

REGULAR MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
HELD REMOTELY/BLOOMINGDALE
TUESDAY, APRIL 21, 2020 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by Chairman Jaster at 6:05 p.m.

2. ROLL CALL

Upon roll call by the recording secretary, the following Commissioners were:

Present: Commissioners King, Flood, Coleman, Damato, Troiola, Vitacco and Chairman Jaster

Absent: None

Quorum Present

Also Present: Mr. S. Gascoigne – Village Development & Planning
Mr. B. Prohaska – Village Engineer
Mr. M. Castaldo III - Attorney

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – JANUARY 21, 2020

Moved by Commissioner Flood, seconded by Commissioner King to approve the January 21, 2020 Planning and Zoning Commission meeting minutes.

Ayes: Commissioners Flood, King, Coleman, Damato, Troiola and Vitacco

Nays: None

Abstain: Chairman Jaster

Absent: None

Motion Carried

5. RAISING CANE'S, 334 W ARMY TRAIL ROAD – APPROVAL OF FINAL PLAN/FINAL SUBDIVISION, ZONING PERMISSION RELIEF - (FIRST HEARING) – 2019-110

The following exhibits were entered into the record.

Exhibit # 7 - Notice of Public Hearing, dated April 3, 2020

Exhibit # 7 was entered into the record, which is the Notice of Public Hearing, dated April 3, 2020.

The following people were sworn in for the record.

Mr. Jeff Gould - Architect – ADA Architects, 17710 Detroit Avenue, Lakewood, OH

Mr. Jeff Gould introduced himself to the Planning & Zoning Commission. He is the architect for the project. He is with ADA Architects located at 17710 Detroit Avenue, Lakewood, Ohio.

Mr. Gould stated that they have been through the Planning Commission and Village Board once already. They are here tonight for final approval. He stated that everything was approved the first time with no issues, and several variances that they had requested for signage and parking.

Mr. Gascoigne stated that the petitioner is coming back for final approval after working with Mr. Prohaska, our Village Engineer, in terms of the final engineering. There literally has been no changes with the exception of the requests that the Commission had made from their preliminary. They are looking at exactly the same proposal that was before them prior, which is the construction of a 3,300 square foot Raising Cane's quick service restaurant. As Mr. Gould indicated, they have already approved the outdoor seating, as well as a special use for the drive-through. This would be for a special use permit to allow the final planned development, along with the previously approved exceptions and final site plan review.

In terms of the landscaping plan, there was very minimal substitution done on the landscaping plan. All of it was appropriate substitution so there are no concerns there.

He stated that the Commission had asked up in this area above the canopy to remove the "One Love", which they have done. The eastern elevation has remained the same. All of those signs were already approved. The western elevation, which faces towards Gary Avenue, if they recall, there was a photo

of a dog on this wall, which the Commission requested that they remove. This has been removed. The rear elevation has not changed either.

He stated that the only changes were removing the two signs that the Commission requested from the preliminary approvals, and they did some minor modifications to the landscaping.

Mr. Prohaska stated that the engineering comments are summarized in his report, dated March 18, 2020. This petitioner back in December and January submitted their final drawings for permit. They worked with them in January and February, and the drawings are ready to be issued for permit pending all of their Plan Commission and Village Board site plan approvals. In the report he wrote that there was a dozen or fifteen items that they addressed through the plan review process. The plans are in really good shape, and as soon as he gets the site plan approval, they will be ready to be issued a site plan approval permit for construction.

Moved by Commissioner Flood, seconded by Commissioner King to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

No one came forward to address this hearing

Moved by Commissioner King, seconded by Commissioner Coleman to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

Moved by Commissioner Flood, seconded by Commissioner Vitacco to recommend approval of the following zoning permission or relief in connection with a petition submitted by Jeff Gould and Raising Cane's to construct an approximately 3,300

square foot quick service restaurant, Raising Cane's, including a drive-through and a surface parking lot for 47 cars, located at 334 W. Army Trail Road, and subject to the following approvals and exceptions: (1) a special use permit to allow the establishment of a Final Planned Development, including the previously approved exceptions and approvals; and (2) Final site plan review. The recommendation of approval made hereby shall be and is hereby made subject to the following conditions: (1) the petitioner shall comply with all of the recommendations of the Engineering Division in their memorandum, dated March 18, 2020; and (2) the petitioner shall comply with the recommendations of the Fire Protection District in their memorandum, dated March 24, 2020.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

6. OLD BUSINESS - None

7. NEW BUSINESS

There will be no meetings in May. They will restrict video conferencing to short meetings and delay more complex meetings when we can meet in the Board Room.

8. CITIZENS TO BE HEARD - None

9. ADJOURNMENT

Moved by Commissioner King, seconded by Commissioner Coleman to adjourn the April 21, 2020 Planning and Zoning Commission meeting at 6:21 p.m.

Ayes: All Commissioners Present

Nays: None

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Absent: None

Motion Carried

Respectfully Submitted,

Sandra Aronson, Recording Secretary
of the Planning and Zoning Commission