

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

January 8, 2015

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, January 8, 2015 at 7:30 p.m.***

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, Mary Jane Walker, Brian David and Thomas Stehman; Mayor Thomas P. Perciak; City Council Representative, Scott Maloney; 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:

GOODYEAR TIRE: Mrs. Daley stated that this proposal is to construct a 6,250 SF building for a Goodyear Tire Center. From the City Planner approval of both the conditional use permit and site plan is recommended. From Engineering there is no report on the conditional use and the site plan is in approvable form. Mr. Foulkes stated that from the Building Department, the applicant added the fencing and columns per the Pearl Road Corridor Guidelines and they raised the parapet wall for screening of the rooftop units as requests. The plans are in approvable form subject to a review in accordance with the Ohio Building Code. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission was okay to act on this matter this evening.

ZOUP RESTAURANT: Mrs. Daley stated that this proposal is for a new restaurant in the Greens of Strongsville where the Yogurt V was. They are also adding a freezer in the back like the B-Spot. From the City Planner there are no site plan issues and he recommends approval. From Engineering there is no report. Mr. Foulkes stated that this should be made subject to the storage of recycled grease in the building. The plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission was okay to act on this matter this evening.

GAS AND FOOD: Mrs. Daley stated this proposal is to construct a drive-thru addition on the rear of the existing store and gas station located on Pearl Road and South Drive. The drive-thru will make a "U" turn on the north end of the site and the entrance will be off South Drive. From the City Planner, the BZA granted the required variances for rear yard setback and parking setbacks. He recommends approval of this proposal. From Engineering the plans are in approvable form subject to revisions requested of the applicant on January 6, 2015. Mr. Foulkes stated that from the Building Department the plans are in approvable form subject to directional signage added to the site and that there also needs to be lighting added for safety at the entrance and exit drives. Mr.

French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter subject to the reports of the Engineering and Building Departments.

MICHAEL HURSKY: Mrs. Daley stated that this proposal is to split the rear 550' of PPN 394-32-016 and attach the same to PPN 394-32-015. The following parcels will be formed; Parcel "A", 4.395 acres with a 175' frontage on Boston Road and Parcel "B", 0.542 acres with 87.50 ' frontage on Boston Road. From the City Planner the applicant is seeking approval without extension of sanitary sewers to the subject site which is required in Section 1228.01(c). The split will meet all the zoning requirements and approval is recommended. From Engineering the plat is in approvable form. The existing house will remain on Parcel "B". An agreement will need to be drafted for the discharge of the existing septic system. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter but any approval should be made subject to receipt of the original easement agreement by the Law Department.

AT & T: Mrs. Daley stated that this proposal is to install an above-ground cabinet and underground conduit on Rockglen Drive to service the Fieldstone Preserve subdivision. The cabinet and conduit will be located in a private easement on PPN's 394-31-007 and 391-31-028. From the City Planner approval is recommended. From the Engineering Department the plans are in approvable form. Just a note, the proposed landscaping for the Fieldstone Preserve Phase 2 Subdivision may need to be adjusted slightly to accommodate the cabinet and pad. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter this evening.

CITY OF STRONGSVILLE: Mrs. Daley stated that this proposal is a lot split for City owned land in the Industrial Park off Foltz Parkway. It would split off 17.5 acres and create 2 other parcels. From the City Planner there are no issues with it. From Engineering the plans are in approvable form. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter this evening.

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

Roll Call:

Members Present: Mrs. Barth
Mrs. Walker
Mr. McDonald

Mr. David
Mr. Stehman
Mr. Maloney
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.

REVISED AGENDA

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

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

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Call: All Ayes APPROVED

ELECTION OF OFFICERS:

Mrs. Walker – Madame Chairwoman.

Mrs. Barth – Mrs. Walker.

Mr. McDonald – I move to nominate **Charlene Barth** for Chairwoman for the Planning Commission for the year 2015 and also request that the nominations for Chairwoman be closed and that this individual be unanimously elected.

