

RECORD OF PROCEEDINGS

Minutes of **Village of Valley View Planning Board**

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held **Tuesday, July 16th, 2019**

20 _____

Minutes

Planning Commission – Village of Valley View

Tuesday, July 16th, 2019- Village Town Hall-5:30 p.m.

Caucus session begins at 5:15 p.m.

Roll Call:

Members: (*) indicate present

Commissioner, Alan Sprague*

Mayor Piasecki*

Council Member, Dan Westfall*

Engineer, Todd Sciano*

Building Commissioner Ellis*

Law Director, Lambros*

Commissioner, Joe White*

Commissioner, Mike Bertovich*

Architectural Member, Tony Fini*

Recording Secretary, Mary Snyder*

Public Attendance: Tony Mannarino, Mary Baltas

Mayor Piasecki started caucus with explaining the first item is for office space conversion to house medical students. It requires a use variance for boarding or lodging houses in an industrial district. The second item on the agenda is for a new medical housing building on the northwest corner of the Rockside Road/Canal Road intersection. Engineer Sciano stated the lodging would require a variance from the board, based on the submittal with the limited information he is trying to give a path of what would be required. In addition the engineer's office would need a building plan, site plan, setback plan, survey etc. Tonight is a conceptual code review if the board is open to it, but they would need to come back with a more detailed plan. Mr. White asked where the medical students would be coming from? Mr. Mannarino stated from The College of Podiatry in Independence that has 650 students and has no housing. Mr. Mannarino stated they are currently looking at 3 different locations with Thornburg Station being one of them. Mr. Bertovich asked what happens when school is not in session? Mr. Mannarino stated school is in session all year round. He is currently doing a similar project in Warrensville Heights. He would like to build 10 units to start at Thornburg Station and see how it goes, it is not open housing it is strictly medical student housing. Mr. Fini asked aesthetic wise would the Thornburg Station style and character be changing? Mr. Mannarino answered that he would like to see possibly a small balcony for a more home feel. He said it could be framed the same way. Councilman Westfall asked what kind of services the Village Of Valley View will have to provide? Mr. Mannarino stated they would hire their own landscapers, snow plowers and rubbish removal.

Moved by Sprague, seconded by Westfall to accept the minutes of the June 18th, 2019 Planning Board meeting as prepared and put them on file.

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Held _____ 20 _____

Roll Call: Aye – Piasecki, Sprague, Westfall, White, Bertovich

Mayor Piasecki stated the first item on the agenda is a request for office space at 8111 Rockside Road. Mr. White asked if anyone has talked to the owners of Thornburg to see if they are behind this project? Mr. Mannarino stated they do not know what they are doing, they would be purchasing the property not leasing it. Law Director Lambros wanted to be sure that they are asking for a variance for a property they do not own? Mr. Mannarino answered that is correct, they do not own it yet. Law Director Lambros stated he does not know how the commission could grant a variance for a property that they do not own. Mr. Mannarino stated they asked for the meeting as a speculatory to see if it could be done if they did purchase the property. Law Director Lambros stated that the board cannot grant a use variance for someone else's property. Mayor Piasecki and Engineer Sciano agreed that he is looking for conceptual schematic design. No further comments or questions.

Request for Office Space Conversion to Medical Student Housing at 8111 Rockside Road (P.P.N.'s 572-04-006, 015 and 018)
Variance from Ordinance Section 1254.02 (a) – A use variance for Boarding or Lodging Houses in an Industrial District

Lack of Motion – Motion Failed

The second item is a request for new medical student housing. No further comments of questions.

Request for Approval of a New Medical Housing Building on the Northwest corner of the Rockside Road/Canal Road intersection (P.P.N. 572-04-004)
Variance from Ordinance Section 1250.02 – A use variance for a housing facility in the Business District

Lack of Motion – Motion Failed

Moved by Westfall, seconded by Piasecki to adjourn.

Roll Call: Aye – Sprague, Westfall, White, Bertovich, Piasecki

Meeting adjourned at 5:40 p.m.

Date: 5/17/2018

Chairman Mayor Jerry Piasecki

Alan Sprague
Secretary Alan Sprague