

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

February 22, 2018

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, February 22, 2018 at 7:30 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Brian David; Edward Pfahl and Jim Kaminski; Mayor Thomas P. Perciak; City Council Representative, Michael Daymut; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Building Commissioner, Tony Biondillo, and Fire Department Representative, Randy French.

The following was discussed:

**STEPHEN MACGILLIS:** Mrs. Daley stated that this application a lot split and consolidation for Stephen MacGillis. We saw this back in December. It is the parcel that fronts on Shurmer. They are splitting the back off and consolidating it to this landlocked piece. Also consolidating it to a small parcel that they are splitting off, so they will have frontage on Hunting Meadows Drive. They won't have the required 75 foot frontage. They did go to the BZA and they did receive variances that they needed there so the City Planner is good with those variances and from Engineering it is in approvable form. Mr. Biondillo stated that one of the conditions was that they begin construction of the single family dwelling by no later than December 31, 2018. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission was in a position to act on this matter.

**PINLAKES VILLAGE SUBDIVISION SFD & CD:** Mrs. Daley stated that this application is for a landscape wall for Pine Lakes Village Subdivision. This is phase 6D, it is not shown on this aerial yet but that was the most current cluster phase that came through Planning Commission that is under construction right now and it does go pretty much all the way down to this south end here which is close to the Turnpike. So what they are asking to do is put this roughly 6 foot high wall on the top of the mound. They do have a mound there now but this is going to go right on top of the mound where this black line is just to provide some screening there for those new clusters up against the Turnpike. This is on Common Property. It is fine from the City Planner and from Engineering it is in approvable form. Mr. Biondillo stated that it is in approvable form, the fence meets the wind loading requirements from the Ohio Building Code so we are good with it. 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.

**SROKA INDUSTRIES:** Mrs. Daley stated that this application we saw back in January for the additional parking spaces out in the front of their building just so that they could have better access for their clients to come in because right now all their parking is off

to the side. They did need a variance because their building is set so close to the street right now that this parking is going to go right up against the right-of-way so they went to the BZA and they did get that variance. They are showing some landscaping out front and again the sidewalk, they are going to extend down from the east end of Siedel Farms all the way across their property so again we appreciate you doing that. We do have a lot of requests for doing that. With the variances the City Planner is okay and from Engineering the plans are in approvable form. Mr. Biondillo stated that from the Building Department the plans are in approvable form. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the one condition that needs to be completed yet is that they need to consolidate those parcels because there are two separate parcels there so you can act on it but it would have to be made subject to the consolidation and Mr. Sroka is aware of that and hopefully he will get it in for our next meeting. You can approve it subject to the lot consolidation.

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

Roll Call:

Members Present: Mr. McDonald  
Mr. Pfahl  
Mr. Kaminski  
Mr. Daymut  
Mr. David  
Mayor Perciak

Also Present: Mr. Biondillo, Bldg. Com.  
Mrs. Daley, Asst. Engineer  
Mr. Kolick, Asst. Law Dir.  
Mr. French, Fire Dept. Rep,  
  
Carol Oprea, Recording Secy.

**MOTION TO EXCUSE:**

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - I move to excuse Mrs. Walker for just cause.

Mr. Pfahl – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald – I would like to welcome Mr. Schonhut to our meeting.

Mr. Schonhut – Thank you.

**APPROVAL OF MINUTES**

Mr. McDonald – You have had a chance to review the minutes of January 25, 2018. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**STEPHEN MACGILLIS/ Steven MacGillis, Principal**

Parcel split and consolidation for PPN's 397-06-002, 012 and 084 for property located at 16917 Shurmer Road zoned R1-75. *\*BZA Variance Granted 12-13-17.*

Mr. McDonald – Item Number One, Stephen MacGillis, please step forward and state your name and address for the record.

Mr. MacGillis – Stephen MacGillis, 16917 Shurmer Road, Strongsville.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the frontage variances were granted by the Board of Zoning Appeals for both parcels and also both parcels meet the minimum lot area requirement in the Zoning Code and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, the BZA approved this conditionally that the single family dwelling is under construction by December 13, 2018. The plans are in approvable form. Thank you.

Mr. McDonald – Mr. French.

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

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You are in a position to act on it this evening. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Stephen MacGillis.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel split and consolidation for PPN's 397-06-002, 012 and 084 for property located at 16917 Shurmer Road zoned R1-75.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**PINE LAKES VILLAGE SUBDIVISION SFD & CD/ Scott Goldberg, Agent**

Revised Landscape Plan for Green Area located in Pine Lakes Village Phase 6C and 6D, located south of Albion and north of the Turnpike, PPN 398-19-131 and 398-23-030 zoned R1-75. *\*ARB Favorable Recommendation 2-6-18.*

Mr. McDonald – Item Number Two, Pine Lakes Village Subdivision, please step forward and state your name and address for the record.

Mr. Goldberg – Scott Goldberg, 5866 Broadview Road, Cleveland, Ohio 44134.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the plans are in approvable form. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, the fence meets the design criteria set out by the Ohio Building Code and it is in approvable form. Thank you.

Mr. McDonald – Mr. French.

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

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You are in a position to act on this matter. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Pine Lakes Village Subdivision.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Revised Landscape Plan for Green Area located in Pine Lakes Village Phase 6C and 6D, located south of Albion and north of the Turnpike, PPN 398-19-131 and 398-23-030 zoned R1-75.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**SROKA INDUSTRIES/ Adam Sroka, Principal**

Site plan approval for site improvements and beautification including a front office and guest parking and sidewalk for property located at 21265 Westwood Drive, PPN 392-15-013 and 014 zoned General Industrial. *\*BZA Variance Granted 1-10-18.*

Mr. McDonald – Item Number Three, Sroka Industries, please step forward and state your name and address for the record.

Mr. Sroka – Adam Sroka, 21265 Westwood Drive, Strongsville.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the Board of Zoning Appeals has granted the required variance for the parking setback and approval is

recommended. From Engineering the plans are in approvable form, there are some minor detail changes that the applicant's engineer is making. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form. Thank you.

Mr. McDonald – Mr. French.

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

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. If you are to act on this favorably it needs to be made subject to a lot consolidation plat which the applicant is aware of as well as the report of the Engineering Department as read here this evening. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Sroka Industries.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site plan approval for site improvements and beautification including a front office and guest parking and sidewalk for property located at 21265 Westwood Drive, PPN 392-15-013 and 014 zoned General Industrial, subject to the lot consolidation and the engineering report from this evening.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

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Greg McDonald, Chairman

*Carol M. Oprea*  \_\_\_\_\_  
Carol M. Oprea, Recording Secretary

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Approved