

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 25, 2023

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, May 25, 2023 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Brian David; Michael Polo, Terry Toth and Kim Veris; Mayor Thomas Perciak; Council Representative, James Kaminski; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; Building Commissioner, Ted Hurst and Fire Department Representative, Captain, Matt Tilbert.

The following was discussed:

TOWN CENTER: Mrs. Daley stated the first item, this is a redevelopment of the baseball fields that are located right next door to us. We are going to be improving that with recreational amenities such as a splash pad, interactive fountain, sand volleyball courts, pickleball, new playground, very nice pavilion building that can be used all year round. One side has the glass garage doors that you can open up in the summer. The walking paths will be all connected up and this goes back probably about year in the planning, starting with David Sems our IT Director going out doing surveys of what the residents wanted to see there. Using that there was a group that came up with amenities that will be there now. The Mayor and the Economic Development Director have been working hard on getting some grants, I believe they have almost five million dollars in grants. Mayor Perciak stated if I can just jump in here. I think we should take some time to recognize the people that have already stepped up. The Mall, The Spinoso Group gave us \$10,000; NOEPEC, gave us \$114,000; through the efforts of the County, Mike Gallagher our former Council President who is now on the County Council. The entire County Council voted unanimously for this \$3.5 million dollars on a grant, which we have the money already; Christ Church out of Columbia Station \$5,000.00; the Strongsville Chamber of Commerce \$50,000.00; through the efforts of Tom Patton our State Representative \$725,000.00 ; Southwest General \$5,000.00 ; and again in 2023 because we went from year to year, NOEPEC came up with another \$119,000.00; the Strongsville City Club \$50,000.00; the Optimist Club \$5,000.00; the Rotary Club \$50,000.00; an individual by the name of Joyce Reed \$2,500.00; Emmco Realty \$ 25,000.00, they own the shopping center at Pearl and Schurmer. So, just if you take those individuals that is \$4,660,000.00 and we already put aside as a part of our budget \$1,000,000.00, and so we have \$5,660,000.00 of the potential amount and by the time this is done we will probably have close to \$9,000,000.00.

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Mayor Perciak continued we are accepting donations from anybody who would like to donate. We already have pamphlets and if someone would like to buy a tree; they can buy a tree, however, anybody who would like to participate in this Town Center Project can. The objective is to have it paid for before we open it up and I think we are well on our way. With the generous donations from the people across the City and outside the City. Emmco Realty they called us because they have been in our town forever and they understand the importance of maintaining their real estate values up the street because employees use these parks.

Mr. Kolick questioned Mrs. Dailey on if there are any engineering details that need to be worked out, do we need to make it subject to your review. Mrs. Daily replied no those all came in late this afternoon. Mr. Hurst stated I don't have much of a report, the plans have gone to the plans examiner and we have some comments back about the structures and the building portion of this, everything else is in line and in order. I would give this a favorable approval. Mayor Perciak added the Building Commissioner has been a part of this every since he arrived on the scene here and is doing everything he can to make certain saves for as many tax dollars for us and yet deliver an excellent product at the end. Mr. McDonald commented fantastic, glad to see that you are making an impact so early. Mr. Hurst replied, thank you. Mr. Tilbert stated that there is no report from the Fire Department. Mr. McDonald questioned, no need for a know box on the pavilion. Mr. Tilbert stated no I don't think we need one there as far as the food truck alley, everything look goods. It won't be until I do inspection on individual trucks. Mayor Perciak stated let the record reflect that the reason it is coming up now and not ten years ago or 5 years ago or 20 years ago is because the County did a Master Plan for us and it was completely revised and for the most part without a few parcels in town that have been difficult to develop for residential or commercial reasons, the town for the most part is developed. What is left is going to be difficult to develop, all the homeowner's associations and everything else that have come to the table over the years providing pools, basketball, bocce ball courts, and pickleball courts. Where people want to stay in their own homeowner association, the need is now that some of these are not being developed that way so it was time to provide this amenity to all the residents here in the City of Strongsville and further because of the business community and the input they had on the plan. Everyone of them had an opportunity to speak to the plan as to what they would like to see in the Town Center which would help attract employees in our business parks. Mr. Kohlick stated after your action on this it will go to City Council because it is a public facility on City land and the Council will put it out for bid.

