

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

February 8, 2024

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, February 8, 2024 at 5:45 p.m.**

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

The following was discussed:

BRIGHTPATH KIDS: Mrs. Daley stated this request is for a Conditional Use Permit for Brightpath Kids, which is a day care facility. They would be located on the Heinen's parcel on Pearl Road that is north of GetGo by Pearl and Drake Road. They purchased the entire property and are looking at putting up a day care, on the northwest corner of the large parcel, approximately 2 acres. The whole parcel is split zoned with the front being GB and the back is R1-75, where they plan on locating the day care is all within the GB Zoning District. In order to locate the day care, there, they need a Conditional Use Permit, which is why they have come here now instead of developing a full set of plans without knowing if they will receive approval. They have submitted a preliminary site plan to us and George has reviewed it and everything that is shown meets our code requirements, he had no issues with it and recommends the Conditional Use Permit. From the Engineering Department, if they receive approval we will need a full set of engineering plans and calculations for the final site plan approval, a lot split map, and cross easements. They are showing just one common drive coming in off of Pearl Road, which is good because we would rather see that than a bunch of curb cuts. Mayor Perciak questions what will be done with the rear land? Mrs. Daley replied they have not submitted anything on that so I'm not sure if there is anyone here that has an idea of what the plans are. Ms. O'Conner stated we will be requesting a lot split and we have no plans at this time to develop the residential portion of the property. Mr. Kolick stated what we have to look out for is if you just develop the front you will landlock the piece in the back and will there need to be a roadway. If so, you will have to comply with roadway specs and if there is a driveway, it will have to be to City specs so, be aware of it before you come back. Mayor Perciak stated the cost is significantly different. Mr. McDonald asked, is this split zoning? Mr. Kolick replied yes, the front is approximately 600' GB and the rear is approximately 400' R1-75. Mr. Hurst stated the Building Department has no objections to the Conditional Use Permit. I have comments from the Fire Department, Captain Green spoke with Brightpath Kids agents and they confirmed that the building will be fully suppressed, which is required by code, there will be a private hydrant on the property and it was discussed that if it ends up being a roadway back to the other property, it would need additional fire hydrants, as well, and they will provide a knox box for access.

Mr. Kolick stated we are ready to act on the Conditional Use Permit, if it is granted they will come in with the other documents, a site plan and parcel split map. Mr. McDonald stated we are reviewing this for a Conditional Use Permit only, do we think this is a good use of this property for a day care facility and then they continue with their building plans, which will be submitted to us for review.

ORDINANCE NO. 2024-006: Mr. Kolick stated this is an ordinance to strengthen our Regional Mall because of the changing times and market we need to do something to keep the mall viable. We have been dealing with the mall developers for almost two years and in earnest the last year, to come up with comprehensive changes to the code. The major changes we are looking at to see what they need to keep it viable and what we need to protect the City. The main changes are, a hotel will be permitted on the site, which currently is not permitted. The requirements are very specific and they would have to come back to the Commission for approval on a Conditional Use Permit. It permits overnight medical stays because if there are complications with a procedure on an outpatient basis they would have to stay there overnight. It will allow some outdoor playing fields and training areas adjacent to a use such as a sporting goods use. It permits outdoor areas and activities with a quad in front similar to Crocker Park where they have the Christmas tree, during the Christmas season. It will permit a grocery store, which is not permitted, and changes the parking requirements and it also allows for a parking garage either underground or aboveground, which modifies the parking requirements. There are a lot of technical smaller changes in the ordinance but those are the main substantive changes that you should be aware of and they are looking for a recommendation to City Council because they would like to keep this project moving so that we keep the viability of the mall. This is important to the City and certainly important to the School District for the tax dollars. Mayor Perciak stated we have to work with the owners of the mall, as the times and the capital become available for them to acquire capital today it is difficult to come by in any real estate development, whether it be commercial or anything else. The regional banks have pretty much stepped aside from this and we have had this discussion with their attorney and representatives. We certainly want the mall to prosper and be viable and we do not want it to become stagnant and become an issue for us or them. This is in the center and is the hub of so much of the retail in our community. As, Dan mentioned regarding the Cleveland Clinic and overnight stays, the 82 Corridor is becoming more of a Medical Corridor and as certain parcels as we get closer into town start selling off, we would hope it will become more of a Medical Corridor and we will have some announcements during the State of the City on that as far as the future. All of this is a plan and obviously we have to go step by step because of the times, to come in with a dream team just doesn't work because dreams work when you can fund them and if they can't be funded they don't work. I think this is a good

