

**VILLAGE OF CHAGRIN FALLS
PLANNING AND ZONING COMMISSION
March 18, 2013**

Members present: Rogoff, Houston, Baker, Chess
Also present: Lindner, Byron, Edwards, Lannon

The meeting was called to order at 7:30 p.m. by Chairman Nancy Rogoff.

APPROVAL OF MINUTES

Moved by Mr. Houston, seconded by Mrs. Baker that the minutes of the meeting held January 21, 2013 be approved. Carried. Ayes: Houston, Baker, Rogoff. Abstain: Chess. Nays: None.

Moved by Mrs. Baker, seconded by Mr. Chess that the minutes of the meeting held February 20, 2013 be approved. Carried. Ayes: Rogoff, Baker, Chess. Abstain: Houston. Nays: None.

PARKING PLAN - 22 WEST ORANGE STREET

Mrs. Rogoff said this is a redevelopment project of the old Ski Haus building. They need some parking because they are putting a restaurant in there and they are changing the use of the building so that triggers the parking rules.

Jordan Berns explained that this is currently a two-tenant building, although it has only been occupied by a single tenant for a number of years. The other portion of the building has been vacant for a number of years. As a part of the proposed redevelopment, a portion of the building is proposed to be the location of Joey's Restaurant. The remainder of the building is proposed to be divided into two or three retail tenant spaces. The footprint of the building isn't going to change at all; the exterior will. Mr. Berns said because of the change in use of the building, and because of the increase in the number of uses of the building from what is presently there, it is necessary to come before the Planning and Zoning Commission in conjunction with the proposed zoning certificate that is required for this work and the parking plan for the building.

Mr. Berns said in 1988 the Planning and Zoning Commission approved some variances allowing for variances from the setback requirements. A parking plan was approved at that point in time that allowed for 40 parking spaces on site. As proposed, there will be a slight adjustment to the number of parking spaces on site. There will be 38 spaces on site. The reduction is to allow for handicapped parking spaces, which weren't provided in 1988. In conjunction with this there is a proposal to rely on spaces at the Step North building.

Mr. Berns said the plan that is being proposed is to allow for almost exactly the same number of spaces as are currently on site and that has been previously permitted by the village, and to the extent

that additional parking would be necessary to rely on the availability of parking at Step North expected to be at the busiest hours of operation, in the evening when Step North tenants aren't likely to be utilizing many, if any, of those spaces.

Rick Siegfried said these lots will be developed and finished with blacktop. He said when we did our parking counts we used the gross square footage of the building. If we took out the hallway, the bathrooms, the utility rooms, and the storage area, it would deduct about 1,000 square feet which would take about 8 spaces off the overall required parking. We created a common corridor so that Joey's tenants can use common restrooms. It provides a second means of egress for tenants in the building and it provides a furnace and utility room to heat the common area. The requirement for the restaurant is to take the total number and divide it by the square footage and we come to 62. You can either do the square footage calculation or you can count the number of seats and divide by two and you use whichever one is greater. There are 100 seats so it would be 50 spaces. If we took off 300 feet, which is 10%, we would take off 6 more cars. We could eliminate 14 cars from the calculation if that meets with your interpretation of the zoning code. It would then be 52 spaces. The variance would be for 74 spaces. The entire requirement would be 112 spaces.

Mr. Berns mentioned that this property is directly across the street from the central shopping district where a few years ago the village did change the parking requirements and eliminated parking requirements for businesses that were taking the place of existing businesses. They didn't have to meet the code requirements applicable to those uses, which is why just across the street there are a number of restaurants that have opened since the change in the zoning code to take advantage of that change. This property, because it is across the street from the central shopping district, is subject to those parking requirements. That is part of the reason that we need a variance where is if we were across the street we wouldn't. We could take advantage of the 40 space requirement adopted in 1988.

Randy Kertesz said Joey's has committed in writing to use valet in their peak hours bringing the people over to the Step North garage. It is less than 400 feet in walking distance. Mrs. Rogoff asked, how many extra spaces do you have at Step North that are not required? Mr. Kertesz said I think we only have 4 based upon our existing tenant use, based on the code, that are extra. Mrs. Baker asked if the building is fully occupied? Mr. Kertesz said no, it is probably about 75% or 80% occupied and they are office tenants. Mr. Berns said I have a chart showing the current tenancy, the floor area, and the parking space requirements for each, as well as the parking space requirements for the vacant spaces. Mr. Kertesz said there are a couple of mechanical rooms and we didn't take those areas out so we probably have another parking place or two. Mrs. Baker asked, you are saying you require 136 and you probably have 140? Mr. Kertesz said we have 140.

