

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

January 28, 2016

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, January 28, 2016 at 7:30 p.m.***

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, and Brian David; Mayor Thomas P. Perciak; City Council Representative, Michael Daymut; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, and Fire Department Representative, Randy French.

The following was discussed:

MASTER PIZZA: Mrs. Daley stated that this is the site plan, the same as we have seen with the other restaurants so you can see how they fit together. Master Pizza is going into Westwood Commons II, this is the tenant space right next to the Pita Pit that was previously approved. With Master Pizza there is going to be no outside eating so from the City Planner they are okay, they already accounted for it in their parking. They don't need any type of variances or anything like that. From Engineering there is no report. Mr. Foulkes stated that from the Building Department it is in approvable form but with the recycled cooking grease it must be stored wholly within the building or in ground. Mr. French stated that from the Fire Department it is in approvable form with a final plan review in accordance with the Ohio Fire Code and the Strongsville Fire Code. They would need a hood suppression system for the appliances. This plaza is fully sprinkler protected. Mr. Kolick stated that the Commission is in a position to act on this matter subject to the Building and Fire Department reports.

TOM & CHEE: Mrs. Daley stated that this application is going into the same building but at the south end tenant space and they do have proposed outdoor eating in the front. With this one, it is a little bit more, the square footage allocation for the restaurant use then what was on their original site plan when Westwood Commons II came in. There will be a parking deficit just for this parcel of 15 spaces. They have cross easements with both Westwood I and Westwood II with parking and access so the City Planner felt that there was ample room for parking for any kind of overflow on the Westwood I parcel. He did not see any issues with granting that deviation of 15 parking spaces. From Engineering there is no report. Mr. Foulkes stated that from the Building Department it is also in approvable form. All recycled cooking grease has to be stored in the building or in the ground, no remote grease dumpster is permitted. Regarding the patio, the bollards are required for vehicular protection but it looks as though they have a retaining wall around there and that could be reinforced to prevent that instead of the bollards. The applicant stated that there were bollards around the patio already. Mr. Foulkes stated that we need to see that the restrooms are sufficient for the patrons.

Mr. French stated that from the Fire Department as with the previous report, it is in approvable form with a final plan review in accordance with the Ohio Fire Code and the Strongsville Fire Code. Any appliances that release cooking vapors will require a hood suppression system. Mr. Kolick stated that the Commission could act on Item "a" without any conditions but Item "b" must be subject to Building and Fire Department and Item "c" will be subject to Building Department report.

RIVER DOG CAFÉ: Mrs. Daley stated that this application is going into the other building, the new building that is going up, Westwood I. They will have an outdoor patio located in the rear of the building, the opposite side of Pearl Road. From the City Planner they accounted for the parking in their overall plan so they are good with that. From Engineering there is no report. Mr. Foulkes stated that from the Building Department it is also in approvable. The same report about the recycled cooking grease. Same contingency with the bollards or barriers around the patio area and the same contingency regarding the restrooms. Mr. French stated that from the Fire Department as with the two previous reports, the same conditions pending a final review of the Ohio Fire Code and the Strongsville Fire Code. Again, the cooking processes will require a hood suppression system. Mr. Kolick stated that if the Commission approved this matter Item "a" should be made subject to Building and Fire and Item "b" is subject to Building.

TITLE BOXING CLUB: Mrs. Daley stated that this is going into an open tenant space in the Strongsville Plaza which is right at the corner of Cook and Pearl. They are taking the space that is adjacent to what is now Head Over Heels. It used to be the old theatre. From the City Planner, they have enough parking with the previous modification that Planning Commission granted of 181 parking spaces so he recommends approval on it. From Engineering there is no report. Mr. Foulkes stated that from the Building Department there is no report. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission was free to act on this matter.

