

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 30, 2023

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, November 30, 2023 at 5:45 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Michael Polo, Terry Toth and Kim Veris, 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:

SHEETZ INC: Mrs. Daley stated this request is for Sheetz Inc. and the location will be on Royalton Road, where the Super 8 motel is located, in front of the ice rink. The motel will be raised and they will construct a Sheetz building, there will be six gasoline islands and a drive-thru for their food services. They will continue to use the shared drive with the ice rink, which is a signalized driveway and modifications will be made to the drive to allow for two left turns out and a right turn. They are not changing any of the operations to the signal at all so, Route 82 will get preferential treatment when there are cars there and they are putting in a right in and right out lanes only, on to Route 82. The City Planner had no issues with the zoning requirements. Also, two conditional use permits are required for the outdoor eating area and one for the sale of the propane, the City Planner also had no issues with those requests. From the Engineering Department, the plans are in approvable form. Mr. Hurst stated the Building Department has no issue with either of the conditional use permits and the site plan is in approvable form; however, we are waiting on final construction drawings. Captain Tilbert stated I have been working with Sheetz for some time and with the phone call I had with them yesterday, we are in final agreement. They will be taking ownership of a brand new fire line and adding two brand new hydrants. They agreed to follow the fire code on propane storage and they will be inspected, also they will install a commercial knox box and it is in approvable form. Mr. Kolick stated the first two items you can act on, the third item regarding the site plan need to be made subject to three items; filing of the easement agreement, them bearing the cost of the light upgrade, and the Fire Departments report, you can act on them with those three conditions.

ENTERPRISE PHOTO BOOTH: Mrs. Daley stated this request is for a 4,900 SF building going in the existing parking lot of the Enterprise facility on Mohawk. It is for taking 360 degree pictures of vehicles and detailing for rental cars. There were no setback issues and they are going to connect the parking lot to the parking lot to the north, which is on the adjacent property. They will need an easement to cross that property to access the northern parcel. The City Planner had no issues with this request. The Engineering Department had no objections but this will be subject to the cross easement that we will need. Mr. Hurst stated the Building Department had no issue with the site approval other than the cross easement and I am not sure if we have construction drawings yet. Captain Tilbert stated the Fire Department has no issues other than the installation of a commercial knox box. Mr. Kolick stated this applicant was informed months ago that the easement was needed to connect the two parcels together for the driveway. They have not produced the easement and they have not agreed to put in the City's mandatory language so, you will not be in a position to approve this, you can only table this tonight until they get the easement that we have been asking them for, over to us. Also, the easement must be finalized so that we can file it.

ORDINANCE NO. 2023-159: Mr. Kolick stated this ordinance originated out of the BZA and Building Department, which has to do with accessory uses in residential areas. Since COVID we have received several variance requests for canopies over decks and our ordinance reads the same for an accessory building as it does for a canopy over a patio, we have now made a distinction in the code. This ordinance would distinguish between an unenclosed and an enclosed structure and gives much more leeway to unenclosed structures. We are asking for a recommendation to City Council, because this creates a new section on unenclosed structures and it also made it a little more liberal for even enclosed structures. We were getting 7 - 8 applications for every BZA meeting and they were granting them because they were just putting a canopy over an existing patio or deck, this will basically bring the code into compliance with reality.

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

Roll Call:

Members Present: Mr. McDonald
Mr. David
Mr. Polo
Mr. Veris
Mr. Toth
Mr. Kaminski

Also Present: Mr. Hurst, Bldg. Comm.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Cpt. Tilbert, Fire Dept. Rep.

Mitzi Anderson, Record. Secy.

MOTION TO EXCUSE

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

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

Mr. Veris - Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

APPROVAL OF MINUTES

Mr. McDonald– You have had an opportunity to review the minutes of November 9, 2023. If there are no changes or corrections they will stand approved as submitted.

PUBLIC HEARING:

1) SHEETZ INC., Josh Lyons, Agent

- a) Conditional Use Permit pursuant to Codified Ordinance Sections 1258.05 (a)(6) and 1242.07 to allow Sheetz Inc. to construct an Outdoor Eating Area with seating for (16) people for property located at 15385 Royalton Road, PPN 399-02-013, zoned MS-Motorist Service
- b) Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07(b)(9) and 1258.05(a)(6) to allow Sheetz Inc. to use space for an outdoor propane sale and exchange area for property located at 15385 Royalton Road, PPN 399-02-013, zoned MS-Motorist Service
- c) Site Plan approval of a 6,139 SF Sheetz with fuel island/canopy and drive-thru for property located at 15385 Royalton Road, PPN 399-02-013, zoned MS-Motorist Service
**ARB Favorable Recommendation 3-28-23*

Mr. McDonald – The first item we have on the agenda tonight is a public hearing for Sheetz. May the representative please come forward and give us your name and address for the record.

