

**THE CITY OF HIGHLAND HEIGHTS, OHIO
PLANNING AND ZONING COMMISSION
REGULAR MEETING – MAY 22, 2023
MINUTES**

PRESENT: Commissioners Vince Adamus, Joe Mercurio, Sean Milroy (City Council Representative); Recording Clerk Susan Olson; Building Commissioner Dale Grabfelder; Assistant Law Director Timothy Paluf

ABSENT: Commissioners Brad Hull, Bill Urban

Chairman Adamus called the regular meeting to order at 7:05 p.m.

MOTION ON THE MINUTES: The Commission dispensed with a reading of the minutes of the regular meeting held May 8, 2023. Mr. Mercurio moved to accept the minutes as written; seconded by Mr. Milroy.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

**SUBJECT: LARICH'S PIZZA, 797 BISHOP ROAD
PZ23010 APPROVAL OF PROPOSED BUILDING WALL SIGN "LARICH PIZZA"**

Tim O'Toole, Fastsigns, 5369 Mayfield Road, Lyndhurst, Ohio 44124, appeared before the Commission to obtain approval for a front elevation building wall sign at LaRich's Pizza, 797 Bishop Road, Highland Heights, Ohio 44143, located in the Hi-Bishop Plaza at the northeast corner of Bishop Road and Wilson Mills Road. This proposed building sign with the letters "LARICH PIZZA" is different from the building sign with the letters "LARICH'S" that was previously approved by the Commission on March 13, 2023 but never installed.

Background of LaRich's Pizza signage:

February 13, 2023, Case No. PZ23002 - Building Commissioner Grabfelder sent via letter dated December 21, 2022 via U.S. mail to Kim LaRich, owner, LaRich's Pizza, ordering the removal, within 30 days, of the 20 square-foot storefront window sign at LaRich's Pizza, because it covers 100% of the window which exceeds the maximum window sign coverage area of 25%, pursuant to HHCO Section 1145.06(d). The Commission held a hearing on February 13, 2023 and denied a variance of 75 percentage points that would have allowed the sign to remain.

March 13, 2023, Case No. PZ23005 – The Commission granted approval on March 13, 2023 for a proposed 11.6 square-foot front building wall sign with the letters "LARICH'S", contingent that the existing 20 square-foot window sign be removed or reduced in size. This contingency was placed because the existing window sign (20 square feet) in addition to the proposed building sign (11.6 square feet), would exceed the maximum Code sign area restriction of 30 square feet for this storefront.

April 3, 2023, Case No. BBZA23002 – Kim LaRich appealed the decision of the Commission made February 13, 2023 with the Board of Building and Zoning Appeals to request that the 20 square-foot window sign that covers 100% of the window area be allowed to remain. The Board affirmed the decision of the Commission and the variance to allow the sign to remain was denied.

Tonight's meeting, May 22, 2023, Case No. PZ23010 – Mr. O'Toole, representing Fastsigns, submitted a drawing of a newly proposed 14.7 square-foot building wall sign with the letters "LARICH PIZZA". Building Commissioner Grabfelder said the City ARB approved the sign earlier today and that it complies with the building sign format at Hi-Bishop Plaza that was agreed upon eight years ago by the City ARB and Sharon Arslanian, owner of the plaza. Code allows a total maximum sign area of 30 square feet for this 15-foot-wide storefront, pursuant to HHCO Section 1145.05 that allows two square feet of signage for each linear foot of building store frontage for building setbacks in excess of 150 feet. Mr. O'Toole said the window sign will be removed prior to installation of the building sign. In previous Commission meetings, it was mentioned that the window sign would be reduced from 100% window coverage to comply with the maximum 25% window area coverage restriction. The combined area of the building sign plus the window sign cannot exceed 30 square feet.

MOTION: A motion was made by Mr. Milroy to grant approval for a proposed 14.7 square-foot front elevation building wall sign with the letters "LARICH PIZZA", at LaRich's Pizza, located at the Hi-Bishop Plaza, 797 Bishop Road, Highland Heights, Ohio, per the Fastsigns drawing received by the Building Department on May 16, 2023, contingent that total storefront signage does not exceed 30 square feet; seconded by Mr. Mercurio.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

SUBJECT: LESTER MILLER, 621 HANFORD DRIVE
PZ23011 VARIANCE TO ALLOW PROPOSED SHED TO BE LOCATED
OUTSIDE THE LINES OF THE HOUSE

Brian Miller, representing Lester and Rae Miller, property owners, 621 Hanford Drive, Highland Heights, Ohio 44143, appeared before the Commission to request a variance to allow a 10-foot-wide by 12-foot-long shed to be located outside the lines of the house in the northeast corner of the rear yard, on property located at 621 Hanford Drive.