SOUTHPARK MALL: Mrs. Daley stated that this application is for three items. These pertain to the old Giant Eagle building. The first is for 9 new walls signs on the old Giant Eagle building that they are parceling off. From the City Planner there are no issues with any of the wall signs. This did go through ARB and was given a favorable recommendation. Mr. Kolick stated that ARB gave a favorable recommendation that they could put signs on that tower that faces north, which is contrary to what we normally do with our business districts because you know that we only allow that sign over the tenant space itself; but given where they were at, they gave a favorable recommendation even though it is not where we would normally grant it on the north side to get better exposure to DSW and Michaels. Mr. McDonald stated this site plan

appears as if it is a two faced building. He asked if there were entrances on the north face. Mr. Kolick stated that there were but not DSW or Michaels. Mrs. Daley stated that the second item is a new free standing ground sign that they would like to locate out near the right-of-way on Royalton Road for the tenants that are going in there. We in the past have not permitted any free standing ground signs for the Mall along Rt. 82 or Howe Road. The City Planner feels that there is enough exposure with the wall signs that are on the building and that it is unnecessary to have the ground sign. He recommends that the ground sign be rejected. Mr. Kolick stated that was ARB's recommendation as well. Just so that you understand, we did not allow that for Macaroni Grill nor Long Horns or any of them and they are afraid of opening the door to start putting signage there, you are going to get a plethora of requests for signage. When the Mall was originally designed that was part of the whole Master Signage Program. Mayor Perciak stated that we just went through the same thing with the Brew Kettle and Dynamic Fitness and the answer was no to them. Mr. Kolick stated that we have been consistent with that, that is how the Mall was designed, so that we wouldn't have a plethora of signs around the exterior of the mall. That was the reason for the unfavorable recommendation. Mrs. Daley stated that the third item under the Mall is a revision to their site plan for the Rail which is occupying this corner unit at the northeast corner of the site. On their original plan they were showing an outside patio and what they want to do is basically enclose it, like the B-Spot. They want to have the garage doors that open, so that you can open it up in the summer. The City Planner had no issues with it. From Engineering we have no problem, all I would ask is if we could get a revised sheet C2 as part of the site plan for our files. The applicant stated that they will come back with an outdoor patio that is not under the enclosure, they are finalizing the railing details with bollards. Mr. Kolick stated that they may come back and add an area here outside of the covered structure. They are looking at adding another outside patio which they would have to come back for and we have to look at the bollards. Mr. Foulkes stated that from the Building Department it is in approvable form. No reports on the signage on the building or the ground sign. We would like to see some bollards on the north side now. You are showing us these, is this going to be extended across these overhead garage doors? The applicant responded that this is a permanent rail system. It is enclosed. Mr. Foulkes stated that was the only thing that they saw on the site plan, that area if those doors are open you should have some bollard protection. The applicant stated that the doors are 14 feet away from the low wall. Mr. Foulkes stated that he would look at some detailed drawings and determine if more protection is needed. Mr. French stated that from the Fire Department there is no report on the site plan. Mr. Kolick stated that Item "a" if approved would need to be approved by City Council, if Item "b" were approved that would have to go to City Council. Item "c" has to be made subject to Engineering and Building and that will need to go to City Council. Mr. Daymut asked what the Core was. The applicant stated that it is a full service restaurant. It is cooking with more natural forms similar to home made. There is one

open in New York. The applicant stated that this building is not part of Southpark Mall it is a separate parcel just like Giant Eagle was.

JEA ALZHEIMER SPECIAL CARE CENTER: Mrs. Daley stated that this application is for a parcel split, they are splitting out roughly 3 ¾ acres from the existing Southwest University Hospitals site at Drake and Pearl, recently taking this piece and they have a little leg that comes out to Pearl Road. That is where the next item on the Agenda is for their facility. From the City Planner there are no issues, it conforms with Public Facility zoning. From Engineering it is in approvable form. Mr. Foulkes stated that from the Building Department there is no report on the parcel split. Mr. French stated that from the Fire Department there is no report on the parcel split. Mr. Kolick stated that the Commission could act on this matter. This conforms with the rezoning request that we had so this was set up to be able to split it out this way. This will be zoned Public Facility.