Mr. David – Second.

Mr. Ice – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

Mrs. Walker – Madame Chairwoman.

Mrs. Barth – Mrs. Walker.

Mr. McDonald – I move to nominate **Greg McDonald** for Secretary for the Planning Commission for the year 2015 and also request that the nominations for Secretary be closed and that this individual be unanimously elected.

Mr. David – Second.

Mr. Ice – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

APPROVAL OF MINUTES

Mrs. Barth – You have had a chance to review the minutes of December 4 and December 18, 2014. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

GOODYEAR TIRE/ Tim Dean, Agent

a) Conditional Use Permit pursuant to Codified Ordinance Sections 1247.07 and 1258.03(B)(F) to permit a Goodyear Tire and Oil Change Center to be located at 16180 Pearl Road, PPN 393-31-010 zoned General Business.

b) Site Plan approval of a 6,250 SF building for Goodyear Tire and Oil Change Center to be located at 16180 Pearl Road, PPN 393-31-010 zoned General Business.

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

Mr. Dean – Tim Dean, 13000 Darice Parkway, Strongsville, Ohio, here in favor of the Goodyear project which will be located on Pearl Road, a 6,250 SF building. I do have our team of designers here today. Our architect is Hirschman and Associates and our civil engineer is Bohning and Associates.

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 proposed site plan complies with all the requirements of section 1258.14 and approval of both the Conditional Use and Site Plan is recommended. From Engineering there is no report on the Conditional Use Permit and the Site plan 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 on the Conditional Use and the Site Plan is in approvable form. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, this building is fully sprinklered. The Strongsville Fire Code requires a knox box be installed for emergency access. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

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

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

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 1247.07 and 1258.03(B)(F) to permit a Goodyear Tire and Oil Change Center to be located at 16180 Pearl Road, PPN 393-31-010 zoned General Business.

Mrs. Walker – 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 of a 6,305 SF building for Goodyear Tire and Oil Change Center to be located at 16180 Pearl Road, PPN 393-31-010 zoned General Business.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

ZOUP RESTAURANT/ Daniel Barney, Agent

a) Conditional Use Permit pursuant to pursuant to C. O. Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow Zoup Restaurant to occupy 1,853 SF of space as a sit down restaurant and allowing a maximum seating of 49 for property located at 18086 Royalton Road, PPN 396-11-003 zoned General Business.

b) Site plan approval of the addition of a freezer to the rear elevation of the tenant site 18086 Royalton Road, PPN 396-11-003 zoned General Business.

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

Mr. Bacardy – Vince Bacardy, architect 18086 Royalton Road.

Mr. Georgio – Georgio, I am the franchisee at the same address.

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 does not appear to be any issues with the application. From Engineering there is no report on the Conditional Use and the Site Plan 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 on the Conditional Use. Regarding the Site Plan, it is in approvable form subject to indoor and or in the ground storage of any recycled cooking grease associated with the business. Also subject to a 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. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We are in a position to act on this subject to the Building Department report regarding grease containment. Thank you.

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

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 and 1258.03(a)(3)(A)(6) to allow Zoup Restaurant to occupy 1,853 SF of space as a sit down restaurant and allowing a maximum seating of 49 for property located at 18086 Royalton Road, PPN 396-11-003 zoned General Business.

Mrs. Walker – 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 of the addition of a freezer to the rear elevation of the tenant site 18086 Royalton Road, PPN 396-11-003 zoned General Business subject to the Building Department Report as read

this evening regarding grease containment.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS:

GAS AND FOOD STORE/ Brandilyn Fry, Agent

Site Plan approval of a 1,380 SF store expansion and drive thru for the existing Gas and Food Store, 8952 Pearl Road, PPN 395-07-004 zoned Motorist Service. **BZA Variance Granted 6-25-14. ARB Favorable Recommendation 9-16-14.*

Mrs. Barth – Item Number Three, Gas and Food Store, please step forward and state your name and address for the record.

