

**MARCH 14, 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 M. Tuma, Vito Dipierro, Mark Casselberry and Jeffrey Crossman were also in attendance.

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

Ordinance No. 240-15

An Ordinance to Rezone Permanent Parcel Number 450-03-009 from Single-Family AA-1 District to Retail Business AA-1 District located at 6901 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.

FOR ORDINANCE NO. 240-15:

Brian Uhlenbrock, Neff and Associates – Stated they are the surveyors for the project. They submitted the application for the rezoning.

Mayor DeGeeter – The Planning Commission gave a favorable recommendation for the rezone. There was a prototype plan, however, that is not going to be germane unless this rezone passes. They have worked and talked with Steve Hansler because there is an independent living apartment building and there are concerns. The Planning Commission stressed that they need to come back with a site plan that shows buffering, and that there are safety issues being addressed. Should the rezone not pass, the site plan is a moot point. Site plans are also an evolving thing because beyond Council, this still has to go through the Planning Commission.

Mr. Uhlenbrock – The site is located on the east side of Ridge Road, across from Target and it is the site where the existing St. Matthews Church was located. The building is now vacant. On the Plan that you see here, the areas in red are zoned Retail Business. You can see, surrounding it to the north, to the west and a little bit to the south, is currently zoned Retail Business or Office. So, it kind of fills in the gap along Ridge Road to maintain that Retail Business along that frontage. The site is about 4.1 acres and to the east is the Pine Tree Vistas and that is where Steve is representing today. There is also a representative from Panda Express here, which is one of the proposed uses for this site, if it is rezoned.

David McClelland, Panda Express – Thank you for the chance to come here and speak. I would like to take a little bit of a step back and tell you a little bit about Panda and who we are as a company because we are proposing to buy this parcel for the primary purpose of building a Panda Express Restaurant, but also as a landlord to develop something that works and fits into the Parma community. Before we get to that point, Panda Express is a little bit different of a company. Different from other quick service restaurants in that it is family owned. It is owned and operated by a husband and wife, Andrew and Peggy Churn. He is a

gentleman who is getting up there in years and if you were to ask him what he does for a living, he would say, "My role in life is to develop people." "I happen to be doing it by way of a Chinese Restaurant". When we do our company gatherings, we are surrounded by sayings that say things like "Seek first to understand", "Respect", "Find a win-win", and we are also a culture of giving back. We raised a lot of money, give back millions of dollars for the Children's Miracle Network and on a local level at all of the stores that we have, we try to find ways to be part of the community. So, I just wanted to give you a little bit of background of whom Panda Express is coming in as not only a restaurant, but also a landlord and a proposed retailer of what we are trying to do with the project. We are excited to be a part of the community and right now we are not getting too much into site plan stuff, but really more of the zoning of the continuity of retail with the Dunkin Donuts to the south and the shopping center to the north that we believe with the Target across the street that it would be a nice fit for us to be there. I am sure there will be many questions, and we want to be good neighbors and work with you, and the site plan approval process to make sure that we do address the issues of safety. Safety first, always. We do not want to build a restaurant at the expense of safety issues. We are very respectful and we do want to seek first to understand to find solutions to problems.

AGAINST ORDINANCE NO. 240-15:

Madelyn Colpin – I am opposed to the issue because while Panda Express is a nice idea, do you all realize that they have Dunkin Donuts on one side and Panda Express on the other side? How are they going to get out of their driveway when Panda Express needs a driveway? It is going to be a safety issue. They are going to be hit by vehicles. I really wish that there would be another idea, another proposal, and some other type of business.

Chairman Divis – As the gentleman expressed, safety is of the utmost importance in the City of Parma and at that location.

Steve Hansler, Executive Director of Maximum Accessible Housing of Ohio – We own the Pine Tree Vista Apartments that are directly behind this proposed property. What is proposed is going directly in our front yard. I think you are all familiar with that area. Just to talk a little more about our organization; we have been around since 1981. Our location here at Pine Tree Vistas has been there for 27 years. We have been good citizens of the City of Parma. We offer fully accessible housing which is extremely rare and so us being in Parma is a real asset to your community. Our tenants live independently. They are often out and about. We generally do not think this rezoning is a good idea. We think an office building zoning would be more appropriate. Just some of the reasons: we do have people going up and down the sidewalk. Turns into that property would be potentially disastrous. Noise and light are concerns and they are proposing it is all going to be parking lot or building now. The noise from a drive through and from other traffic. We are worried about trash, odor, and pests when you talk about a fast food restaurant. In terms of the original design, I hope they are sincere about wanting to work on the design of the original proposal. They had things like the trash dumpsters were basically as close to our property as possible. So, they were not thinking about us when they did the original design. Aesthetics, marketability, property value; we have a real nice building. We just put over \$100,000 of improvements into it and we are concerned that having fast food and other restaurants in our front yard are going to affect that. There is also the concern of future use. When Panda Express is coming into the Cleveland market, I think they opened a couple of restaurants so far, but we all know that these types of restaurants may or may not make it. So, five years from now Panda Express says, it did not work for us, they pull out. Who is going to be there, who is our future neighbors going to be? Those are all concerns. However, it does

appear, based on what I can understand, this rezoning is likely to be approved and we are going to be realistic. So, I am asking that City Council, as they move forward on this, include some conditions on the zoning approval to be and to slow down the process to get some answers about safety. We would request that any zoning approval contain a provision that no liquor license can ever be granted on that property. We do not want people going to bars in our front yard. We request that any zoning approval contain a provision that operating hours on any retail business be limited to between 8:30 A.M. and 9:00 P.M. We have 40 people living there. We would also request that no approval for rezoning be done until the traffic study is done. Our tenants have already had a number of potential close calls with people pulling into the Dunkin Donuts. There is a traffic light where the Target and the Ridge/Day Plaza is located. Is there a possibility making an entry through that? I know it would require an easement from the other property owner, but I think they would like to have more traffic into their plaza. That is the trend. Your new Town Center there - they enter through Chipotle and Panera. They do not access from the street. That is the trend with retail. So, that seems to me like that would be an answer that might provide more safety. I just know pulling into our driveway, when you are making that left off of Ridge Road and it is busy, you are waiting for a break in the traffic and you see it and you go. If that is when someone is walking by or rolling by in a wheel chair, which is a potential hazard. That is kind of, what our concerns are. We appreciate the Mayor, others in the Administration who have been very forthcoming in meeting with us and trying to address these issues, and we just hope that the Council will consider all these things as you proceed.

ADJOURNMENT

Motion made by Councilman Dipierro seconded by Councilman Tuma 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, March 14, 2016.

/s/ Kenneth A. Ramser

KENNETH A. RAMSER
CLERK OF COUNCIL

/s/ Allan Divis

ALLAN DIVIS
PLANNING COMMITTEE CHAIRMAN

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