

**JANUARY 11, 2016
PUBLIC HEARING
PARMA CITY HALL COUNCIL CHAMBERS
6:50 P.M.**

The Public Hearing was called to order by Planning Committee Chairman Allan Divis presiding. Planning Committee Members Scott Tuma, Vito Dipierro, Mark Casselberry and Jeffrey Crossman were also in attendance.

Chairman Divis – The purpose of the meeting is to discuss:

Ordinance No. 217-15

An Ordinance to Rezone Permanent Parcel Number 455-03-010 from Office Building District to Retail Business District located at 6840 Ridge Road in the City of Parma

There will be no vote taken this evening and no other deliberations. This meeting will be in two sections. The first to speak will be those who are in favor of the rezoning, and the second to speak will be those who are against the rezoning. Any group present, it would be appreciated if a representative would speak representing the group to cut down on repetition.

FOR ORDINANCE NO. 217-15:

Jack Meaney, GBC Design – Stated at this point, Chick Fil A has agreed to purchase the YMCA property pending the rezoning. Stated that they are going to keep the drive up to the northeast, eliminate one of the drives at the southeast and use the access drive by the Target as a rear entrance. Chick Fil A has agreed to donate .19 acres to the school. Showed everyone a drawing as to what the building will look like. The building will be facing Ridge Road.

Councilman Crossman – On the drawing, asked if the top left corner faces Ridge Road.

Mr. Meaney – Stated, yes.

Councilman Crossman – Asked how many square feet the building will be?

Mr. Meaney – Stated that the building is 4,996 square feet.

Councilman Crossman – Asked if there is a maximum occupancy for the building?

Mr. Meaney – Stated that the total parking spaces are 67; the occupancy usually balances between 60 and 70 depending upon the building size. Does not know the particular number. Stated that the maximum number of employees per shift will be fifteen.

Councilman Crossman – Asked if there were drive through windows?

Mr. Meaney – Stated that there will be one drive through window. The drive through on the building is split into two ordering stations to help the flow move a faster. This building seats 136 people. Sixty percent of their business is done through the drive through.

Councilman Crossman – Asked what the hours of operation will be?

Mr. Meaney – Stated that the hours of operation will be 6:30 A.M. to 10:00 P.M. They are not open on Sundays.

Councilman Dipierro – Asked what type of lighting there will be?

Mr. Meaney – Stated that nothing has gone into design at this time due to the pending rezoning. Once purchased, they will send it out to Chick Fil A and they will request their lighting.

Councilman Dipierro – Asked if there were residents behind the property?

Mr. Meaney – Stated that the property is clear until the school.

Mr. Brennan – Asked what the square footage of the YMCA is?

Mr. Meaney – Stated he did not have that information. Stated that the Chick Fil A building will be smaller.

Mr. Brennan – Asked if most of the parking will be in the back?

Mr. Meaney – Stated that most of the parking will be on the south side, and some to the west. Ridge Road will have a small section. The drive through will run along Ridge Road. The Patio section and ADA access will be off Ridge Road sidewalk. Stated that there will be an access agreement pending the purchase.

Mr. Brennan – Asked if they have a builder. If so, who is it and is it an outfit that provides a living wage to their workers?

Mr. Meaney – Stated as of now because no design has been completed, there is not builder at this time. Stated they would like to get started within 1 to 1 ½ years. Once ground is broken, it usually takes about 4 months.

Mayor DeGeeter – Stated they appreciate them working with the school behind the property.

Councilman Divis – Thanked them for their hard work and explanation.

AGAINST ORDINANCE NO. 217-15:

No one wished to speak.

ADJOURNMENT

Motion made by Councilman Divis seconded by Councilman Crossman to adjourn the Public Hearing at 7:05 P.M.

CERTIFICATION

I, Kenneth A. Ramser, Clerk of Council for the City of Parma, Ohio, do hereby certify this to be a true and correct copy of the Minutes from the Public Hearing held on Monday, January 11, 2016.

 /s/ KENNETH A. RAMSER

KENNETH A. RAMSER
CLERK OF COUNCIL

 /s/ ALLAN DIVIS

ALLAN DIVIS
PLANNING COMMITTEE CHAIRMAN

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