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HERZOG AUTOMATION CORP: Mrs. Daley stated this is for a new building on, I believe the last vacant piece on Dow Circle, on the north end of town off of Sprague, which is zoned researched development. George had no issues with it and it complies with all the codes from Engineering it is in improvable form and I did receive the revised plans back just a couple of days ago and it will be contingent on a review of those revisions. Mr. Hurst stated the Building Department has no report on this, thank you. Mr. Tilbert stated it is in approvable form, the only thing we would need is a commercial know box. Mr. Kolick stated we can act on it subject to engineering and fire department reports this evening. We have the signed performance standards so we are all set.

PARK RIDGE SUBDIVISION: Mrs. Daley stated this just an extension of time for their phase one of the subdivision. George had no issues and from Engineering it is approvable. Mr. Hurst stated nothing from the Building Department. Mr. Tilbert stated also nothing from the Fire Department. Mayor Perciak stated nothing from the Mayor. Mayor Perciak stated just so you know Brunswick, people have been coming up to the Council complaining we are over building Prospect and Boston Road we are going to be putting up 100's and 100's of houses so be prepared. I actually had to sit here, she had the streets wrong even, I was sitting at the Council Meeting thinking what can this lady be thinking about but she was thinking about you. Mr. Kolick stated we have already approved this everything is the same as it was before you are just extending that approval.

ORDINANCE NO. 2023-071 : Mr. Kolick stated this is an area south of Lunn Road and north of the railroad tracks, a 15 acre parcel on Marks Road. We can have the applicant address it during the public discussion of the meeting. Mayor Perciak stated I have something I would like to talk about regarding this parcel. At the end of the day this parcel of land has sat there vacant. There is a feeling sometimes that we shouldn't get involved on how an applicant would like to rezone something. For the most part I would agree with that but what we are going through today with the interchange at Boston and I71 and everyone talking about what kind of traffic we will have and not have. I can assure everyone on this Planning Commission that there is not going to be truck traffic on Boston Road, the reason being is that the two Counties can't even agree what the speed limit should be on either side. The same thing applies over there on Marks Road, it will never ever at this point have truck traffic there. So all these dreams that we are going to go ahead and put up all these commercial sites, good luck. Here we sit as the City of Strongsville with Foltz Parkway begging the Army Corp for a permit so that we can develop the land we own on Foltz Parkway. And they are giving us aggravation because they don't want truck traffic out there. Our Engineering Department and our Engineers have redesigned that road, how many times, Lori?

Mrs. Daley responded multiple times.

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Mayor Perciak continued and it is going to be a cul-de-sac because we can't get trucks out on to Boston Road and that is a fact. We still don't have, it is our land and we have owned it for at least twenty years, before Tom Perciak, and we are still playing games with all these different agencies. Now, in the meantime that doesn't include all the wetlands that are there and how we are going to have to build around them. Mrs. Daley stated there are all kinds of environmental issues including the wetlands and the bats.

