Planning & Zoning Committee Meeting of Council
City of Richmond Heights
November 12, 2019

Chairman Alexander called the meeting to order at 6:07 pm

Roll Call:
Present: Alexander, Kumin, Ursu
Excused: Hurst
Council also present: Lentine, Henry

Motion to accept the minutes from October 1, 2019 by Kumin, seconded by Alexander; passed 3-0.

Reports:

Mayor David H. Roche: -comment as we go along.

Building Commissioner, Jim Urankar:
- One Integrity Parkway—acceptance test waiting on fire alarm and sprinkler system
- Mr. McGooz—looking to open soon. Sign review
- School-held up on the snow. Waiting for the steel work to happen.
- Civil drawings for Phase 1 Belle Oaks. Waiting on a deposit. Received electrical and lighting drawings for Phase 1 and landscape drawings soon to follow.
- Loganberry Ridge—there was a fire today. Discussed barricading of the parking lots for the A & D buildings. Oct 29th—started plans to re-do the parking lots (late in the year to do this).
- Dorchester—they did paving there with no permit. Urankar to talk to them on this.
- Gleisser commented on plowing at mall—some areas done.
- Reconfiguring the demolition plan at Mall. Planning to construct a wall that will be destroyed at end anyways.

City Engineer, Lee Courtney: Comment as we go along.

Brian Gleisser, Economic Development Director:
- Construction underway on the house on Hilltop. City needs to request for utilities to turn on.
  Siding is up on the house and doing interior work. Completion in about 4 months.
- Belle Oaks—Phase 2 site plan with ARB
- Kiwanis Lodge—signed contracts with Vector.

Old Business:

Lot Split at 4875 Geraldine, Terika Webb present.
- Went through ZBA, PC and Council and was approved.
- Need signatures on the county plat.
- 100 ft lot splitting into 2 lots. All the other lots are also 50 ft lots.
- MOTION to approve the Planning Commission’s finding by Kumin, seconded by Alexander, passed 3-0.
New Business:

26391 Curtis Wright, Conditional Use Zoning for Rosemary Center, Kevin Hanks, architect, and Gina Kerman, Executive Director, were both present.

- Alexander said Rosemary Center did a group home here in the past. This one is different, and they plan to build an adult day care in an industrial district.
- There will be no after hours or weekend use there.
- There will be medicines and treatment dispensed there.
- Ms. Kerman—day services are provided and funded under Medicaid for services. PT, OT, nutritional, educational services all offered there. Federally funded programs.
- Kumin—would rather change the conditional uses to an adult daycare facility. Would rather not bend a rule to change the pretext on this.
- Alexander—taking up very taxable space there where the city will be getting nothing back financially in return and will put a strain on the emergency services in the city. Will this affect other businesses in the area?
- Kerman said the adults coming there are usually pretty healthy and not needed EMT services often. Will be paying for use in an empty building. We don’t have a lot of traffic usually.
- Henry—bringing in more businesses is usually the key for us in the city vs. schools and daycares.
- Kerman said this is an empty office area, with offices and manufacturing. A lot of empty spaces there.
- Gleisser added there will be no external traffic or activity, as the building is hidden away. It’s been vacant for some time.
- Hanks added that the owner has expressed desire to lease this to the Rosemary Center.
- MOTION to uphold the PC findings for approval by Kumin, seconded by Ursu (nay—Alex, yay—Kumin, Ursu)—will go to Council for approval in 2 weeks.

AUDIENCE: -none-

Councilman Alexander adjourned this meeting at 8:11 pm

Meeting Minutes taken by Betsy Traben, Clerk of Council