

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 8, 2018

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, March 8, 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:

WILLIAM AND JANICE MATTHEWS: Mrs. Daley stated that this application is for a lot split and consolidation which we have seen before. There is a bowling alley parcel on Shurmer that he is going to split off the back piece and attach it to the parcel that his house sits on right now. It will have double frontage on Shurmer and the stub street, Sunbury Drive so they are showing the 10 foot restriction that is required that is required by Code on any parcel that has double frontage. Access will only be off of Shurmer Road. From the City Planner it complies with the Zoning requirements, especially with that restricted area. From Engineering it is in approvable form. Mr. Biondillo 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 could act on this matter.

SCANNELL PROPERTIES: Mrs. Daley stated that this application is for a parcel split for the Mills Business Park on Foltz where the one warehouse building is up and they are working on plans for the second building there. They would like to split that essentially into two equal parcels. It meets all of the Zoning requirements. From the City Planner it is good. From Engineering it is in approvable form. Mr. Biondillo 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 only element with this, because it was originally developed as one parcel, it has common ingress and egress and common utilities so they worked out a document that I have approved and it has to be made subject to the Declaration of Easements and Covenants so that we can take care of those things between the two properties. They said that they have it all worked out with the two properties and we would need that condition on it. Mayor Perciak stated that the good thing about the first building is that it worked out well and I want to say thank you. I want to thank our Building Commissioner, Tony Biondillo for working very hard with the tenants in the building and getting things done. Tony can tell you, when we were negotiating with the tenants and trying to bring them into Strongsville it was more than just bringing the day to day jobs. We were able to move their entire

office personnel and some of the senior management to house them here in this City and they brought over 100 jobs. This was a homerun for everybody.

MARGARET YOUNG: Mrs. Daley stated that this application is for a lot consolidation for two parcels that are in the Timber Ridge Estates Subdivision. Parcel 6 and 7 to put the house that she would like on there and consolidate the two so that it could fit right in the middle there. From the City Planner it is in approvable form. From Engineering it is in approvable form. Mrs. Young stated that her house would not fit on one parcel and that she is building a ranch with a 3 car garage. Mr. Biondillo stated that from the Building Department it is in approvable form. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission is in a position to act on this matter but please make sure you contact the Homeowners Association. Mrs. Young stated that she tried numerous times by e-mail, by calling the phone number and nobody answers their phone number. I e-mailed the president 3 times since the beginning but nobody wants to talk to me. I don't know how to do this. Mr. Kolick asked if we have any information on the Homeowners Association because she might be able to cut the Homeowner dues in half because you are consolidating the lots.

ALDI: Mrs. Daley stated that this application is for a small addition out the back of their building in the truck dock area so that is all going to get pushed back closer to that rear property line, but that they still are going to be within the required setbacks. One of the items that they required at the Architectural Review Board is, there is already an existing fence that is here along the property line. For some additional screening on the dock wall they asked for a 6 foot high masonry wall to extend above that and Aldi agreed to do that so that will screen this dock area here from the backs of those residents. Mr. David asked what the setback was. Mrs. Daley stated it was 30 feet and they are at 33 feet. Mr. Schonhut stated that he was not sure if that fence was Aldi's responsibility or the overall property owner's but the Ward Councilman expressed to me that he gets complaints on that. There is a lot of it falling over so if we could check on that too. Mr. Biondillo stated that would be addressed later. Mr. Kolick stated that Aldi's has agreed to fix the fence behind it. Mr. Biondillo stated that from the Building Department it is in approvable form. This also includes a complete renovation of the interior in addition to the addition. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that we are in a position to act on this.

FIBERTECH NETWORKS: Mrs. Daley stated that these applications are for four Fibertech poles, they are basically just a wood utility pole, 30 feet high with some equipment hanging from it and they have the small brown 24" equipment on top. Mr. Kolick stated that these are the first ones we have coming into the right of way since we passed the new Ordinance. Mrs. Daley stated that all 4 of these will be in the right-of-

way. The first one is at the corner of Albion and Pearl, another one is on Pearl by Meadow where the carwash is, Royalton right in front of the old Giant Eagle by the Mall and the last one is on Westwood Drive just west of the drive for Pomeroy House. From Engineering there a couple of items we need on all 4 of these. If we can get a dimensioned site plan that shows the distance of the pole off of the pavement in the right-of-way. The one on Royalton is close to the right-of-way and it is hard to tell on the plan if it is going to be in the right-of-way. The other 3 we need to make sure that they meet the clear zone. Also a traffic control plan, I know that there was a generic traffic control plan that was submitted with the packet but if we can make sure that conforms with the Ohio Manual for Conformed Traffic Control Devices. They have some standard sheets in there that you can pretty much pull out and copy. The applicant stated that he thought that was in the packet and the actual traffic plan will be provided at construction. Mrs. Daley stated they would review what is submitted and make sure that it conforms to the Ohio Transportation Code. The one in particular that I had a separate comment on was on Westwood Drive. There looks like an unrecorded storm sewer that is located where this pole is. You can see the catch basins out there but we have no plans that show the storm sewer so you will probably need to field locate that and make sure that the pole will not cause problems there. Mr. McDonald stated that the other poles are all on the same side of the street as the existing poles. The Westwood pole is on the opposite side of the street. Is it possible or does it make sense to put it on the same side as the other poles? The applicant stated that they spent a lot of time trying to figure out if that could be done but I will take another look at it. Mr. McDonald said it would just be nice to make them all blend in. Mr. Biondillo stated that from the Building Department we are in receipt of the construction documents for the installation. I don't anticipate any issues with that but we are still in the review process. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that as noted we will need to table these tonight and we will give them a letter about everything that we are still missing. There are still some details, Federal ID numbers, name and address of emergency contact people. I just received the Indemnification tonight which is required so, we will give you a listing of all the items that we are missing and you will have everything in writing and hopefully you can get that all together and we can be ready to go at the next meeting.