beginning and I believe the Administration will continue to work with the Mall owners and their Counsel to see this come to fruition. To caution you, the infrastructure will be a problem there because it was never created for some of these things. When they start digging that is something we and our engineers will have to pay attention to, also the ingress and egress will be an issue especially on Howe Road. We will need a lot of input from our safety forces regarding the safety and traffic, this is just the beginning of a process. John, this Administration would like to continue to work with your client to make sure this continues to be a successful operation. Mr. McDonald asked how long has the City been working on this? Mr. Kolick stated it started around two years ago and this is the outcome of where we are now. Mayor Perciak stated I think everybody would have liked to see more but because of what is going on in the commercial real estate business we have to do this in steps. Mr. McDonald stated I was surprised to hear that the mall is the greatest contributor in property taxes to our schools. Mr. David asked up to this point have the proposed uses been the Malls request or the request of the City? Mr. Kolick replied we have been going back and forth to make agreements we think will work but the uses they are talking about are uses we can use, such as a nice hotel in this City, we also have people asking for another grocery store in the City. The uses they are proposing are viable financially for them and are also good for the City. Mr. McDonald stated there are provisions in the ordinance that the hotels have to be of a certain quality. Mayor Perciak stated for your information the old Red Roof Inn has been sold and is coming down and that is where the new Sheetz will be located. That will take care of a lot of issues that our Police Department has been dealing with.

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

Roll Call:

Members Present:

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

Also Present:

Ted Hurst, Bldg. Commissioner
Mrs. Daley, Asst. Engineer
Mrs. Anderson, Recording Sec.

MOTION TO EXCUSE:

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo - I move to excuse Ms. Kosek for just cause.

Mr. Veris – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

MOTION TO ADOPT REVISED AGENDA:

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I make a motion to adopt the revised agenda.

Mr. Veris – 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 for the meeting on January 25, 2024. If there are no additions or corrections they will be approved as submitted.

PUBLIC HEARING:

BRIGHTPATH KIDS, 814 CRE LLC, AGENT

Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(D) and 1242.07 to allow Brightpath Kids to construct and operate a 13,582 SF building as a child care facility on approximately two (2) acres on property located on Pearl Road (adjacent to 17573 Pearl Road), part of PPN 397-10-005, zoned GB - General Business.

Mr. McDonald – Item number one is a public hearing for Brightpath Kids. The public hearing is open and if there is anyone who would like to speak in favor of this, please step forward and state your name and address for the record.

Meaghan O'Connor, 814 Development, 1695 Twelve Mile Road, Berkley MI 48072

Ms. O'Conner – I am here on behalf of the developer, we develop in tangent with the day care and Brightpath Kids would be the ultimate tenant. We are proposing a child care facility along Pearl Road, that facility would allow for 236 students at maximum capacity ranging from 6 months old to 6 years old and also, some after school care. The operational hours would be between 6:00 am – 6:30 pm and staff hours would be shortly before and after. The proposed facility is a one story building, approximately 13,500 SF and we are proposing 45 parking spaces; however, 28 are required but our tenant has determined that 35-45 spaces is the ideal amount. We are at a 17% land coverage right now and we will be seeking a lot split, the exact lines of that lot are right now in draft form and we will be finalizing that in the future. If the land coverage changes it will only go down and we would not be increasing that. I think you have reviewed the site plan and I believe we are entirely code compliant, if not we intend to be so, if you can give us any feedback. We have given you a preliminary landscape plan but if there is anything further we need to do to be compliant with the Pearl Road Corridor, we will seek to do that.

Mr. McDonald – This is a public hearing, is there anyone wishing to speaking against this request?

