

**JULY 21, 2014
PARMA CITY HALL COUNCIL CHAMBER
SECOND SPECIAL COUNCIL MEETING
7:57 P.M.**

The Special Council Meeting was called to order by President of Council Sean P. Brennan presiding.

COUNCIL MEMBERS PRESENT:	ALLAN DIVIS DEBORAH LIME LARRY NAPOLI SCOTT M. TUMA BRIAN BROCHETTI JEFFREY CROSSMAN BRIAN DAY VITO DIPIERRO
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COUNCIL MEMBERS EXCUSED:	MARK CASSELBERRY
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Mr. Ramser – Mr. President , the Roll of Council has been called, and I find a quorum of Council Members present.

The following officials and department heads were also present: Mayor Timothy DeGeeter, Law Director Timothy G. Dobeck, Auditor Dennis Kish, Treasurer Tom Mastroianni, Service Director Brian Higgins, Safety Director Gregory Baeppler, Building Commissioner/City Engineer Paul Deichmann and Clerk of Council Kenneth A. Ramser

NOTICE OF SPECIAL MEETING OF COUNCIL

**The State of Ohio)
Cuyahoga County) ss: Clerk of Council Kenneth A. Ramser:
Greetings
City of Parma)**

WHEREAS, it appears that the public business of this City requires that the Council meet in Special Session to consider such business as may come before it, and,

WHEREAS, I have convened and do hereby convene said City Council to meet in Special Session on the 21st day of July 2014, which commences immediately following the Special Finance Committee which commence at 6:00 PM, Eastern Daylight Savings time, at the Council Chamber in said City, to consider such matters as may come before it as fully and completely as might be done in regular session of said Council: -

*** **SPECIAL FINANCE COMMITTEE** TO DISCUSS STATE OF THE CITY FINANCES and BRING OUT NEEDED LEGISLATION (SEE BELOW)

*** **SPECIAL PLANNING COMMITTEE** TO BRING OUT NEEDED LEGISLATION (SEE BELOW)
Immediately following:

- SPECIAL COUNCIL MEETING**

Communications: Read **five variances** into the record: **Snyder and Extine** (To be referred to Special Planning Committee Meeting following this Special Council Meeting)

referred **Morris, Uhlenbrock, Copley** (To be referred to the Planning Committee)

FIRST READING:

Ordinance No. 159-14 - Construction of Fire Safety House
To be referred to the Finance Committee
Resolution No. 160-14 - Communication Center Construction
To be referred to the Finance Committee.

SECOND READING:

Ordinance No. 148-14 - Accepting Donation of Land (Planning)
To be referred back to the Planning Committee.

SECOND READING SUSPENSION OF THE RULES:

Ordinance No. 153-14 - \$120,000 Notes for Ridge Sewer Assessments (Finance)
Ordinance No. 154-14 - \$320,000 Notes for PV Sewer Assessments (Finance)
Ordinance No. 155-14 - \$510,000 Notes for Resurfacing Streets (Finance)

THIRD READING: (Held on Third Reading)

Substitute Ordinance No. 115-14 - \$650,000 Notes for Sprague Rd. Repaving

SUSPENSION OF THE RULES:

Ordinance No. 156-14 - Infrastructure Improvement
Ordinance No. 157-14 - Amending the Appropriations
Resolution No. 158-14 - Post Certifications
Ordinance No. 161-14 - Broadview/Parkhaven Sewer Assessments

*** **SPECIAL PLANNING COMMITTEE** TO DISCUSS SNYDER and EXTINE VARIANCES

2. **SPECIAL COUNCIL MEETING**

Communications: Bring out **Snyder Variance AND Extine Variances** for vote.

You are therefore commanded to summon: Mayor Tim DeGeeter, Auditor Dennis M. Kish, Law Director Timothy Dobeck, Treasurer Tom Mastroianni, Council President Sean P. Brennan, Brian Brochetti, Mark Casselberry, Jeffrey Crossman, Brian Day, Vito Dipierro, Allan Divis, Deborah Lime, Larry Napoli, Scott Tuma, and Kenneth A. Ramser, Clerk of said Council, to meet in Special Session as aforesaid for the purposes aforesaid.

Hereof fail not and have you then and there this Writ, with your return thereon in what manner you have executed the same.

In testimony whereof, I have hereunto set my hand and caused the Corporate seal of said City to be hereunto affixed, this 18th day of July, 2014

/seal/

Isi Sean P. Brennan
City of Parma COUNCIL PRESIDENT SEAN P. BRENNAN

CERTIFICATE OF SERVICE
NOTICE OF SPECIAL MEETING OF COUNCIL

I, Linda Cross, of the City of Parma, Ohio, do hereby certify that on July 18, 2014, I received the notices of a Special Meeting of Council, a copy of which is attached hereto, and that in accordance with the instructions given to me, I have served each person named in the notice with the notice by Electronic Mail (e-mail) with the notice on July 18, 2014 at 2:00 PM, which date and time is more than twelve hours prior to the time of the Special Meeting.

