr. Gruber said the evening hours listed are 12:00 a.m. weekends and 10:00 p.m. weekdays. The liquor license can be different hours. Would exterior hours be the same as interior?

Mr. Lindenbaum said it is their intent to be open the same hours.

Mr. Gruber said the noise ordinance does have specific hours. Noise complaints could always be raised.

Mr. Markworth said he is in favor of a good golf-based business.

Ms. Braverman said the conditional use permit for this business includes the hours of operation.

Dr. Ganning supports the idea of the outdoor use. The character of outdoor area needs to be family friendly, not a party patio situation. They do not have all of the details yet.

Mr. Dreyfuss-Wells suggested different hours for outdoor uses and said 10:00 p.m. to Midnight may be too late, maybe 9 p.m. or 10 p.m. He suggested approval of specific outdoor hours.

Mr. Lindenbaum said splitting the approval is not their first choice. If it helps get this business open and move forward with construction, then it is acceptable. Their other locations do not have any issues and golf is more of the sales than alcohol.

Mayor Weiss said it seems separation of the interior from the exterior is appropriate. This would include the conditional use permit and variance for fencing.

Mr. Boyle agrees there is not enough information for the exterior. He supports the interior conditional use permit and parking variance.

It was moved by Mr. Boyle and seconded by Mr. Dreyfuss-Wells to approve the parking space variance and the conditional use permit for the interior use only based on the findings of fact and conclusions of law as set forth in the Action Sheet with the condition that the yellow metal storage container is removed from the parking lot.

The conditional use permit for the outside putting course use and fence variance were continued for additional information including:

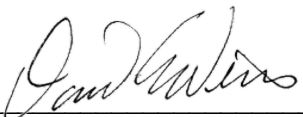
1. Submission of final outdoor putting course plan and detailed fence plan including type and height.
2. Submission of final detailed landscape plan including 2 – 3 foot tall bushes in front of the fence facing Farnsleigh Road.
3. Putting course lighting (photometric) and fixture plan.
4. Consideration of hours of operation, service for food and drink, and noise level.

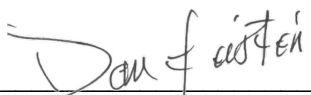
Roll Call: Ayes: Weiss, Boyle, Dreyfuss-Wells, Ganning
 Nays: None

Motion Carried

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There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting will be June 7, 2022.



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

Daniel Feinstein, Secretary
Board of Zoning Appeals
City Planning Commission