There is an existing 8-foot-wide by 8-foot-long shed in the northeast corner of the rear yard. Mr. Miller said they want to use the same site for a proposed 10-foot-wide by 12-foot-long shed because there is a slab under the existing shed, the shed is hidden from the street with shrubs, there have been no neighbor complaints and no setback variances are required. The existing shed was built in compliance with Code in 2003; however, HHCO Section 1123.17(a), Yards for Accessory Buildings and Solid Walls, was added in 2004 which requires that no solid wall, tool shed or other enclosed structure be located closer to the side yard line than the main use structure. Assistant Law Director Paluf said a variance is needed for the location of the replacement shed because it will be outside the lines of the house. He said a hardship exists because the current shed was constructed legally and there is a slab in place.

Mr. Mercurio opined the location of the proposed shed meets the intent of Code because its view is hidden from the street. Mr. Milroy advised Mr. Miller to ask neighbors for letters or emails of support sent to the Recording Clerk in support of the location for the proposed shed. Mr. Adamus advised a public hearing will be held June 12, 2023.

**SUBJECT: MIKE ROSSI, 5619 ASHLEY CIRCLE
PZ23012 VARIANCE TO ALLOW PROPOSED SHED TO BE LOCATED
OUTSIDE THE LINES OF THE HOUSE**

Jason Lex, Exscape Designs, 10121 Kinsman Road, Novelty, Ohio 44072, representing Mike and Barb Rossi, homeowners, 5619 Ashley Circle, Highland Heights, Ohio 44143, appeared before the Commission to request a variance to allow a 10-foot by 20-foot shed to be located outside the lines of the house in the rear yard toward the northerly lot line, on property located at 5619 Ashley Circle. The lot is pie shaped.

Mr. Lex said the homeowner is creating an outdoor living space in the rear yard. They will remove the existing shed from the concrete basketball pad and construct a new shed outside the footprint of the home in a wooded area that will be landscaped with additional shrubs. No trees will be removed. An existing board-on-board fence will be replaced and rerouted with an aluminum fence. Assistant Law Director Paluf and the Commission agreed it is not necessary to establish the distance the shed will be outside the lines of the house. A variance is required from HHCO Section 1123.17(a), Yards for Accessory Buildings and Solid Walls, that requires that no solid wall, tool shed or other enclosed structure be located closer to the side yard line than the main use structure.

Mr. Adamus advised a public hearing will be held June 12, 2023.

**SUBJECT: 2023 CODE REVIEW - PLANNED RESIDENTIAL DEVELOPMENT ZONING
PZ23013 DISCUSSION OF FRAMEWORK AND REGULATIONS FOR PRD ZONING**

The Commission began discussions to consider Code regulations for Planned Residential Development (PRD) zoning in Highland Heights. The impetus for this project is consideration of the recent proposal introduced before the Commission for approval of a high-density residential subdivision at 6099 Highland Road that exceeds the housing density of standard residential districts in the City. Current Code consists of U-1 One Family Residential, U2 Two Family Residential and U3 Multi-Family Residential zoning. It does not contemplate zoning for high-density residential areas. Mr. Milroy, City Council representative for the Commission, said Council has tasked the Commission with creating the framework and regulations for PRD and making recommendations to Council. Director of Law Lograsso agreed with this arrangement at the Commission meeting held May 8, 2023. Mr. Lograsso would draft the ordinances. The Commission is reviewing PRD zoning requirements for the cities of Mayfield Heights, Mayfield Village and South Euclid. Tonight's topics included minimum size of the developments, locations of the developments, type of residential uses to be in the developments, density of the developments, setbacks and sizes of each parcel within the developments, and protection of natural resources and surrounding uses. Mr. Milroy will summarize these ideas to be presented at the next Commission meeting on June 12, 2023.

ADJOURNMENT: There being no further business before the Commission, Mr. Adamus asked if anyone wished to make a motion to adjourn the meeting. A motion was made by Mr.

Milroy to adjourn the meeting; seconded by Mr. Mercurio. Ayes all; motion carried. Mr. Adamus declared the meeting adjourned at 8:34 p.m.

Susan M. Olson, *Recording Clerk*

Vince A. Adamus, *Chair*