

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 9, 2023

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, November 9, 2023 at 5:45 p.m.***

Present: Planning Commission Members: Brian David, Vice Chairman; Michael Polo, Terry Toth and Kim Veris, Council Representative, James Kaminski; Mayor Thomas Perciak; 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:

PARK RIDGE SUBDIVISION #2: Mrs. Daley stated this request is for an extension on the approval to the Park Ridge Subdivision #2. The Engineering Department has no issues with granting the extension nor does the City Planner. Mr. Hurst stated the Building Department has no objections. Captain Tilbert stated the Fire Department has no objections.

BRTS PROPERTIES: Mrs. Daley stated this request is for a lot consolidation and the applicant owns three parcels on Pearl Road that houses their day care facility and they would like to consolidate the three parcels into one. Currently two of the parcels have split zoning, which is general business in the front and residential in the rear and the remaining parcel is within the general business zoning district. The City Planner has no issues with the consolidation and from the Engineering Department it is in approvable form; however, they need to add the signature clauses for the City and Owners approval before it can be recorded. Mr. Hurst stated the Building Department has no objections to this request. He also stated, part of the issue with these lots is that the building sits on two different parcels and it affects the licensing for the day care with the State of Ohio. Captain Tilbert stated the Fire Department has no objections, it is in approvable form. Mr. Kolick stated I do not have a problem with the consolidation but, it should be subject to the Engineer's report. We do need to discuss the structures that were installed without permits and the issue with the fence they proposed in the past. The fence would affect the residential parcel that is north of them that is approximately 3' off of the property line and they would need to come back with some plans. We can go ahead and act on the parcel consolidation, which needs to be done and we can speak to the other issues on the floor.

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

Roll Call:	Members Present:	Mr. David Mr. Polo Mr. Veris Mr. Toth Mr. Kaminski Mayor Perciak
	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. Veris - Mr. Chairman.

Mr. David – Mr. Veris.

Mr. Veris - I move to excuse Mr. McDonald for just cause.

Mr. Toth - Second.

Mr. David – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED
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APPROVAL OF MINUTES

Mr. David – You have had an opportunity to review the minutes of October 26, 2023. If there are no additions or corrections they will stand approved as submitted.

NEW APPLICATIONS:

1) PARK RIDGE SUBDIVISION #2/Chris A. Bender, Agent

Extension of time of original approval given on November 17, 2022 for 1 year until 11-17-24, zoned RT-C and R1-75.

Mr. David – Item number one on the agenda is the extension request for Park Ridge Subdivision #2. Please come forward and give us your name and address for the record.

Chris Bender, Park Ridge LLC, 22700 Royalton Road, Strongsville, Ohio 44149

Mr. David – We will go to our Administrative reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner there are no objections to the request and from the Engineering Department there is no objection to the request.

Mr. Hurst – The Building Department has no objection.

Captain Tilbert – The Fire Department has no objection.

Mr. Kolick – Chris, do you have a timeline for this project?

Mr. Bender - We are working on getting our financing in order and hoping this interest rate environment softens a little bit. We would hope to begin this summer and be paved by this time next year.

Mr. Kolick – We still need to get the Phase 1 approval through Council.

Mr. Bender – Until we have our financing iron tight, I can't take it to Council.

Mr. Kolick - No, I understand, tie up some of the loose ends and I think that the covenant and deeds are still out on Phase 2.

Mr. Bender – After the New Year, I will get the revisions to you on the covenant and restrictions so, that we can cross that off and move forward.

Mayor Perciak – How are you doing on that other piece with the EPA?

Mr. Bender - We have made some progress, I came up with a way to lower the level of the permit. We actually over permitted in Phase 1 and we are going to see if we can revise the permit which has been issued to us, take the excess from there and use it on the spot where we are having trouble. The consultant thought it was a great idea, I am not sure why at a couple hundred dollars an hour they didn't think of it, none the less if we get it fixed we are happy to make everybody happy.

Mr. David – Are there any other comments or questions from the Members? Hearing none, I would entertain a motion for Park Ridge Subdivision #2.

Mr. Veris - Mr. Chairman.

Mr. David – Mr. Veris

Mr. Veris – I move to give favorable consideration for an extension of time of original approval given on November 17, 2022 for 1 year until 11-17-24, zoned RT-C and R1-75 Park Ridge Subdivision #2, Chris Bender, Agent

Mr. Toth – Second.

Mr. David – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

2) BRTS PROPERTIES/Roman Dutka, Owner

Parcel Consolidation of PPN.'s 397-09-011, 397-09-013 and 397-10-009 located at 16939 and 16893 Pearl Road, zoned GB and R1-75.

Mr. David – Item number two on the agenda is the parcel consolidation for BRTS Properties. Please come forward and give us your name and address for the record.

Mr. Roman Dutka, 1171 Ridgeview Drive, Seven Hills, Ohio 44131

Mr. David – We will go to our Administrative reports, Mrs. Daley.

Mrs. Daley – From the City Planner there are no zoning issues associated with this proposed lot consolidation and approval is recommended. From the Engineering Department this request is in approvable form but is subject to the signature clauses being added to the plat for the City and the Owner, prior to recording.

Mr. Hurst – The Building Department has no objection to the lot consolidation.

Captain Tilbert – The Fire Department has no objection.

Mr. Kolick - Thank you, Mr. Chairman, for the applicant, you must submit drawings to the Building Department for the structures that you put in without permits. Please be aware of that and you will have to come back before the Planning Commission. If you are looking to install fencing it must be kept on the commercial zoned property as opposed to the residential and you will have to be careful with the house that is to the north because it

is really close to the property line. You will need to come in and talk to the Building Department before you develop any plans for any type of fencing, screening or walls on that side. There is no problem with the lot consolidation but, it must be made subject to Engineer because they do not have the signature clauses on their plat.

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

Mr. Veris - Mr. Chairman.

Mr. David – Mr. Veris

Mr. Veris – I move to give favorable consideration for parcel consolidation of PPN.'s 397-09-011, 397-09-013 and 397-10-009, located at 16939 and 16893 Pearl Road, zoned GB and R1-75, subject to the specific terms and conditions stated in the Engineering Department's report

Mr. Toth – Second.

Mr. David – Secretary please call the roll.

Roll Call: All Ayes APPROVED

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

Brian David, Vice Chairman

Mitzi Anderson, Recording Secretary

Approved