

Minutes of the Zoning Board of Appeals

July 20, 2017

6:00 P.M.

Regis Barrett, Chairman called the meeting to order.

MEMBERS PRESENT: Regis Barrett, Chairman
 Earl Bloam
 Dean Bredenbeck
 Wally Parker
 Craig Farkas

ABSENT: None

ALSO PRESENT: David Kulcsar, Building Commissioner
 Dawn Neal, Building Secretary

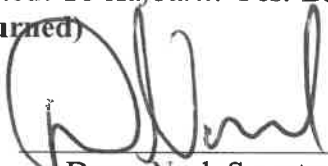
Motion by Bredenbeck, second by Parker to approve the minutes of April 20, 2017. **Vote Resulted:** *To approve:* Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck No: None. **(Approved)**

A request from Chamere Crawford for an Appeal of the Planning Commission decision on July 6, 2017 to deny the conditional use for a daycare facility in an R-B, Retail Business district at 4674 Ridge Road P.P # 433-07-004. Chamere Crawford explained that she would like to put a daycare in the location where another daycare had been on Ridge Road. She explained she is willing to put any precautions the Board feels necessary to keep the children safe when walking to the playground. She does plan to put up a fence around that area. Farkas asked how many children will be in this facility. Crawford replied that the square footage of this area is approved for 62 children. Barrett asked how many children can go on the playground at one time. Crawford replied for that space you can have up to eight children on at a time. Bloam then asked if that meant she will have to take the children out in small group multiple times thought out the day. Crawford replied yes, but they only have to be out for 10 minutes at a time. Bloam stated that this means you will have children going in and out of the building roughly eight times a day. He mentioned he walked around the building the other day he said he feels this is a very busy road behind this building. He stated that garbage trucks and delivery vehicles will be going in and out of this area. He is concerned about the safety of the children trying to cross this road. Sal Russo stated that in five years there has not been an incident of a child getting hurt when crossing. Bloam stated that what has happened in the past in not justification for what is going to happen in the future.


There was much discussion over safety concerns, the location of playground and items that could be used to ensure safety of the children. Bredenbeck brought an inspections from Ms. Crawford's facility in Euclid to go over with the board. There was discussion as how the facilities inspections are done, how they get stars, and how they are rated by the state. Commissioner Kulcsar expressed his concerns with moving the playground to the side of the building as has been discussed it not a good idea. He also gave his ideas as to the safety requirements he feels would benefit this location.

Barrett asked who is going to ensure all the safety concerns and issues are compliant. Sal Russo stated he will make sure all requirements are met. Commissioner Kulcsar stated if the Board sets these requirements the Building Department will ensure all items required will get completed. The neighbors Teri and Jason Hammond spoke and expressed some concerns they have in relation to the playground area being so close to their property and the concerns for the children's safety. Barrett asked the Hammonds if they noticed the playground there when they bought the house. Hammonds replied they drove by several times and had never seen children there. Barrett stated at this point you are not even sure the noise will be an issue. Sal Russo explained that it is hard to rent out these types of spaces to a small business. He is trying to fill his spaces with the best type of business for our area. After further discussion, a **Motion** by Bloam, second by Bredenbeck to **TABLE (PENDING NEW SITE PLAN AND A PLAN THAT ADDRESS SAFETY CONCERNS & NEIGHBORS CONCERNS)** a request from Chamere Crawford for an Appeal of the Planning Commission decision on July 6, 2017 to deny the conditional use for a daycare facility in a R-B, Retail Business district at 4674 Ridge Road P.P # 433-07-004 **Vote Resulted: To TABLE: Yes: Barrett, Farkas, Bloam, Bredenbeck, Parker No: None. (TABLED)**

There being no further business, **Motion** by Bredenbeck, second by Parker to adjourn. **Vote Resulted: To Adjourn: Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck. No: None. (Meeting Adjourned)**



Dawn Neal, Secretary



Regis Chairman Barrett, Chairman