Mayor Perciak stated so these are the things we are dealing with. So now we take this 15 acre parcel and people are telling me this is going to be the end of our commercial properties. Well, you let me know who wants to buy it and you let me know who wants to put up a commercial building there and I will meet with you personally with our Economic Development Director and do the math with them. So, as far as I am concerned the Mayor, the Administration, we believe that recommending this to Council will be a good business decision based off of the information that we have. If the sun the moon and the stars all line up and let's say they could get all their engineering and all the things right that they need for this, and if TIF laws don't change, maybe the City can TIF this and realize some actual revenue from this. The revenue could be from \$150,000 to \$200,000 per year but if we don't do anything do you know how much revenue we are going to get out of all this, zero. When it comes to the numbers in this town, I challenge anybody to challenge me on the numbers. I think after being in the banking business since I was twenty years old and not to mention how old I am right now, I think I can speak with some authority. I have never been this verbal on anything we are trying to do but this is something we have to look at in a different light because we are in a different time. As I have mentioned to some people in town and some of our old timers, you live in a time capsule, we don't do anything the way we did when I first got here 20 years ago as Mayor, let alone when I first got here as president of the bank. Things have changed and we have to be able to adapt and we are going to adapt and we are going to do everything we can to make sure that a project similar to this or like this that they are in compliance with all the ordinances, regulations and blessings of different agencies.

Call order at 6:00 PM by the Chairman, Mr. McDonald.

Roll Call:

Members Present:

Mr. McDonald
Mr. David
Mr. Veris
Mr. Kaminski
Mr. Toth
Mr. Polo
Mayor Perciak

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Mrs. Daley – Thank you Mr. Chairman. From the City Planner the Town Center Project is in approvable form and from Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, we definitely give this a favorable approval. The drawings are in review and I think it is a great asset to the City.

Mr. McDonald – Thank you, Capt. Tilbert.

Capt. Tilbert – Also, a favorable report from the Fire Department, Thank you.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – Mr. Chairman, we need to act on this so that City Council can put it out to bid and we can see where our final numbers are going to be. Whatever you do is subject to City Council since it is a public facility on the City's own land. I think we can incorporate those comments from the various departments in the Caucus tonight as a part of meeting so, that we do not have to repeat all of those, Thank you

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for site plan approval of a new community playground, interactive fountain, pavilion and recreation amenities on existing baseball fields located at Town Center zoned Public Facilities

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

HERZOG AUTOMATION CORP./ Joel Copley, Agent

Site plan approval to construct a new 8,147 SF one story office building for Herzog Automation Corporation to serve as the North American Headquarters located on Dow Circle, PPN 395-13-037 zoned Research and Development. *ARB Favorable Recommendation 4-25-23*

Mr. McDonald – Item Number Two on the agenda is Herzog Automation, please step forward and state your name and address for the record.

Mr. Copley – Joel Copley, Engineer with Janotta & Herner, 309 Monroe Street, Monroeville, Ohio 44847

Mr. Weakland - Bruce Weakland, CEO of Herzog Automation Corp., 16600 Sprague Road, Middleburg Heights, Ohio 44130

Mr. Copley stated I will speak to the project and then Bruce can say a few words about the business and what they intend to do. This is an 8,000 sq. ft. office building on what is currently vacant land there in the corner of Dow Circle, new construction. I am thrilled to answer any questions anyone has tonight. We understand from engineering that this is in approvable form and we are not aware of any questions. It is our intent to finalize things and submit to the Building Department and start construction in July.

Mr. Weakland – I have been with Herzog Automation since 1995 and I believe our company purchased the land back in 1988. We were going to build and it got side tracked and we were going to build again right before COVID and everything was put on hold, and now we are excited to get started again.

Mr. McDonald – Are you an industrial automation company, like an integrator?

Mr. Weakland – We do automation for sample preparation in the steel industry and mining industry. We don't build anything here, everything is built in our factory and there is just sales and support here.

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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 and parking area will conform to all the area and setback requirements of the Research Development District. The applicant has provided an extended buffer area to the residents to the south and the building, site, lighting and landscaping have received positive recommendations from the Architectural Review Board and site plan approval is recommended. From Engineering the plans are in approvable form subject to a review of the revisions that were recently submitted. Thank you.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, I will speak on behalf of the construction part of this. I have worked with Joel and Janotta & Herner on numerous projects over the last 20 years, the building is a good looking building and we are ready to go to plan review as soon as we get the drawings finalized and look forward to another project.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – Thank you, Mr. Chairman. From the Fire Department, it is in approvable form, we will just need the installation of a commercial Knox box before you open. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you, Mr. Chairman. We have the signed a performance standards and any approval tonight should be subject to engineering and fire department reports this evening. Thank you.