Patricia Longergan, 16927 Deer Path Drive, Strongsville, Ohio 44136

Ms. Longergan – First, hello to the Committee and Mayor. I live in Hunting Meadows and the property which I and my neighbors live does abut the woods and our backyards look at the woods. I understand this is a General Business zoned property and we have a few questions related to it. First, I would like to point out that we have really appreciated the woods, Heinen's left it natural and for 43 years my family and some of my neighbors that have lived there longer have appreciated the fact that it is a buffer to Pearl Road. Pearl Road has become very noisy over the years and so related to lighting and business traffic, it really has become a very busy corridor. In fact, there are three child care centers within a stones throw from this proposed property. We understand that there is a need for child care and I wanted to bring up a few points related to it. The first big one is, how can this company develop the property but keep the concept of a buffer in mind? Right now, the buffer is trees, old trees but new trees would be great to and there also animals that are very difficult to find in Strongsville right now, like deer, birds, owls, woodpeckers, cardinals, you name it, it really is a lovely area in the back and it is park like in terms of what is there and a buffer is something that we really care about. We are not sure about the acreage but I heard two, when I called and was given some information and it sounds like it is going to be the front two acres but, if it is going to be split we hope we find out what that split will be. Another concern related to the buffer is the light, all of the neighbors have enjoyed our backyards, including the stars and what you do when you need to come home from work and need to relax. We are wondering how the lighting will be handled and we are hoping there can be something dynamic like turning off the lights when the staff leaves at the end of the evening.

Mr. Kolick - Mr. Chairman, maybe I can answer some of these questions. The rear of this property is zoned for single family residential so they will not be developing into the rear of the parcel with this day care center. The day care center will be on the furthest northwest portion next to Thomas Cooke and is close to Pearl Road and they are not permitted to go into the residential section with their development. You will, at least initially have a buffer, if you were here earlier we said at some point there may be residential development back there but at least for now none of this commercial development can impact that area, they cannot even put parking into the residential area. Our lighting plans are reviewed and we make sure none of the lighting transverses past the property line. You will not have to worry about their lighting bothering your parcel because they can't go beyond the parcel boundaries.

Ms. Longergan – What is interesting is that there are certain seasons where you can see directly to Pearl Road and that is why we are hoping the landscaping can help because if a significant number of trees come down, then it will definitely change and I really appreciate what you are saying.

Planning Commission Minutes

February 8, 2024

Page 7 of 11

Mayor Perciak - It appears that if they want to do something other than residential back there that would have to be a ballot issue because, it is zoned residential and if they want to use it for something other than that, correct me if I am wrong Counselor.

Mr. Kolick – It can only be used for residential development the back approximately 400' but, they are way up in front and away from you now. That will all be reviewed when they come in with their site and development plans and we will look at all of those items.

Ms. Longergan – I just wanted to make sure that we shared this, as it went along.

Mr. Kolick – That is why we have the public hearings.

Ms. Longergan – I appreciate that actually; however, another thing that has come up is actually the traffic and I wanted to reiterate that the traffic on Pearl Road has gotten worse. Given that this would be on the east side of Pearl Road and in front of the GetGo there is a line of traffic heading into our big bedroom community, we want to turn east, which is left and that line is getting really long and you sit through several lights. I just hope that if there is a traffic committee that they work with whatever business that goes in there to consider what is the best and safest way to handle traffic for parents and current residents who will be turning there. I believe it is just one lane and there are two lanes of traffic and the one turning lane, even if parents from the day care center had to cross over to head south that is also risky. We hope the traffic will really be considered carefully because we love coming home and of course we will miss the woods right there and something that is not just a big crush of traffic.

Mayor Perciak – It doesn't appear that the woods are going away right now, that would be the part if they want to use it for something other than residential, it would have to be a ballot issue and that would be a whole different thing. I think you should put your mind at ease that the woods for the most part will remain, correct me Mrs. Daley if the woods will remain.

Mrs. Daley – The back approximately 600' of the property will be left as is.

Mayor Perciak – Under the current plan.

Mr. Kolick - We do look at traffic, we minimize curb cuts onto Pearl Road and our Engineering Department looks at traffic with every business proposal that comes in on Pearl Road. We have already talked to developers preliminarily about minimizing those curb cuts and if another business comes in next to the day care, which can be developed we want them to use the same driveway so, that we are not multiplying driveways out onto Pearl Road.

Planning Commission Minutes

February 8, 2024

Page 8 of 11

Ms. Longergan – I appreciated hearing that and some of us already did some research and they are already marketing that facility. We wish them well and hope it stays strong as a business if it does go in. We are neighbors and they will also be our neighbors and we hope that things related to sound, lighting, and traffic, all of those things will be really considered. Thank you so much for listening, I really appreciate this and I will be sharing this information with my neighbors.

Mr. McDonald – All of your comments are very timely, it is premature because tonight we are just deciding whether this is a good use for that parcel on the north to build. They will come back with building plans and at which time all of the issues that you talked about from screening, lighting, and traffic are going to be addressed. The applicant has heard those and they will be on the minutes from the meeting tonight so, that will be in the record and they will be aware of those concerns and hopefully be able to work towards a mutual agreement with you.