PEARL EAST PARK HOA: Mrs. Daley stated that this application is off of Admiralty, their Common Property that they have, their tennis courts and playground that are in disrepair. They would like to remove those, plant some grass and eventually phase in putting in some soccer fields and playground and swings there. From the City Planner it is in approvable form. From Engineering the plans are in approvable form. Mayor Perciak stated that he wanted to thank the former Ward 2 Councilman for bringing this to where it is because that has been an eyesore for years and he has met with the Homeowners Association numerous times and finally made them understand what

needs to happen there. Thank you, it really will help that whole area there. Mr. McDonald asked what it was costing you to get it out? Mr. Holka stated that the estimate was \$6,500.00 to \$8,500.00 to remove the tennis court and about \$2,000.00 for grass seed and then about \$5,000.00 for some light playground equipment there. We have been struggling financially for years to just keeping the grass cut and cutting trees down in the Common Areas and so we are looking to do a special assessment this year. Mr. McDonald asked who was doing the work. Mr. Holka stated that they talked to Fabrizi and previously we talked to Dynasty Fence a few years ago when we had looked to do that. They had actually put the split rail fence in, at the time we had talked to them about removing the tennis court and uncovered that we would need to come here to do it. Mr. Biondillo 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 we should just note that we'd be approving their submission of March 8, 2018 that indicates what they are going to be doing in the recreation area. Mayor Perciak said thank you, this is long overdue, this is good.

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

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| 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 Mary Jane Walker for just cause.

Mr. Pfahl – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

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

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of February 22, 2018. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

WILLIAM AND JANICE MATTHEWS, William Matthews, Principal

Parcel Split and Consolidation of PPN's 397-03-013, 014 located at 17541 and 17651 Shurmer Road, zoned R1-75.

Mr. McDonald – Item Number One, William and Janice Matthews. Please step forward and state your name and address for the record.

Mr. Grozan – George Grozan, 16461 Hampton Chase, Strongsville, Ohio 44136.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, both parcels will comply with the minimum lot requirements of the Zoning Code and since the parcel will have double frontage the plat does show the required 10 foot wide restriction area 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, there is no report from the Building Department. 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. With the restriction on the access to Sunbury you are in a position to act on this. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for William and Janice Matthews.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split and Consolidation of PPN's 397-03-013, 014 located at 17541 and 17651 Shurmer Road, zoned R1-75.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

SCANNELL PROPERTIES/ Chris Dempsey, Agent

Parcel Split of PPN 393-01-016 located at 14720 Foltz Parkway, zoned General Industrial.

Mr. McDonald – Item Number Two, Scannell Properties, please step forward and state your name and address for the record.

Mr. Dempsey – Chris Dempsey, Dempsey Surveying, I prepared the lot split drawing on an existing 22 acre parcel into two 11 acre lots and I believe that Lori Daley mentioned that it complies with all the Zoning regulations. I have also submitted a copy

of the plat to the Cuyahoga County Tax Map Department and they have approved it as well. I am here tonight requesting lot split approval. My address is 12815 Detroit Avenue, Lakewood, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, both proposed parcels would meet all of the minimum requirements for lots in a General Industrial Zoning District 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, there is no report from the Building Department. 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. Since this was originally developed as one parcel, in order to subdivide it we needed a Declaration of Easements and Covenants which we have now received and I have approved the document but any approval should be made subject to the filing of those original documents. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split of PPN 393-01-016 located at 14720 Foltz Parkway, zoned General Industrial subject to the filing of Declaration of Easements and Covenants.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

MARGARET YOUNG/ Margaret Young, Principal

Parcel Consolidation of PPN's 398-14-024 and 025 located on Timber Edge Place, zoned R1-75.

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

Ms. Young – Margaret Young, 4266 Wooster Road, Fairview Park, Ohio 44126. Hopefully to be residing in Strongsville within the next 6 months.