JEA ALZHEIMER SPECIAL CARE CENTER: Mrs. Daley stated that this is the site plan which is 34,500 SF for their Alzheimer's facility. They are going to be utilizing that existing private drive that you see there that goes back to the hospice and to the uricare center. Mr. Kolick stated that even though it has frontage on Pearl the only access is across that access driveway to the rear. That is where the traffic is going to have to go on this. Mrs. Daley stated that they are putting in underground detention out front, out letting to the ditch that runs east and west along the property that goes under Pearl Road. From the City Planner, there were no issues with the zoning compliance. They have the parking where it is shown, 35 parking spaces are required and 44 parking spaces is what they are indicating and they meet all the setbacks. From Engineering there were some items that we needed so it would be approvable subject to us receiving revised plans. We did submit comments to the applicants engineer and they are working on those. It was nothing that was going to change the layout or design. Their storm water pollution prevention plan binder that we get, again as I mentioned, their storm is out letting across their new property line and then the sanitary is also coming out to the private sanitary line that goes back along this road here. They will need some easements from the adjacent property owners. Mr. McDonald asked if it was one story and how many beds. The applicant stated that it was and 66 beds. Mrs. Daley stated that the last item on the report was to include plans to show a deceleration lane on Drake Road, east bound turning into the site. It is to relieve the congestion that is there and I know that the Fire Department has a difficult time turning in there as well with their squads. The applicant stated that they had a traffic study done and it did not trigger a deceleration lane. We understand that the current traffic maybe warrants this deceleration lane but our use specifically is very minimal compared to a lot of other uses. Obviously the safety to the community and access to our facility is what is best for everyone. We don't however feel that we should have to bear the

cost of the entire deceleration lane because we are a minimal use as far as traffic generation. In looking at it, the right-of-way, the distance of the sidewalk to the curb is only 10 feet so you would have to relocate the sidewalk, relocate the silting pool. It is going to be pretty expensive. Mayor Perciak stated that he did not disagree but at the end of the day the hospital should have made you aware of this. That facility there has now been sold to University Hospitals and since that has become a University Hospital facility the traffic has increased there exponentially and as indicated earlier, that has become a major ingress and egress and the issue that we have is safety over there, simply because of everything that goes on in the hospital, in the urgicare facility and then we have to be able to get squads in and out of there and as you see that road narrows. I think your issue is with the hospital and not with us. I think you need to talk with Southwest and tell them what we need to have here because it is not going to change. The applicant stated that their concern is that if a deceleration lane is a condition to the approval, they may not have the feasibility or money to do that. Mayor Perciak stated that he understood but the hospital understood this going in, we were clear with them. The applicant asked if they were aware of this. Mayor Perciak stated absolutely, that he made it perfectly clear to them. He stated that he was not being difficult with them but when people tell me about these surprises I say there is no surprise, they knew this, they knew that when they were selling this and how tight this parcel was. I was clear to them about the traffic problem there and then they go ahead and that was sold from Southwest to University Hospitals. I know you had nothing to do with it but at the end of the day they need to step up to the plate and deal with what is there. Please have them call me if they have any issues. Mr. Daymut stated that the Commission should hear from the Fire Department because our EMS service services your facility and that is something that we take very seriously here in the City of Strongsville is our safety and the safety of our residents and our businesses. You can expound on that a little bit and tell us the problems that we have with getting into the area to begin with and then this would only compound it. Mayor Perciak stated that Lt. Randy French will also tell you how many times we are in that facility on a daily basis already. Mr. French stated that from the Fire Department the deceleration lane is definitely necessary for the Fire Department. The squad now or any other responding Fire apparatus to this facility to the Hospice House and to the Southwest existing facility has to more often than not go in the outbound lane there too because it is wider on that side of the sign than this is. We need as much width as we can get to get our apparatus safely in there. As far as numbers I can get back to you on that, but you have an estimate on the number of responses there per week? Captain Tilbert stated that from previously being a Lieutenant at the station on Howe and Drake, we are the second in to the urgicare facilities and station 4 which is on Prospect and Drake sometimes we could be there 4 to 5 times a day. That was not every day, that was on the higher side but since UH took it over and now you are going to have this facility and sometimes we get calls to the hospice center, that area is getting even busier. Mayor Perciak stated