Ellen Selle, 8295 Broadview Road, Broadview Heights, Ohio 44147

Mr. McDonald – Please give us a brief description of the project.

Ms. Selle – You currently have two other Sheetz in the area so, I don't have to give you the run through of how Sheetz works. This Sheetz has a drive-thru that may be a little unique to the other ones, we are here tonight for those two special uses and I can answer any questions. Once again, it is the same thing that is offered at the other two stores with the outdoor seating and outdoor sales but nothing special at this site.

Mr. McDonald – This is a public hearing, is there anyone 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. Daly.

Mrs. Daley – From the City Planner, the site plan complies with the minimum requirements of the Motorist Service zoning district and the final site plan, conditional use permits for outdoor dining area and for retail sale of propane canisters are all recommended. From the Engineering Department, no report on the conditional use permits for Items A & B and Item C for the site plan is in approvable form.

Mr. Hurst – From the Building Department, no report on the conditional use permits, we support both of those. We are working through some variances for the signage package, which I think we have resolved for next week and we will be looking forward to construction drawings.

Captain Tilbert – Thank you, Mr. Chairman. I have been working with Sheetz for sometime and I wanted to go on the record that they will be replacing the fire main, adding two brand new hydrants, following the Ohio Fire Code regarding their propane storage, and they will install a commercial knox box. It is in approvable form after those items are completed.

Mr. Kolick – Similar to Enterprise, which is the next item, this requires an easement on the neighbor's property. They have given me the documents which has the mandatory City's language in it; however, it does need to be made subject to the filling of the easement, which we will do as a City. If this gets approved tonight, let us know when the transfer occurs so that we don't file the document prematurely. Secondly, this is also subject to them picking up the cost for the traffic signalization that leads out onto Route 82. Lastly, it is subject to the Fire Department's report that was noted here this evening.

Mr. McDonald – Are there any questions?

Mr. McDonald – Will this be the third Sheetz that we have here in town?

Ms. Selle – Yes.

Mr. McDonald – Are they all corporate owned?

Ms. Selle – Yes, all Sheetz are corporate owned.

Mr. McDonald – There are no franchises?

Ms. Selle – No.

Mr. McDonald – Also, to pass on a little feedback to you in talking with the Administration this morning, they said this has been a very good process in working through some changes and they appreciate your cooperation in working with them as well.

Ms. Selle – We are really excited about this project.

Mr. McDonald – Are there any other comments or questions from the Members? Hearing none, I would entertain a motion for Sheetz Inc.

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for a Conditional Use Permit pursuant to Codified Ordinance Sections 1258.05(a)(6) and 1242.07 to allow Sheetz Inc. to construct an Outdoor Eating Area with seating for (16) people for property located at 15385 Royalton Road, PPN 399-02-013, zoned MS-Motorist Service

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David

Mr. David – I move to give favorable consideration for a Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07(b)(9) and 1258.05(a)(6) to allow Sheetz Inc. to use space for an outdoor propane sale and exchange area for property located at 15385 Royalton Road, PPN 399-02-013, zoned MS-Motorist Service

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

Mr. David - Mr. Chairman.

Mr. McDonald– Mr. David

Mr. David – I move to give favorable consideration for the Site Plan approval of a 6,139 SF Sheetz with fuel island/canopy and drive-thru for property located at 15385 Royalton Road, PPN 399-02-013, zoned MS-Motorist Service, subject to the following items: filing of easement agreement, bearing the cost for the traffic signalization upgrade and the Fire Department's report from this evening.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

NEW APPLICATIONS:

2) ENTERPRISE PHOTO BOOTH, Anthony J. Cerny, Agent

Site Plan approval of a 4,884 SF Enterprise Photo Booth to be located at 8249 Mohawk Drive, PPN 395-12-005, zoned RD- Research Development **ARB Favorable Recommendation 11-21-2023*

Mr. McDonald – The next item we have on the agenda, under new applications is Enterprise Photo Booth. May the representative please come forward and give us your name and address for the record.

Tony Cerny, Architectural Design Studios, 620 E Smith Road, Suite E2, Medina, Ohio 44256

Mr. McDonald – Please give us a description of this project, it is kind of unique.

Mr. Cerny – Essentially the building is intended to house a rotating photo booth, the idea is to use this building to house that. Cars that they plan to sell will run through the photo booth and we have a couple of bays inside there that are intended for cleaning and prepping the car prior to the photograph. There is also a portion of the building that will be used for storage for their maintenance department for the facilities they have around here and for a place to store some materials.

Mr. McDonald – Is this strictly for the sale of new vehicles?

Mr. Zuccola - The pictures are for used car inventory that go on the internet.

Mr. McDonald - Are there any other of these facilities in Northeast Ohio?