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 new lot will conform to all of the minimum lot requirements of the R1-75 Single Family Residential Zoning District 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, there is no report from the Building Department. 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 would be consolidating these lots, changing the setback on the one to conform with the other lots around the cul de sac there so that would be appropriate. As mentioned in Caucus, I caution the applicant to get a hold of Forest Park. Contact the Ward Councilman there. We can give you his name and contact information and he may be able to help you get in touch with them. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Consolidation of PPN's 398-14-024 and 025 located on Timber Edge Place, zoned R1-75.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

ALDI/ Ted Gauss, Agent

Site Plan approval of a 2,575 SF addition to the current Aldi's located at 14267 Pearl Road, PPN 396-17-114 zoned General Business.

Mr. McDonald – Item Number Four, Aldi, please step forward and state your name and address for the record.

Mr. Gauss – Ted Gauss, 2221 Crock Road, Columbus, Ohio.

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 building expansion complies with the rear yard setback. There is an existing solid fence along the entire rear property line that provides screening, however the Architectural Review Board required a masonry wall 6 feet above ground to be added along the length of the loading dock to provide additional visual and auditory buffering. They are going to be losing 7 parking spaces however, they are still complying with the minimum parking requirements in the General Business District and approval is recommended. From Engineering the plans are in approvable form. We received revised plans yesterday and I did have a chance to look at those so we are approvable. 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. You are in a position to act on this Item. Thank you.

Mayor Perciak – What is your timeline on this?

Mr. Gauss – Typically it is about 15 weeks. It is basically an interior renovation, we will be expanding the sales floor so basically we are relocating the back room farther back.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 2,575 SF addition to the current Aldi's located at 14267 Pearl Road, PPN 396-17-114 zoned General Business.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

FIBERTECH NETWORKS/ Bill Darden, Agent

Site Plan approval for the installation of a 35 foot wood utility pole to be located within the City Right-of-Way for Micro Wireless Telecommunications for property located at 19164 Albion Road, PPN 391-29-003 zoned General Business.

FIBERTECH NETWORKS/ Bill Darden, Agent

Site Plan approval for the installation of a 35 foot wood utility pole to be located within the City Right-of-Way for Micro Wireless Telecommunications for property located at 12651 Pearl Road, PPN 396-07-005 zoned General Business.

FIBERTECH NETWORKS/ Bill Darden, Agent

Site Plan approval for the installation of a 35 foot wood utility pole to be located within the City Right-of-Way for Micro Wireless Telecommunications for property located at 17879 Royalton Road, PPN 396-20-005 zoned Shopping Center.

FIBERTECH NETWORKS/ Bill Darden, Agent

Site Plan approval for the installation of a 35 foot wood utility pole to be located within the City Right-of-Way for Micro Wireless Telecommunications for property located at 19135 Westwood Drive, PPN 392-36-012 zoned R2-F

Mr. McDonald – Item Number Five, Six, Seven and Eight, Fibertech Networks, please step forward and state your name and address for the record.

Mr. Darden – William Darden, Fibertech Networks, 15565 Neo Parkway, Garfield Heights, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, on all of Items 5 thru 8 the overall height of the poles and antennas will comply with the provisions of Chapter 876. From Engineering again on all of the Items, if we could please have the applicant submit a dimensioned site plan that shows the distance of the poles off of the pavement as well as the right-of-way. We will also check the submitted traffic control plan to make sure that conforms with the Ohio Manual of Uniform Traffic Control Devices. On Item 8 which is the pole on Westwood, if we could have the applicant please field locate the storm sewer that is located out there and show that on the plan as well. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, we are in receipt of all of the construction documents for the mini cell towers and do not anticipate any issues with that and we will be ready when this comes back for Planning Commission approval. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report on Items 5, 6, 7 or 8. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We received the Indemnification that was required under the Ordinance but we are missing some information under 876.02, some miscellaneous document we will need. You will get a letter outlining everything so that you can get everything in order. Tonight we will have to table these until we receive all the necessary information. Thank you.

Mr. McDonald – Before we do that, are there any other questions of Mr. Davidson? I would just like to reiterate what we talked about in Caucus, if there is any way that one pole on Westwood could go on the other side of the street where the existing poles are, it looks like it would be more aesthetically pleasing. Thank you. We will table it tonight and we will reschedule it with the administration.

PEARL EAST PARK HOA/ Donald Holka, Agent

Site Plan approval of the revised Recreation Plan including removal of the tennis courts for Pearl East Park, property located off Admiralty Drive, PPN 397-18- 015 and 016 zoned R1-75

Mr. McDonald – Item Number 9, Pearl East Park HOA, please step forward and state your name and address for the record.

Mr. Holka – Don Holka, 18550 Windward Way, Strongsville, Ohio 44136.

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, there is no report. 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. The applicant will be removing what is probably a safety hazard there now and replacing it with the Items set out in the March 8th letter

so you are in a position to act on this with that notation referring to the site plan and the items set out in the letter of March 8, 2018. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Pearl East Park HOA.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for March 8, 2018 Site Plan approval of the revised Recreation Plan including removal of the tennis courts for Pearl East Park, property located off Admiralty Drive, PPN 397-18- 015 and 016 zoned R1-75

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.

Greg McDonald, Chairman

Carol M. Oprea ✓

Carol M. Oprea, Recording Secretary

Approved