that once you place patients in there and we have a crisis situation and for some reason you have a patient in there that doesn't have a Do Not Resuscitate or all these other things and we have to get somebody in there, with all the activity that is going on there now we can't be hammered right there on Drake Road because as they just indicated, the majority of these vehicles are coming in off of the Pearl Road entrance and that can not happen with a facility like this. Even a two (2) minute differential in time can be the difference between life and death. The applicant asked if the condition of that deceleration lane can be associated with all owners within that property and not just on us? Mayor Perciak stated that was up to them and the hospital, the hospital owns it all. Mr. Foulkes stated that from the Building Department the plans are in approvable form subject to a couple of items; we want to insure that the rooftop units are screened. These plans don't show any ground mounted condensers, I guess there are some. Was that discussed at ARB? If there are rooftop units they need to be screened. The applicant stated that they are. Mr. Foulkes stated that there also needed to be public access. The accessibility guidelines, I don't know which side you would like to bring that in from but it has to come from the public way on Pearl or Drake to the front entrance. The applicant stated that was okay. Mr. Kolick stated that they needed a sidewalk either coming in from Pearl or you can take it across the ring road from the public right-of-way, if it comes from Drake. We will permit it either way that it will work best for you. Mr. Foulkes stated that they would need an easement to come in off Drake Road. The applicant stated that was okay. Mr. French stated that they are fully sprinkler protecting this building. On this initial site plan, where they are showing the private yard hydrant and the fire department connection, we would like to talk with you in house about that, meet with your designer or architect because that is not the ideal location for the fire department. All we are asking is about relocating it. Mr. Kolick stated that if the Commission acted favorably it would need to be made subject to Engineering, Fire, Building and the Law Department also needs those easements for the sanitary and storm lines as well as an easement to be able to use the roadway there. I am sure that was part of your purchase agreement but we need to see the actual documents and then of course the deceleration lane we talked about and required access as well. Those would be the conditions to be placed on it.

The meeting was called to order at 8:00 PM by the Chairman, Mrs. Barth.

Roll Call:

Members Present: Mrs. Barth
Mr. McDonald
Mr. Daymut
Mr. David
Mayor Perciak

Also Present: Mr. Foulkes, Asst Bldg. Com.
Mrs. Daley, Asst. Engineer

Mr. Kolick, Asst. Law Dir.
Mr. French, Fire Dept. Rep,
Carol Oprea, Recording Secy.

MOTION TO EXCUSE:

Mr. McDonald - Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald - I move to excuse Mrs. Walker and Mr. Stehman for just cause.

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to use the Revised Agenda for this evening.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mrs. Barth – You have had a chance to review the minutes of January 14, 2016. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

MASTER PIZZA, Rod Bennett, Agent

Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow Master Pizza to utilize approximately 1,981 SF of space in an approved, designated area for interior eating and having a maximum seating capacity of 48 seats for property located at 13311 Pearl Road, PPN 396-10-001 zoned General Business. *ARB Favorable Recommendation 9-8-15.*

Mrs. Barth – Item Number One, Master Pizza, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Bennett – Rod Bennett, Herschmann Architects, 25001 Emery Road, Cleveland, Ohio.

Mr. Galvin – Jeremy Galvin, Master Pizza. We are in favor of this project.

Mrs. Barth – Thank you, is there anyone else who would like to speak in favor or against? Seeing and hearing none I declare the Public Hearing closed and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, no variances are required and the inclusion of a restaurant is consistent with the original overall concept plan for the Westwood Commons development and approval is recommended. From Engineering there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there is no report on the Conditional Use Permit however, we would like to note that this restaurant establishment with all recycled cooking grease, that it be stored wholly within the building or in the ground. The plans are also subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, these plans are approvable and any final review of submitted plans will be in accordance with the Strongsville and Ohio Fire Codes. This building is fully sprinkler protected and a dedicated fire suppression system for the hood over the cooking appliance will be required by Code. For the benefit of the Commission I would like to introduce tonight our newest Fire Marshall, Captain Matt Tilbert of the Strongsville Fire Prevention Office. Thank you.