Ms. Longergan – One last comment, I am assuming that they did actually drive and take their time and see the day cares and child care facilities that are nearby.

Mayor Perciak – They wouldn't be making this investment if they didn't.

Mr. McDonald – Is there anyone else that wishes to speak against this?

Robert Longergan, 16927 Deer Path Drive, Strongsville, Ohio 44136

Mr. Longergan – I want to get on record that I support everything that Patricia just said. As someone who has had two deer in that section of Pearl Road use my vehicle as their method of suicide, while development is going on, on Pearl Road. Living near those woods and seeing dozens of deer in my section not including all the way down Deer Path Drive and Hunting Meadows, I am genuinely concerned about the problem of people smacking deer with their cars, once construction starts. Every night I have at least a half dozen of deer in my yard and they consider that section of woods home. They are going to have to go somewhere like those other ones did and they chose my car because they didn't want to live in a big open area like that so, I hope those things are considered. I know you explained your lighting plan but I'm sure GetGo had a lighting plan and every night, whether the trees are full of foliage in the summer or right now during the winter, I get lights straight through into my backyard. Those are main concerns, I hope, wish, and look forward to being great neighbors with the new facility. I just hope you guys take that into account and think about the residents who live here and that have been paying taxes for decades before you just welcome someone else in.

Mr. McDonald – Thanks, Robert. Is there anybody else who wishes to speak against this? Hearing none, we will consider the public hearing closed. We will go to our Administrative Reports, Mrs. Daley.

Planning Commission Minutes

February 8, 2024

Page 9 of 11

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, this request is for the approval of a Conditional Use Permit for a day care facility in the General Business Zoning District, which day care facilities are permitted in the GB with a Conditional Use Permit. Based on the preliminary plan that was submitted all of the building and parking setbacks are met and they are installing more parking spaces than what the code requires, providing a fenced outdoor play area as required by the State and it is recommended that the Commission approve the Conditional Use Permit. From the Engineering Department, should the Conditional Use Permit be approved we will need a list of items for the final site plan approval, all their engineering plans and calculations, storm water pollution prevention plan and any outside agency approvals that might be necessary for the development. If you are going to split the property we will need a lot split map and most likely cross easements for that shared access drive. That is all I have, thank you.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, we have no objection to the Conditional Use Permit and recommend approval. From the Fire Department; Captain Andrew Green, he has confirmed that the building will be fully suppressed per the code, there will be a private hydrant on the property or hydrants as determined and needed for the Fire Department, and they have also agreed to purchase a Knox box for access to the building. No further report.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick - You are in a position to act on this matter, this evening.

Mr. McDonald – Thank you. Are there any further questions from the Members?

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to give favorable consideration for a Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(D) and 1242.07 to allow Brightpath Kids to construct and operate a 13,582 SF building as a child care facility on approximately two (2) acres on property located on Pearl Road (adjacent to 17573 Pearl Road), part of PPN 397-10-005, zoned GB - General Business.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRAL FROM COUNCIL:

ORDINANCE NO. 2024-006:

Mr. McDonald- Item Number Two is for Ordinance Number 2024-006.

Mr. Kolick - Thank you, Mr. Chairman. I will just incorporate those thoughts and words I had during the Caucus, I don't need to repeat them. Basically, there are zoning changes to keep the mall viable and we have been working for almost two years with the mall to determine what is best for them financially but, also what is good for the City and making sure we protect the public welfare of the citizens, which we feel we have done with this ordinance. They are looking for a recommendation to Council.

Mr. McDonald – Thank you. Are there any questions?

Mr. McDonald- Ordinance No. 2024-006, An Ordinance Amending Sections 1242.07, 1258.04, 1258.11(a), 1258.12 and 1270.05 of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, Concerning Permitted Uses and Regulations Regarding Shopping Center Districts, and Declaring an Emergency.

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to give favorable consideration for Ordinance Number 2024-006.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Planning Commission Minutes
February 8, 2024
Page 11 of 11

Mr. McDonald – Seeing no other business to come before this Commission, we are adjourned.

Gregory McDonald /s/

Gregory McDonald, Chairman

Mitzi Anderson /s/

Mitzi Anderson, Recording Secretary

3/7/24
Approved