

**Planning & Zoning Committee Meeting of Council
City of Richmond Heights
September 5, 2017**

Chairman Alexander called the meeting to order at 7:36 pm

Roll Call:

Present: Alexander, Hurst, Kumin

Excused: O'Toole

Motion to excuse O'Toole by Kumin, seconded by Hurst; passed 3-0.

Council also present: Lentine, Henry

Approval of minutes from August 8, 2017 – Kumin motioned, Hurst seconded; passed 3-0.

Reports:

Mayor David H. Roche: Comment as we go along.

Building Commissioner, Phil Seyboldt:

- Update on properties: MACE made a submittal to enlarge the parking lot and add an additional apron on Brush Road. They had some issues with storm management that have since been settled. Will be at PZ in September. The apron on Brush will be “enter only” so will not impact the traffic. There is a detailed landscaping plan on how to buffer from Brush Road with new trees and plantings.
- Met with Dollar General---will tear down Richmond Farmers Market and build a store there. They have settled the environmental issues there, and they need several variances because of the odd shaped land there. They will go to ZBA in October.
- Loganberry apartments—last year we wrote a long maintenance order. They were dragging their feet, but have been working with them on a plan. They have a nice brick pattern and repairs on building. They will be rebuilding parking lots as well.
- Richmond Park---working on reinspecting buildings A and B. They were looking for a letter from us on complying to the rules of city so they could go to bank to borrow money. Worked with lawyer, Asst Law Director, Sara Fagnilli on this. Discussed the history behind the building and ownership. They still need to work on the sprinkler system there. They owe a fire hydrant on the west side as well. A major thing is the fire alarms in the four buildings there. We have taken various actions to get their attention and he said he is optimistic on this. Kumin asked about the security doors and Seyboldt said they were not required by code. Elevators were also discussed, as they are still not dependable. Pistons were replaced, and most of the cars were fixed on the inside, but controls are still old and heavily used.
- Mall property---did a detailed exterior inspection of the Mall. After about 20 different edits, we came up with a product we are happy with. Depending on potential buyers, Sears and Macy's may be added to the deals. Looked at the concourses, roofs, walls of mall area. There is a lot of concrete replacement to be done.
- Exterior Maintenance Program—work on this frequently and probably do about a dozen a week.
- Sewer maintenance---if on private property the owner must fix it. The county will test all the properties for free. County will fix on the public property. Through the gas company, you can buy an insurance on the gas and water.
- Henry asked about Marcella Apartments. Seyboldt said they just finished up with them. They repaved the property and worked on brick repairs. Removed the delinquent swimming pool.

- Dorchester Apartments—will likely be a Spring 2018 project, as there is too much to take on right now. They changed owners 2 yrs. ago and we made notes on the improvements, which they fixed right away to change ownership. Mayor commented that they fixed their pool there.
- Mayor asked about the marijuana property/facility for the city. Seyboldt said he has not heard of anything yet about this.
- 4931 Horizon--Seyboldt said there has been no action on this house. Legally, we can approach the Land Bank on this property. There is also a house on Geraldine; house is not down yet. Mayor said permit has been pulled on this. Lentine commented on the house on Horizon and said there is a house there that looks awful. Mayor added that there are 14 things to declare on a house before you take it down.

Assistant City Engineer, Lee Courtney: Lentine asked about the Road Repair and who is on the list. Horizon has low traffic volumes and it is easier for Don Kerniskey to take care of. If there is white paint around it, then we are doing it. Foxlair has been painted as well. As soon as the pavement is done, the new loop will be put in.

Christel Best, Economic Development Director: No report.

Old Business:

County Planning: Mayor said it was discussed in Community Conversations. We had a joint meeting with Euclid, as they are in the same position. Wrapping up final recommendations, and timing on grant money.

Apartment Progress: Seyboldt commented on this in his report.

New Business: -none-

AUDIENCE: -none-

Chairman Alexander adjourned this meeting at 8:15 pm

Meeting Minutes taken by Betsy Traben, Clerk of Council