Mr. Cerny – This is the first one that I know of.

Jon Zuccola, Enterprise, 8249 Mohawk Drive Strongsville, Ohio 44136

Mr. Zuccola – There are other dealerships that do very similar things.

Mr. McDonald – I am not interested in other dealerships.

Mr. Zuccola - This the only one here.

Mr. McDonald – Does that imply that any car sales that go through Northeast Ohio will come through this facility?

Mr. Zuccola – The vehicles that we sale for retail go into one of our two retail stores, which are located in Bedford on the Auto Mile and in Boardman. We consider this a reconditioning facility, next door they do all of that stuff and then they are processed through the photo booth where they take their pictures and those pictures will be posted on the internet, then that vehicle moves to one of those two locations.

Mr. McDonald – Are you already doing any reconditioning at this location on Mohawk?

Mr. Zuccola – No, we were using a facility on Brookpark Road, which was an old NTB.

Mr. McDonald – Are there any other questions for the applicants?

Mr. Kaminski – I was curious on how many additional jobs this will create?

Mr. Zuccola – There will be approximately 6 or 7 full time employees and around a half dozen of part time employees.

Mr. McDonald – Lets go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, the building location complies with all of the minimum setback requirements of the Research Development zoning district. The site plan includes the driveway connection to the adjacent property to the north and approval is recommended. From the Engineering Department, the site plan is in approvable form subject to the cross easement with the parcel to the north.

Mr. Hurst – From the Building Department, it is in approvable form and once they get their easement taken care of we will be looking forward to the construction documents.

Captain Tilbert – Thank you, Mr. Chairman. The only thing we will need on this facility would be the installation of a commercial knox box, just in case we need to gain entry in event of an emergency, other than that it is in approvable form.

Mr. Kolick - As noted in the reports, we need to receive the easement, if they forward the easement to my office we can put them on the next meeting in December. We need to receive the easement with the mandatory City language; however, tonight you can not do anything but table it because there is no agreement on the easement language.

Mr. McDonald – What is the deal on the easement?

Mr. Zuccola – I am between a rock and a rock. The City has their mandatory language and the ownership of the parcels have their own objections to it. If there is an opportunity tonight in the interest of moving forward, we will forego the connection; thereby, eliminating the need for the easement. We will just traverse from property to property by going out to Mohawk and coming back down the driveway. If that is acceptable?

Mr. Kolick - Is this acceptable for the Engineering Department removing the connection to the driveway or do they need to redo that?

Mrs. Daley - We would need to see revised plans and I would have no problem approving it today; however, this is based on a resubmittal of revised plans, showing that connection eliminated.

Mr. Kolick – Will this affect the traffic pattern without that connection?

Mrs. Daley – Yes, it will be fine.

Mr. Kolick – Okay. My suggestion is that we act on this without the connection and if they would like to come back later with the easement, they can come back. We like to help any business that we can so, if they would like to move forward without the connection,

they can do it but, it is subject to eliminating the connection to the lot to the north and the Fire Department's report for a commercial knox box.

Mr. McDonald – Are there any other comments or questions from the Members? Hearing none, I would entertain a motion for Enterprise.

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for the Site Plan approval of a 4,884 SF Enterprise Photo Booth to be located at 8249 Mohawk Drive, PPN 395-12-005, zoned RD- Research Development, subject to the elimination of the connection to the north lot and the Fire Departments report with the requirement of a commercial knox box.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

Mr. Kolick – Mr. Cerny, forward the revised documents to the Engineering Department, removing the driveway.

REFERRALS FROM COUNCIL:

3) ORDINANCE NO. 2023-159

An Ordinance Amending Sections 1252.15 and 1252.16 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning Accessory Buildings and Projections into Yards in Residential Districts

Mr. McDonald – Mr. Kolick

Mr. Kolick - This is an ordinance that will change accessory structures and residential uses. This will create a new class of unenclosed accessory structures and specifies the size based on the lot and also allows enclosed accessory structures to be a little larger. We are looking for a recommendation to City Council.

Mr. McDonald - Ordinance No. 2023-159. An Ordinance Amending Sections 1252.15 and 1252.16 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning Accessory Buildings and Projections into Yards in Residential Districts.

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable recommendation for Ordinance No. 2023-159.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald – Any other business to come before this Commission this evening?

Mr. McDonald – We will have our Christmas party on December 14, 2023 as long as there is a scheduled meeting.

Mr. Kolick – The voters did pass the change to the Planning Commission where Council is no longer required to have a Council Member come, they can designate someone else to come to the Planning Commission meetings. That was passed and we will see what happens at the beginning of the year.

Mr. McDonald – If there is no other business, we are adjourned.

Greg McDonald, Chairman

Mitzi Anderson, Recording Secretary

Approved