

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 24, 2019

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, October 24, 2019 at 5:45 p.m.**

Present: Planning Commission Members: James Kaminski, Chairman; Mary Jane Walker; Brian David; and Edward Pfahl; City Council Representative, Matthew Schonhut; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley and Assistant Building Commissioner, Michael Miller.

The following was discussed:

CLUB CURE: Mrs. Daley stated that this application is for sports therapy recovery and wellness in the old Mattress Warehouse site on Pearl Road. They do have the front and back for parking. From the City Planner the existing parking on the subject site meets the requirement for the proposed use and approval is recommended. From Engineering there is no report. Mr. Miller stated that the plans are in approvable form subject, to alteration drawings in accordance with the Ohio Building Code and that comply with the accessible routes per 2009 ICC A117.1 standards. Mr. Kolick stated that since this is a Public Hearing you should ask them what parking are they going to be utilizing there. I know that they have 3 to 5 employees. I don't know how many people they would expect there. It says something about classes, group classes. My concern with this building would be parking, we would like to get a handle on what their actual parking is. They meet the Code but get some handle on what that would be. It would need to be made subject to the Building Department if it was approved.

WESTWOOD FARMS SUBDIVISION: Mrs. Daley stated that this request is for approval for two new entry signs for Westwood Farms, one being at Westwood and Country Way and the other one is Prospect and Greenfield. The one on Westwood there is an existing sign there now, just a small sign so these signs are a little bit bigger. They are going in pretty much in the same area, the front face is going to be right where the front face of that existing sign is and then extend back and then the new one off of Prospect is actually a little further back then this and it lines up with the fencing that they already have in place. Both of these are located on Common Property which is good and we went out and took a look at the locations and there is no sight line obstructions. Actually we had them, from their original submittal, move them back a little bit further then what they had them originally so we are comfortable with where they are now. From the City Planner they are in approvable form. From Engineering they are in approvable form. Mr. Miller stated that these are going to be externally lit signs. They did receive favorable recommendation from the Architectural Review Board. Mr. Kolick stated that we look at the size of the sign and they met that, we look at the setbacks and they meet that.

The only other thing we normally look at with signs is if they are going to block any traffic coming out or traffic going in. They moved them back to comply with that and we have looked at them for drainage or any of those issues and they seem to be fine so you can act on it.

The meeting was called to order at 6:00 PM by the Chairman, Mr. Kaminski.

Roll Call:	Members Present:	Mr. Kaminski Mrs. Walker Mr. Pfahl Mr. Schonhut Mr. David
	Also Present:	Mr. Miller, Asst. Bldg. Com. Mrs. Daley, Asst. Engineer Mr. Kolick, Asst. Law Dir. Carol Brill, Recording Secy.

MOTION TO EXCUSE:

Mr. David - Mr. Chairman.

Mr. Kaminski – Mr. David.

Mr. David - I move to excuse Mr. McDonald and Mayor Perciak for just cause.

Mrs. Walker – Second.

Mr. Kaminski – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. Kaminski – You have had a chance to review the minutes of October 10, 2019. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

CLUB CURE INC./ Mimi Wallace, Principal

Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(E) and 1242.07 to allow Club Cure, Inc. to utilize approximately 4,300 SF as a recovery wellness center for athletes for property located at 14490 Pearl Road, PPN 393-19-037 zoned General Business.

Mr. Kaminski – Item Number One, Club Cure, Inc., anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Wallace – Rob and Mimi Wallace, 4773 Forest Grove Drive, Brunswick, Ohio 44212.

Mr. Kaminski – I think the only question that I had and the Commission had was how many parking spaces do you anticipate needing when you hold your classes?

Mr. Wallace – There are 52 parking spaces combined with 3 in front and the remaining in back. Club Cure is a club type atmosphere so there will be no stop in sort of guests. Once you are a member you will access through the back of the facility. The only parking that will be existing up front will be new members and we don't anticipate new members. The class sizes will only be at 8 members because they are not normal classes. You will be dressed up in an electrical suit when you come in.

Ms. Wallace – They are small classes.

Mr. Wallace – They are private instructed classes that, you get strapped up with EMS suits.

Mr. Kolick – For the applicant, I know you show therapy rooms or something there. I guess the question is from the administration is about how many cars would you anticipate at any one time? If you have 3 to 5 employees, and then how many people patrons would you have there at one time?

Mr. Wallace – I would assume that throughout the course of the day that fluctuation would go from 3 to 10 cars. Sessions are only 15 minutes.

Mr. Kolick – So you are talking about at one time only needing 15 parking spaces?

Mr. Wallace – Yes, the sessions are only about 15 minutes to 30 minutes for most sessions. We have high tech equipment for that sort of diet equipment and stuff like that. The visits are not Planet Fitness type visits, you are not in the gym for 3 hours so the cross, overlap will not be an issue.

Mr. Kolick – Thank you.

Mr. Kaminski – 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 Mr. Chairman. From the City Planner, the existing parking in the subject site meets the requirements for the proposed use and approval is recommended. From Engineering there is no report. Thank you.

Mr. Kaminski – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form subject to the following comments; the approval and review of construction documents in accordance with the Ohio Building Code and accessible routes complying with the 2009 ICC Accessibility Code. Thank you.

Mr. Kaminski – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Any approval forthcoming should be made subject to the report of the Building Department as read this evening. Thank you.

Mr. Kaminski – Are there any questions or comments? Hearing none, I would entertain a motion for Club Cure Inc.

Mr. David – Mr. Chairman.

Mr. Kaminski – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(E) and 1242.07 to allow Club Cure, Inc. to utilize approximately 4,300 SF as a recovery wellness center for athletes for property located at 14490 Pearl Road, PPN 393-19-037 zoned General Business subject to the report of the Building Department.

Mrs. Walker – Second.

Mr. Kaminski – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS:

WESTWOOD FARMS SUBDIVISION/ Thomas Lang, Agent

Subdivision Entranceway Signage Plan for the Westwood Farms Subdivision entrance located at corner of Prospect and Greenfield, PPN 392-12-051 zoned R1-100 and the corner of Westwood and Country Way, PPN 392-04-034 zoned R1-100.

Mr. Kaminski – Item Number Two, Westwood Farms Subdivision, please step forward and state your name and address for the record.

Mr. Lang – Tom Lang, I am the Treasurer for Westwood Farms Homeowners Association. I live at 12645 South Churchill Way, Strongsville.

Mr. Kaminski – 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. Kaminski – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form. The Architectural Review Board gave favorable recommendation. The signs will be externally lit. Thank you.

Mr. Kaminski – Thank you, Mr. Kolick.

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

Mr. Kaminski – Are there any questions or comments? Hearing none, I would entertain a motion for Westwood Farms Subdivision.

Mr. David – Mr. Chairman.

Mr. Kaminski – Mr. David.

Mr. David – I move to give favorable consideration for Subdivision Entranceway Signage Plan for the Westwood Farms Subdivision entrance located at corner of Prospect and Greenfield, PPN 392-12-051 zoned R1-100 and the corner of Westwood and Country Way, PPN 392-04-034 zoned R1-100.

Mrs. Walker – Second.

Mr. Kaminski – Secretary please call the roll.

Roll Called	Mr. Kaminski	Aye	
	Mr. David	Aye	
	Mrs. Walker	Aye	
	Mr. Pfahl	Aye	
	Mr. Schonhut	Abstain	APPROVED

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

James Kaminski, Chairman

Carol M. Oprea

Carol M. Oprea, Recording Secretary

Approved