The Commission welcomed Captain Tilbert to the meeting.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. If approval is forthcoming it needs to be made subject to the Building and Fire Department reports. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Master Pizza.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow Master Pizza to utilize approximately 1,981 SF of space in an approved, designated area for interior eating and having a maximum seating capacity of 48 seats for property located at 13311 Pearl Road, PPN 396-10-001 zoned General Business subject to the Building and Fire Department reports as read here this evening.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

TOM & CHEE/ Rod Bennett, Agent

a) Approve a Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit 15 less parking spaces for property located at 13359 Pearl Road and where the Code requires 86 spaces and where only 71 spaces are proposed, PPN 396-10-001 zoned General Business.

b) Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow Tom & Chee to utilize approximately 3,004 SF of space in an approved, designated area for interior eating and having a **maximum seating capacity of 79** seats for property located at 13359 Pearl Road, PPN 396-10-001 zoned General Business. *ARB Favorable Recommendation 9-8-15.*

c) Conditional Use Permit pursuant to C. O. Sections 1242.07(b) and 1258.03(a)(3)(A)(7) to utilize approximately 372 SF as an outdoor patio with a

maximum seating of 19 for property located at 13359 Pearl Road, PPN 396-10-001 zoned General Business.

Mrs. Barth – Item Number Two, Tom & Chee, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Bennett – Rod Bennett, Herschmann Architects, 25001 Emery Road, Cleveland, Ohio. I am in favor.

Mr. Franklin – Gerald Franklin Jr., 7560 Parkside Drive, Parma, Ohio. I am in favor.

Mr. Franklin – Colleen Franklin, 19148 Bridgepath, Strongsville, Ohio. I am in favor.

Mr. Bucci – Brad Bucci, Broadview Heights. I am in favor.

Mrs. Barth – Thank you, is there anyone else who would like to speak in favor or against? Seeing and hearing none I declare the Public Hearing closed and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, the development plan for Westwood Commons II anticipated a combination of restaurants with retail and service uses. However, that allocation of an additional 3,004 SF of tenant space for food service coupled with the 3,825 SF of other restaurant space will exceed the onsite parking requirements and a parking modification of 15 parking spaces will be needed. The City Planner felt that there was sufficient parking for the overflow on the Westwood Commons I Development as there are cross easements and parking easements already in place. He recommends approval. From Engineering there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there is no report on Item “a”. On Item “b”, it is in approvable form subject to all the recycled cooking grease being stored wholly within the building or within the ground. No remote grease dumpster is permitted. Item “c” is approvable subject to bollard or other barriers of sufficient strength to sustain a vehicular impact to protect the outdoor occupants, also restroom facilities to accommodate additional occupants and a plan review in accordance with the Ohio Building Code. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, this item is approvable to Fire pending final review of submitted plans that conform to Strongsville

and Ohio Fire Codes. The building will be fully sprinkler protected, fire alarmed and the hood system will be fire suppressed as required by Code. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. Item “b” if approved would need to be made subject to the Building and Fire Departments. Item “c” if approved would need to be made subject to the Building Department. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Tom & Chee

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration to Approve a Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit 15 less parking spaces for property located at 13359 Pearl Road and where the Code requires 86 spaces and where only 71 spaces are proposed, PPN 396-10-001 zoned General Business.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow Tom & Chee to utilize approximately 3,004 SF of space in an approved, designated area for interior eating and having a maximum seating capacity of 79 seats for property located at 13359 Pearl Road, PPN 396-10-001 zoned General Business subject to the reports of the Building and Fire Departments as read here this evening.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1242.07(b) and 1258.03(a)(3)(A)(7) to utilize approximately 372 SF as an outdoor patio **with a maximum seating of 19** for property located at 13359 Pearl Road, PPN 396-10-001 zoned General Business subject to the report of the Building Department as read here this evening.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

RIVER DOG CAFÉ/ Rod Bennett, Agent

a) Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow River Dog Café to utilize approximately 1,541 SF of space in an approved, designated area for interior eating and having a **maximum seating capacity of 43** seats for property located at 13433 Pearl Road, PPN 396-10-003 zoned General Business. *ARB Favorable Recommendation 9-22-15.*

b) Conditional Use Permit pursuant to C. O. Sections 1242.07(b) and 1258.03(a)(3)(A)(7) to utilize approximately 247 SF as an outdoor patio **with a maximum seating of 16** for property located at 13433 Pearl Road, PPN 396-10-003 zoned General Business

Mrs. Barth – Item Number Three, River Dog Café, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Bennett – Rod Bennett, Herschmann Architects, 25001 Emery Road, Cleveland, Ohio. I am in favor.

