



SHAKER HEIGHTS

Board of Zoning Appeals and City Planning Commission Monday, May 7, 2018

7:30 P.M.

Stephanie Tubbs Jones Community Building

Members Present: David Weiss, Mayor, Chair
Rob Zimmerman, Council Member
John J. Boyle III, Member
Kevin Dreyfuss-Wells, Member

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

The meeting was called to order by Mayor Weiss, 7:30 P.M.

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#1961 – C-4 BUILDING – VAN AKEN DISTRICT:

A Public Hearing was held on the request of Bialosky Cleveland, representing RMS Investments, to the Board of Zoning Appeals for a modification to a variance for the service area at the C-4 Market Hall building at the corner of Tuttle, Meade and Warrensville Center Roads in the Van Aken District. The applicant is renovating this existing building into a multi-tenant market hall. The site plan review for this building was approved at the March 2016 City Planning Commission meeting. A variance was granted for the service area to be located in the Warrensville Center Road front yard in October 2017. The applicant now proposes to modify the service area layout to accommodate a trash compactor. A larger, angled entry and gate are proposed to allow pick up of the compactor. Landscaping is proposed to soften the view of the 8 foot tall wall around the service area. A service area is allowed in the rear yard only. The Board of Zoning Appeals reviews modifications to variance requests.

Mr. Feinstein showed slides of the site. He stated this is a request for a modification of a variance to the location of the service area and a variance to the wall height in the front yard. The applicant proposes to modify the service area wall to accommodate a larger trash compactor. A larger angled entry and gate are proposed. Landscaping has been added to soften the wall. The Board of Zoning Appeals granted a variance for the service area to be in the Warrensville Center Road front yard in March 2016 and approved a landscape plan in October 2017. The wall is 8 feet tall while a fence in a front yard of a commercial building is limited to 6 feet in height. Staff recommends approval.

Brian Meng, Bialosky Cleveland, explained the change to the trash pick-up and utility area on the Warrensville Center Road side of the building. They originally intended to have all of the trash receptacles taken out by hand. This has become cost prohibitive and inefficient for the operations of the development. Instead of a smaller compactor, they now propose a large compactor. The larger compactor will need to be placed at an angle and allow truck access for removal. A 34 yard compactor is required. It adds a third gate to the area. Part of the wall is being set back so that a truck can back in from Warrensville Center Road. The compactor is 8 feet 8 inches tall. The wall will remain at 8 feet high. The compactor is not directly adjacent to the wall and will not be visible from the street level. They have added additional landscaping around the wall in order to soften the area. The sidewalk through the access driveway will remain level with the north/south sidewalk already present on Warrensville Center Road. There will be a rolled curb to the sidewalk.

Mr. Dreyfuss-Wells asked about the curb. What is the curb material? What will the height of the curb be?

Mr. Meng said the curb will be rolled and be 4 inches in height. They are very limited in location for this entry due to the utility poles in the area. The same gate style will be used, just larger for truck access. The gate will cover any view of the compactor from the street.

Jason Russell, Van Aken District General Manager, said the refuse operations for the facility have been calculated. Now they have one larger compactor instead of three smaller compactors. This will greatly improve efficiency. The 34 yard compactor proposed here will only need to be picked up twice a month. The truck arrives, removes the compactor and returns 90 minutes later. There will not be a lot of traffic disturbance on Warrensville Center Road.

Mr. Boyle asked if they still need the three gates in the fence.

Mr. Russell said yes, one is for CEI to enter, and the other is for the other types of trash containers at the end of the utility area.

Mr. Dreyfuss-Wells asked about the width of the gate where the smaller dumpsters will be rolled out. He said the gate is quite large and asked that it be reduced to just wide enough to remove the dumpster, but it should be minimized as much as possible.

Mr. Meng said those containers are fairly wide. They could look into the width of the entries.

Mayor Weiss asked if the walls proposed here could be comparable to the walls behind the current Shaker Plaza.

Mr. Meng said yes, the new walls will be of comparable size and height to those walls.

Mr. Boyle asked how parking will be restricted from the available spaces when a truck needs to pull in.

Mr. Russell said they will have cones put out on that day in order to restrict parking while the compactor is being emptied.

Mayor Weiss asked about recessing the gate further. Why is the gate located as shown?

Mr. Meng described the overhead wires that the truck needs to get under, in addition to the utility poles already in place. These things dictate where the gate can be located in order to have truck access.

Mr. Dreyfuss-Wells suggested that the sidewalk and other materials where the truck access will be located be treated differently. This treatment could be an alternative color, material or scoring pattern.

Mr. Meng said they could do a different scoring pattern. They will investigate another color. The concrete could be darkened on the access area, with the sidewalk being left the same color as the remainder so as to be obvious where continuous pedestrian access is located.

Mr. Dreyfuss-Wells said it is not surprising these issues have arisen at the district. He believes this is a reasonable solution for service to this location.

Mayor Weiss said he is happy more landscaping has been added to reduce the view from the patio of the adjacent restaurant. It is important that this pick-up schedule is limited to only every other week and for such a short time. This means it will be a quiet presence on this side of the building.

Mayor Weiss opened the Public Hearing. No one was present to speak in regard to this application.

Mr. Dreyfuss-Wells indicated the change in pavement color would be an important change. He recommends this be studied so that the walking path is obvious and the rolled curb, apron and driveway area are different. He would also like to see the other gate for the smaller recycling container reduced to whatever minimum is needed in order to get the container out of the space. He believes staff can review those items.

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 following conditions:

1. The apron and driveway concrete color is differentiated as compared to the sidewalk concrete color – a darker grey tint was suggested;
2. The on-street parking spaces are striped; and
3. The northern recycling entry gate width is reduced to the minimum required for access.

Revised plans will be reviewed and approved by staff.

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

Motion Carried

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There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be June 4, 2018.



David Weiss, Chair
Board of Zoning Appeals
City Planning Commission



Daniel Feinstein, Secretary
Board of Zoning Appeals
City Planning Commission