Mr. McDonald – How many employees do you have?

Mr. Weakland – 10 employees.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David

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Mr. David – I move to give favorable consideration for Site plan approval to construct a new 8,147 SF one story office building for Herzog Automation Corporation to serve as the North American Headquarters located on Dow Circle, PPN 395-13-037 zoned Research and Development, subject to the Engineering Departments Review of the plan revisions and provision of the Knox box as required by the Fire Department. Herzog Automation Corporation, Mr. Joel Copley, Janotta & Herner.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

PARK RIDGE SUBDIVISION #1/Chris Bender, Agent

Extension of time of original approval given on May 26, 2022 for 1 year until 5-26-24, zoned RT-C & R1-75. PC Granted Approval 5-26-22

Mr. McDonald – Item Number Three on the agenda is Park Ridge Subdivision, please step forward and state your name and address for the record.

Mr. Bender: Chris Bender, representing Park Ridge, 22700 Royalton Road, Strongsville,

Mr. McDonald: From Engineering, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner and Engineering there is no objection to the extension.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, there is no objection for the additional time requested.

Mr. McDonald – Thank you, Capt. Tilbert.

Capt. Tilbert – Thank you, Mr. Chairman. There is no report from the Fire Department.

Mr. McDonald – Thank you, Mr. Kolick.

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Mr. Kolick – Mr. Chairman, to the applicant, Chris, do you have any idea on when you would like to start on this?

Mr. Bender – We actually would hope that later this summer we could. It is really an economic issue and we have all experienced it. I talked to Lori Daley just getting City projects done, getting materials not knowing what the price is, finding out the price is different after you take delivery. The affect on the housing industry because of the rising interest rates is kind of an unsettling situation. We would like to do it this year if we are able to get the paving in so that we will be ready for actual construction next spring,

Mayor Perciak – I am just going to ask one favor. In a few weeks we will be top coating Prospect with a second coat of asphalt. We expect to find it that way when you are done.

Mr. Bender – Absolutely. I have already discussed this with Mrs. Daley. We are planning to bring the sewers through to Erwin Drive so the thought is we would use that as a construction drive.

Mayor Perciak – Please.

Mrs. Daley – I will keep an eye on him Mayor.

Mr. Bender – She will.

Mr. McDonald – Are there any questions from the Members.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for extension of time of original approval given on May 26, 2022 for 1 year until 5-26-24, zoned RT-C & R1-75. Park Ridge Subdivision #1, Chris Bender, Agent.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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Mr. Bender – Please indulge me for just a minute or two, because this is probably the last meeting I will be at with Carol Brill. I want to thank her, I go back over 30 something years of developing here and I have only known of two people in that position, one of them was Carol and of course the other one was Linda Plain. I'm sure the Administration has done just as good of a job selecting a successor. We welcome you to the City and good luck, you are following two terrific women that have done a wonderful job as most of the people in the Administration.

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2023-071:

An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Vacant Property Located on Marks Road, in the City of Strongsville, from GI-A (General Industrial-A) Classification to RT-C (Townhouse-Cluster) Classification (Portion of PPN 394-07-001), and Declaring an Emergency.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – Mr. Chairman, we have the applicant here that can speak to it. I will tell you briefly, it is currently zone GI-A and they are requesting a rezoning to RTC. It is about a 15.3 acre parcel south of Lunn and north of the railroad tracks. If someone would like to come up and give us a brief summary on what you are looking to do on the site.

