

**VILLAGE OF CHAGRIN FALLS
PLANNING AND ZONING COMMISSION
January 21, 2019**

Members present: Baker, Rogoff, Paolozzi
Also present: Lindner, Jamieson, Edwards, Lipp

The meeting was called to order at 7:06 p.m. by Mrs. Baker.

ORGANIZATION

Ms. Rogoff opened nominations for Planning and Zoning Commission Chairman. Moved by Ms. Rogoff, seconded by Ms. Paolozzi that Mrs. Baker serve as Chairman for the year 2019. Carried. Ayes: Rogoff, Baker, Paolozzi. Nays: None. Ms. Rogoff closed the nominations.

Mrs. Baker opened nominations for Planning and Zoning Commission Secretary. Moved by Mrs. Baker, seconded by Ms. Paolozzi that Mrs. Feniger serve as Secretary for the year 2019. Carried. Ayes: Rogoff, Baker, Paolozzi. Nays: None. Mrs. Baker closed the nominations.

**10 NORTH FRANKLIN STREET, GOLDEN GATE MASONIC TEMPLE ASSOCIATION
CO. - REQUEST FOR RE-ZONING OF PROPERTY**

Mr. Jamieson said this entire building is in the Central Shopping Zoning District. The foundation that owns the Masonic Temple has some vacancies on the first floor of the building. A travel agency wants to relocate to this building from another location in the village. Our current zoning code does not allow for travel agencies on the first floor in the Central Shopping District. They have asked to have the property re-zoned or have an allowance made to permit this occupancy in this building.

Mrs. Baker said they have trouble keeping a successful retail tenant in this space because it is a little bit off the beaten path. I just want to accommodate Falls Travel, that has been in the village for a long time.

Ms. Rogoff said the downside, if there is one for you, is because before there was Central Shopping you were probably Retail Business. So in that district, if you change a use, from Retail to Restaurant for example, you would have to provide parking. That was the one advantage of Central Shopping District, they don't have to provide parking so that would be a change for you. I am not sure that there is anything else that would significantly affect your business or who you could rent to on that first level. Just so you understand, if you went to something with a more intense parking requirement, maybe a doctor's office, it would require more parking than retail. It wouldn't be that you couldn't do it, there would just be a parking issue for you.

Mrs. Baker said I personally would like to see that this business could go into this space. The tone

of the BZA at their meeting was that everybody on the board was very much in favor of trying to help them out but they didn't feel like it reached the level of getting a use variance or they couldn't meet the standards for that. I think if Mr. Gehallo understands the repercussions of switching from Central Shopping District to Retail Business District I'd like to make a motion.

Moved by Mrs. Baker, seconded by Ms. Rogoff that we re-zone 10 North Franklin Street, the Golden Gate Masonic Temple Association Building, to Retail Business District. Carried. Ayes: Rogoff, Baker, Paolozzi. Nays: None.

ZONING CODE REVIEW

There was general discussion. Mrs. Baker said they have completed their review and their comments and recommendations have been given to Mrs. Lindner for finalization.

TREE PRESERVATION REGULATIONS

Sample regulations were reviewed and discussed. There will be further discussion.

The meeting adjourned at 8:10 p.m.

Patti Baker, Chairman
lgb