Signed Linda Cross
Linda Cross, Deputy Clerk I
City of Parma, Ohio.

LEGISLATIVE COMMENT

No one wished to speak.

DISPENSE WITH THE REGULAR ORDER OF BUSINESS

Motion made by Councilman Tuma, seconded by Councilman Day to dispense with the regular order of business and to waive the Rules of Council, at this time, in order to hold this Special Council Meeting. Motion carried.

COMMUNICATIONS, PETITIONS, AND CLAIMS

Councilman Divis:

Parma Planning Committee met on July 21, 2014 FOR THE APPLICANT Matthew W. Snyder for property located at 5536 State Rd. PPN 444-19-125.

He has requested an "Use" variance of the City of Parma Codified Ordinances of Section 1170.02 (a) (c) - COMMERCIAL/OFFICE DISTRICTS-USES REGULATIONS.

The proposal is to rebuild a current legal non-conforming Single-Family Residence in a Retail Business District should the dwelling be destroyed in the future for property located at 5536 State Rd. Main buildings and uses as set forth in Section 1170.03 shall be permitted by right as the principal building or use of a zoning lot - building designed and constructed as residence cannot be occupied in whole or in part, by another use unless entire building is redesigned and reconstructed to express and serve the proposed use and reconstruction must be made to conform to all requirements of the building code pertaining to commercial structures. This variance would result in allowing to rebuild single-family dwelling in a Retail Business District. By granting this variance the character of the neighborhood would not be substantially altered, and the spirit and intent of the Zoning Code would be observed."

It was suggested when Council sends the letter of approval or denial to take the letter to the Recorder's office and put the letter with the deed. meeting.

Motion made by Councilman Divis, seconded by Councilman Day to grant the variance as stated. Motion carried.

Councilman Divis:

Parma Planning Committee met on July 21, 2014 FOR THE APPLICANT Trevor Extine, for property at 12970 Snow Rd. PPN 441-20- 004.

He has requested a "Use" variance of the City of Parma Codified Ordinances of Section 1177.03 - INDUSTRIAL PARK DISTRICTS - PERMITTED BUILDINGS AND USES. The proposal is to use parcel zoned Industrial Park for selling and servicing of new and used trucks for property located at 12970 Snow Rd. Buildings and land shall be and buildings designed, erected, altered, moved or maintained, in the Industrial Park Districts, only for the uses as set forth in Schedules and Regulation of the Zoning Code. This variance would result in allowing for selling and servicing of trucks in Industrial Park District. Trevor Extine, Geis Companies, 10020 Aurora Hudson Rd., Streetsboro, OH 44241 has requested an "Use" variance of the City of Parma Codified Ordinances of Section 1177.05© - INDUSTRIAL PARK DISTRICTS - LOT AREA, WIDTH AND COVERAGE REQUIREMENTS. The proposal is to use parcel zoned Industrial Park for selling and servicing of new and used trucks for property located at 12970 Snow Rd. Maximum lot coverage for all buildings and structures, including parking lot areas, off-street loading areas, access roads, driveways and walkways, and other impervious surface areas, shall not exceed 75% of the total lot area. The request is for lot coverage of 78.8%. This variance would result in 3.5% lot coverage over maximum allowed by Code. The PPN is 441-20-004. The property owner's predicament cannot be obviated in any other manner and that by granting the variances the owner and property would not suffer any substantial detriment and with the variances being granted the spirit and intent of the Zoning requirement would be observed."

Also be it noted that variances once granted, shall not be withdrawn or changed unless there is a change of circumstances or if after the expiration of six months no substantial construction is done in accordance with the terms and condition for which such variances were granted. In which case the Building Commissioner shall give notice in writing, and thirty days thereafter the variances will be deemed null and void, and all regulations governing such premises in question shall revert back to those in effect before the variances were granted.

Motion made by Councilman Divis, seconded by Councilman Day to grant the variances as stated. Motion carried.

REPORT ON ABSENT MEMBERS

Motion made by Councilman Day, seconded by Councilman Crossman to excuse Councilman Casselberry. Motion carried.

ADJOURNMENT

Motion made by Councilman Day, seconded by Councilman Crossman to adjourn said meeting at 8:01 PM. Motion carried.

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 SECOND Special Council Meeting held on Monday, July 21, 2014.

/s/ Kenneth A. Ramser

KENNETH A. RAMSER
CLERK OF COUNCIL

Minutes completed on August 1, 2014 lc

/s/ Sean P. Brennan

SEAN P. BRENNAN
PRESIDENT OF COUNCIL