Mr. Barnes – Christian Barnes, 3500 Thompson Circle, Rocky River, Ohio. I am in favor.

Mrs. Barth – Thank you, is there anyone else who would like to speak in favor or against? Seeing and hearing none I declare the Public Hearing closed and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, there is adequate parking on site to meet the minimum parking requirements without the need for either a parking modification or a variance and approval is recommended. From Engineering there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there is no report for the Conditional Use in Item “a”. On Item “b” it is in approvable form subject to all the recycled cooking grease being stored wholly within the building or in the ground. The patio area is protected with bollards or other barriers of sufficient strength to sustain a vehicular impact, also, additional restroom facilities to accommodate the additional occupant load. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, it is in approvable form pending a final review of the submitted plans that conform to the Ohio and Strongsville Fire Codes. The building is fully sprinkler protected and fire alarmed. A hood system will be fire suppressed as required by Code. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. If approved, Item “a” needs to be made subject to Building and Fire. Item “b” needs to be made subject to Building Department report as read here this evening. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for River Dog Café.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald - When do you expect all three of these to open?

Mr. Bennett – The building will be turning over in June and then depending on the interior fit outs late summer.

Mr. McDonald – So late summer, including the first two as well.

Mr. Bennett – Yes.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow River Dog Café to utilize approximately 1,541 SF of space in an approved, designated area for interior eating and having a maximum seating capacity of 43 seats for property located at 13433 Pearl Road, PPN 396-10-003 zoned General Business subject to the reports of the Building and Fire Departments as read here this evening.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1242.07(b) and 1258.03(a)(3)(A)(7) to utilize approximately 247 SF as an outdoor patio with a maximum seating of 16 for property located at 13433 Pearl Road, PPN 396-10-003 zoned General Business subject to the report of the Building Department as read here this evening.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

TITLE BOXING CLUB/ Casey Wandell, Agent

Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(E) to permit a 3,900 SF training and physical fitness center to be located at the Strongsville Plaza on Pearl Road, PPN 396-19-001 zoned General Business.

Mrs. Barth – Item Number Four, Title Boxing Club, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Herzfeld – Mike Herzfeld, Rizenfeld and Company, 3659 South Green Road, Beachwood, Ohio. I am in favor.

Mr. Wandell – Casey Wandell, 779 Alpha Drive, Highland Heights. I am in favor.

Mrs. Barth – Thank you, is there anyone else who would like to speak in favor or against? Seeing and hearing none I declare the Public Hearing closed and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, based upon the previously approved parking modification granted by Planning Commission, there are sufficient parking spaces on the subject site to accommodate the proposed fitness center and approval is recommended. From Engineering there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there is no report. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We are in a position to act on this matter this evening. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Title Boxing Club.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(E) to permit a 3,900 SF training and physical fitness center to be located at the Strongsville Plaza on Pearl Road, PPN 396-19-001 zoned General Business.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS:

SOUTHPARK MALL/ Steven Greenberger, Agent

a) Revision to the Master Sign Program to add eight (8) signs; two (2) for DSW, two (2) for Michael's, one (1) for Core, two (2) for The Rail, one (1) for The Vitamin Shoppe for property located at 17887 South Park Center, part of PPN 396-20-005 zoned Shopping Center. **ARB Favorable Recommendation of tenant signage 1-12-16.*

b) Site Plan approval for a 5' x 17' internally illuminated double faced ground sign for The Commons at Southpark to be located on Rt. 82 for property located at 17887 South Park Center, part of PPN 396-20-005 zoned Shopping Center. **ARB Unfavorable Recommendation 1-26-16.*

c) Revised Site Plan approval of the 1,890 SF covered, enclosed patio for The Rail located at 17887 Southpark Center, PPN 396-20-005 zoned Shopping Center. **ARB Favorable Recommendation 1-12-16.*

Mrs. Barth – Item Number Five, Southpark Mall, please step forward and state your name and address for the record.