Mrs. Rogoff asked, would you be willing to make a commitment as a condition basically of the parking plan to keep all these parking areas open to the public? I know they are private property but to allow them to open to the public? Mr. Kertesz said as long as we have the available space we allow the public to use them on some basis because we have to make it available and provide for our parking plan first. We also have to look at the wear and tear on the garage because our tenants do

pay in their rent for the wear and tear. We have been letting people use it for free for years and it has caused some excessive abuse. We would make it available, as we have, as a good neighbor since we bought the property.

Mrs. Baker asked how they would regulate the parking in the garage? Mr. Kertesz said we could take the upper garage deck and put cones there and mark it as valet parking. If we needed overflow for our other tenants we would make that available to them first and then once we see how that all falls together then we can look at what else is available for sharing with the public.

Mrs. Rogoff asked if they would have signs up for Joey's only or this store only around the Ski Haus building and other areas of parking in Step North? Mr. Siegfried said because the Ski Haus building is limited, we would probably put up a few signs designating that for customers and patrons only. If it becomes a problem then we have to put a parking attendant out there to watch it at peak hours.

Mr. Berns said the signs about limitations on parking at the Step North building would be removed as part of this. The only thing that might occur is if in actual usage it turns out that there are no spaces or an insufficient number of spaces available for valet parking, cones might be put up on the upper floor on some of the spaces. Mr. Kertesz said for insurance purposes we do have to keep private property signs on it because it is not a public garage.

Mrs. Rogoff said you would actually have to have a separate plan for the valet parking that would specify the space and the time because there are problems with valet parking right now. Mr. Berns said we contemplated an agreement that the landlord would enter into with Joey's or any other tenant that was utilizing valet parking.

Mrs. Rogoff said it looks like you need 70 spaces to meet the parking requirement. Mr. Siegfried said I think it was calculated at 74. Mrs. Rogoff said you told me you had 112 spaces required and there were 38 at the Ski Haus and there are 4 extra so that is 70 that you need for the code. She asked how many spaces are in the upper lot of the Step North garage? Mr. Kertesz said 51 spaces. We have four sections of garage so we could always cone off sections.

Mrs. Rogoff said you can't use those spaces at Step North and have valet during the day. Those spaces still count for Step North and you can't double count them. Mrs. Baker asked, what happens at lunch time? Mrs. Rogoff said they are not going to have valet parking at lunch time. Mr. Siegfried said there is more foot traffic at lunch time. I imagine they could say that if you work here you park over in the deck. Mrs. Rogoff said we have tried to do that and have been unsuccessful.

Mrs. Rogoff said you do need a variance. This is a redevelopment project and that is good for the village. We don't want to leave it the way it is. Mr. Berns and Mr. Siegfried explained the proposed renovations to the building.

Mrs. Rogoff asked, do you want us to consider a valet parking plan with this? Mr. Berns said yes. Mrs. Rogoff asked, how would that work and where would the valet be? Mr. Berns said we would

take a couple of these spaces out and put a valet stand there. Mr. Leoneti said the valet service will be offered to our patrons for free. Mrs. Rogoff asked what hours of operation would you expect this valet service? Mr. Leoneti said peak hours, from 5:00 p.m. to 10:00 p.m. every day. There will be no lunch hour valet service, but possibly on weekend afternoons. Mrs. Rogoff asked what that would be? Mr. Leoneti said noon to 10:00 p.m. Mrs. Rogoff asked what hours the restaurant will be open? Mr. Leoneti said from 11:00 a.m. to 11:00 p.m. on Friday and Saturday and from 11:00 a.m. to 10:00 p.m. Sunday through Thursday.

There was discussion regarding the configuration of the Ski Haus parking lot, the lighting, and the landscaping.

Mr. Houston said I think based on the numbers, and as we've dealt with every time, we have a parking issue with the downtown is that if we didn't accept some of the imperfect solutions that are presented we would never have anybody do anything.

Moved by Mr. Houston, seconded by Mrs. Rogoff to adopt the parking plan as presented with the valet plan included as described. Carried. Ayes: Houston, Baker, Rogoff, Chess. Nays: None.

Mrs. Rogoff said at this point the valet would only be permitted to use those 51 spaces on the upper deck. If that needed to change you could come back in and talk about it. Mrs. Rogoff said the whole plan is subject to that 70 space variance.

Tom Lutz, from Gamekeeper's Tavern, spoke in opposition to the proposed parking plan and the parking space variance requested because of the huge parking problem in the village.

The meeting adjourned at 9:31 p.m.

Nancy Rogoff, Chairman
lgb