Mr. Weinerman - Ben Weinerman, Pride One Construction, 2211 Medina Road, Suite 100, Medina, Ohio 44256

Mr. Weinerman – We are very excited about the proposed rezoning of Mr. Cappy's property. We are asking to rezone the front 15 acres, approximately, from General Industrial – Adult Entertainment to Town House Cluster. One of the main reasons being as Mayor Perciak pointed out very candidly, there is no truck traffic allowed on Marks Road. For the seller (Mr. Cappy) to market the property to commercial or an industrial user has been difficult for the last 15+ years. What we are proposing with the rezoning is a luxury 90 unit townhouse cluster project, that would consist of 78 – 2 bedroom, 2 bathroom, and 2 car garage units. And 12- 1 bedroom, 1 bathroom, and 1 car garage units, we have the 1 car, 1 bed, 1 bath units just to diversify the project. It will also include an amenity building and possibly some outdoor recreation amenities such as pickleball courts. About our units we use very high-end finishing, granite counter tops, double bowl

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vanities in the master bathrooms, walk in closets so on and so forth. The streets on this project that we are proposing would be private so, it would not be a burden to the City. Additionally, you will not see any dumpsters on this project, everyone has individualized trash pickup and lives just like a single family home. Beyond that we would like to start the project by the end of the year, if not by spring 2024.

Mr. Kolick– Mr. Chairman for the applicant, will you be bringing the water and sewer down from Lunn Road headed south down Marks. Is that the plan?

Mr. Weinerman- We have been consulting with Mrs. Daley and there are actually, two options. One option is to extend down Lunn or there is also a utility and access easement that comes off of Foltz Parkway. The Foltz Parkway option looks like it may be more challenging because we would have to work with the railroad to get underneath. Depending on how those conversations go we may be just extending down Lunn both sewer and water.

Mr. Kolick – Just so you know we have had this in the past (not in this area) but if you do bore under the railroad tracks to get your utilities there you will have to sign an affidavit that if we ever bring water and sewer down Marks road, you will pay your proportionate share, that is what we do with any applicant. For the Planning Commission he says they are rezoning the front half, this parcel is actually split by the railroad going through so, they are rezoning everything from Marks Road to the railroad track. The back half of the property would stay industrial and that faces out towards Foltz.

Mayor Perciak – Just one thing, Columbus is doing a lot of assistance for these types of projects so, I ran this by Lydia Mihalik and she works in the Governor’s Office on economic development projects such as this. The State of Ohio is really stepping up on the fact that we need more residential housing, not only in the Columbus area but here also, especially this type of housing. We sent them your cost breakdown for the engineering to see if there will be any assistance, whatsoever. Her name is Lydia Mihalik, I don’t have her phone number with me but she already has the entire project with the type of housing, everything that you have there because if you can get some assistance for this, we want to make sure you can get the assistance.

Mr. McDonald – Are there any Administrative Reports. Any other questions from Members. Mayor would you like to say anything else about the project.

Mayor Perciak – I think I have said enough.

Mr. Kolick – I just want to incorporate again what was said in Caucus.

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Mr. McDonald – Before we get to vote, I just want to say something on this since I am the first one to cast a vote. I want you to understand what I am going to do and why I am going to do it. Although I think the Mayors point from a financial stand point and the things he brought in Caucus are good points. I think from a financial standpoint there may be a good reason for the project to go forward. At the same time I am simply fundamentally opposed from changing our General Industrial Lands to Residential Land once, that happens we never get it back.

Mr. McDonald – Mr. David

Mr. David – I move to give favorable consideration for an Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Vacant Property Located on Marks Road, in the City of Strongsville, from GI-A (General Industrial-A) Classification to RT-C (Townhouse-Cluster) Classification (Portion of PPN 394-07-001), and Declaring an Emergency.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call:

Mr. McDonald	No	
Mr. David	Yes	
Mr. Veris	Yes	
Mr. Kaminski	Abstain	
Mr. Toth	Yes	
Mr. Polo	Yes	
Mayor Perciak	Yes	APPROVED

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

Greg McDonald, Chairman

Carol M. Brill

Carol M. Brill, Recording Secretary

Approved