Mr. Greenberger – Steve Greenberger, 786 Nautilus Trail, Aurora, Ohio.

Mr. Brandt – Tod Brandt with Dorsky International, 23240 Chagrin Blvd., Beachwood.

Mrs. Barth – Thank you, we addressed most of the items in Caucus but if you would like to address the free standing sign you may.

Mr. Greenberger – I would, just based on the fact that some of our tenants do not face Royalton Road and their signage is not prominent when people are going down the road. The other day I took a ride down Royalton and down Pearl and I found a plethora of monuments signs that were set up with multiple tenants on it where the tenants building with the sign on it is 50 feet away yet we still have signage. I brought in some photos. (The photographs were presented to the Commission.)

Mrs. Barth - we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, the applicant is seeking approval for 9 wall signs; one free standing sign and a revised site plan. The proposed wall signs appear reasonable relative to the façade of the remodeled building and provide appropriate identification for the tenants. The free standing sign, however, constitutes a departure from the past policy of not permitting separate free standing ground signs along Royalton Road or Howe Road for the individual tenants or outlots. The Commons at Southpark building is a very visible building and given the buildings exposure and the availability of ample wall signage, free standing ground sign is not essential for tenant identification. It is recommended that the Planning Commission approve the 9 wall sign amendments to the Master Sign Program for Southpark Mall and reject the free standing ground sign. On the site plan, approval is recommended. From Engineering there is no report on Item “a” and “b”. The site plan is in approvable form. We have asked for a revised sheet C2 to the overall plans. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there is no report on Item “a” or “b” and on Item “c” the plans are approvable subject to, as with other restaurants, recycled cooking grease is stored wholly within the building and in the ground and also we would like to see some bollards or support strength barrier on the north side of the enclosed patio to protect it from vehicular impact of the parking area. Also, restroom facilities increased to accommodate the additional occupants and also subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, there is no report on Item “a”, “b” or “c”. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. For the applicants, understand the pictures that you have given us here are either from the General Business Districts or neighborhood shopping center district. Your parcel is zoned as a Regional Mall and there were restrictions put on that Regional Mall and even though you are separate outparcels, not only you but also on Howe Road, it was all originally developed as one unified whole and there are Covenants and Deed Restrictions binding the entire shopping center and the plan to the City originally was no other signage other than the mall signage on the property. We have kept consistent with that policy throughout and that is why there is a different standard from the pictures that you are showing us there from what you are requesting here. That is the reason this has been developed that way and that is what we have held to since the construction of the mall. I let you know

what the difference is between the ones you saw and this one. At any rate, Madam Chairwoman, anything approved would need to be approved by City Council. Item “c” does need to be made, if approved, subject to Engineering and Building. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Southpark Mall.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Revision to the Master Sign Program to add eight (8) signs; two (2) for DSW, two (2) for Michael’s, one (1) for Core, two (2) for The Rail, one (1) for The Vitamin Shoppe for property located at 17887 South Park Center, part of PPN 396-20-005 zoned Shopping Center.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval for a 5’ x 17’ internally illuminated double faced ground sign for The Commons at Southpark to be located on Rt. 82 for property located at 17887 South Park Center, part of PPN 396-20-005 zoned Shopping Center.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Nays DENIED

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Revised Site Plan approval of the 1,890 SF covered, enclosed patio for The Rail located at 17887 Southpark Center, PPN 396-20-005 zoned Shopping Center subject to the report of the Engineering Department and Building Department reports as read here this evening.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

JEA ALZHEIMER SPECIAL CARE CENTER/ Rachel Rudiger, Agent

Parcel Split of PPN's 397-17-006 located at the intersection of Pearl and Drake zoned Public Facility.

Mrs. Barth – Item Number Six, JEA Alzheimer Special Care Center, please step forward and state your name and address for the record.