Ms. Fry – Brandilyn Fry, Cornice Company, 3200 West Market Street, Suite 6, Fairlawn, 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, this application was previously referred to the Board of Zoning Appeals which granted the required variances, those were for the Rear Yard Building Setback and the Parking Setbacks on the front and the side. The site plan approval is recommended. From Engineering the plans are in approvable form subject to a review of the revised plans that the applicant's architect dropped off this evening. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, the site plan is in approvable form subject to a plan review in accordance with the Ohio Building Code and submittal of additional lighting and signage at the drive-thru areas. 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 subject to the Engineering and Building Departments as read this evening.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 1,380 SF store expansion and drive thru for the existing Gas and Food Store, 8952 Pearl Road, PPN 395-07-004 zoned Motorist Service subject to the Engineering and Building Department reports as read here this evening.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

MICHAEL HURSKY/ George Hofmann, Agent

a) Deviation to permit a subdivision without sanitary sewers at 19248 Boston Road, PPN 394-32-015 and 016 zoned R1-75, pursuant to Codified Ordinance Section 1228.01(i).

b) Subdivision of PPN's 394-32-015 and 016 property located at 19248 Boston Road, zoned R1-75.

Mrs. Barth – Item Number Four, Michael Hursky, please step forward and state your name and address for the record.

Mr. Walters – Dan Walters, 4815 Forest Edge Drive, Brooklyn, 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, this request is to subdivide the rear portion of an existing parcel, PPN 394-32-016, referred on the drawing as Parcel B and attach it to the adjacent parcel PPN 394-32-015, referred to as

Parcel A. Both of the parcels are in the R1-75 Single Family Residential District. Both parcels will continue to conform to the lot area and width requirements of the R1-75 Single Family Residential District and approval is recommended. From Engineering the plans are in approvable form. Just a note, the applicant has put together an easement for the existing septic system for the house that is going to remain on Parcel B. 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. Item “b” would need to be made subject to my office's receipt of the original easement agreement. I have approved the easement language with the attorney for the applicant, I just need the original easement. This would proceed to City Council if approved here this evening.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Deviation to permit a subdivision without sanitary sewers at 19248 Boston Road, PPN 394-32-015 and 016 zoned R1-75, pursuant to Codified Ordinance Section 1228.01(i).

Mrs. Walker – 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 Subdivision of PPN's 394-32-015 and 016 property located at 19248 Boston Road, zoned R1-75 subject to receipt of the original easement agreement by the Law Department.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

AT & T/ Gary Saylor, Agent

Site Plan approval for the addition of a 36 SF telecommunications cabinet and conduit within a private easement located at 19119 Pearl Road, PPN 394-31-007 and 028 zoned R1-100 and Restaurant Recreational Service.

Mrs. Barth – Item Number Five, AT & T, please step forward and state your name and address for the record.

Mr. Saylor – Gary Saylor, AT & T, 13630 Lorain Ave., Cleveland, Ohio 44111.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, approval is recommended. From Engineering the plans are 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 this evening. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval for the addition of a 36 SF telecommunications cabinet and conduit within a private easement located at 19119 Pearl Road, PPN 394-31-007 and 028 zoned R1-100 and Restaurant Recreational Service.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

CITY OF STRONGSVILLE

Parcel split of PPN 394-08-003 located on Foltz Parkway, zoned General Industrial.

Mrs. Barth – Item Number Six, City of Strongsville, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, all parcels will comply with the minimum requirements of the General Industrial Zoning District and approval is recommended. From Engineering the plans are 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 Item this evening. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel split of PPN 394-08-003 located on Foltz Parkway, zoned General Industrial.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mrs. Barth – I would like to thank the members of the Commission for their vote of confidence and I pledge to do a great job.

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 at 8:15 p.m.

Charlene Barth, Chairman

Carol M. Oprea

Carol M. Oprea, Recording Secretary

Approved