Ms. Rudiger – Rachel Rudiger, 510 NE 82nd Avenue, Vancouver, WA.

Mr. Wohlwend – Michael Wohlwend, Wohlwend Engineering, 4216 Karg Industrial Parkway, Kent, Ohio.

Mrs. Barth – Thank you, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, the proposed parcel is identical to the area rezoned to Public Facilities in 2015 and the new lot will conform to the requirements of the Public Facility Zoning District and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there is no report. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We are in a position to act on this matter. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for JEA Alzheimer Special Care Center.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel Split of PPN's 397-17-006 located at the intersection of Pearl and Drake zoned Public Facility.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

JEA ALZHEIMER SPECIAL CARE CENTER/ Rachel Rudiger, Agent

Site Plan approval of a 34,492 SF Alzheimer Special Care Center to be located at the SE intersection of Pearl and Drake Roads zoned Public Facility. *ARB Favorable Recommendation 1-12-16.*

Mrs. Barth – Item Number Six, JEA Alzheimer Special Care Center, Ms. Rudiger remains at the microphone.

Mrs. Barth – Thank you, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, the proposed site plan complies with the minimum requirements of the zoning code for uses in a Public Facility including the number of parking spaces and approval is recommended. From Engineering the plans are in approvable form subject to the submittal of the following items: A revised plan addressing the comments that were supplied to the applicant's engineer, the Storm Water Pollution Prevention Binder, the easements for the storm and sanitary improvements that will be crossing the property lines, and the submittal of plans for a deceleration lane east bound on Drake Road for vehicles turning right onto the private road as discussed in Caucus today. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, the plans are in approvable form subject to the following: The applicant provide a pedestrian access from the public way to main entrance for accessibility, also provide adequate screening for any rooftop mechanical equipment, and also subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. The Fire Department needs to meet with this applicant and their design engineer regarding the placement of a private hydrant and the fire department connection in an alternate location better accessible for fire use will be needed than otherwise as shown on this plan. Another point the Fire Department would also require a deceleration lane on the access drive from Drake Road as this is a pinch point for our responding EMS and fire apparatus of this site campus. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. The Law Department needs actual easements for any sanitary, storm or other utilities that may run off the site. Any approval would need to be made subject to that as well as an easement to get on and off the ingress and egress road which leads from Drake. As noted, we need as a separate item a deceleration lane on Drake would have to be approved by the Engineering Department and any required right of way that would go with that and also the public access to the dedicated right of way as required by Federal Law. Those items are part of the Law Department report as well as any approval would need to be made subject to Engineering, Fire and Building reports as read here this evening. Thank you.

Mrs. Barth – Are there any questions or comments?

Mr. Daymut – Yes, Mrs. Chairwoman. Is this building going to be alarmed?

Ms. Rudiger – Yes.

Mrs. Barth – Any other questions?

Mr. McDonald – Mrs. Chairwoman another question regarding timing. How long do you expect the whole construction process to be?

Ms. Rudiger – Typically from start to finish, anywhere from 10 months to a year.

Mr. Kolick – Madam Chairwoman, the only other thing I would add is, if they are approved, they are in Public Facility, they will need to go to City Council. Because of that we put this on a fast track for them and got it through here for this evening.

Mrs. Barth – Are there any other questions? Hearing none, I would entertain a motion for JEA Alzheimer Special Care Center.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 34,492 SF Alzheimer Special Care Center to be located at the SE intersection of Pearl and Drake Roads zoned Public Facility subject to Building, Engineering, Fire and Law Department reports as read this evening which include, but are not limited to, the screening of the rooftop units, the public pedestrian walkway, the installation of a deceleration lane on Drake Road, the easements as requested by the Law Department and the relocation of a private hydrant as directed the Fire Department.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mrs. Barth - Any other business to come before this Commission this evening? Seeing none, we are adjourned.

Hearing no other business to come before the Commission, the Chairman adjourned the meeting.

Charlene Barth, Chairwoman

Carol M. Oprea 

Carol M. Oprea, Recording Secretary

Approved