

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

September 26, 2019

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, September 26, 2019 at 5:30 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Brian David; Edward Pfahl and James Kaminski; Mayor Thomas P. Perciak; City Council Representative, Matthew Schonhut; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Assistant Building Commissioner, Michael Miller, and Fire Department Representative, Randy French.

The following was discussed:

8300 Pearl Road: Mrs. Daley stated that this application is for redevelopment of the LaSiesta parcel up at the north end of town on Pearl Road. They are planning on putting in a Starbucks at this time and leaving the south area for future development. What they are going to do now, they are going to have one drive instead of that little split with the island like it had before. This is still going to come out at the signalized intersection which is nice and they did a Traffic Impact Study just to make sure that there were no changes that needed to be made. It is going to go in to the north building and then they will put the drive in around and the second area will be left grass until they come in and develop that. From the City Planner he had no issues, everything complies with the Code. They are doing the standard Pearl Road Corridor Streetscape so it is a mound and a wrought iron type fence and columns down the front. He is good with everything. From Engineering it is in approvable form subject to a review of the plans that just came in but they did address everything and we are comfortable with approving it with that contingency. Mr. Miller stated that from the Building Department it is in approvable form with the following comments; that applicant was provided with the vehicle impact protection that is going to be required around the patio in the front, all three sides. The applicant did submit photometric data for the site lighting and it is compliant with our ordinances. Mr. McDonald asked how many cars they could stack in that drive-thru. Mrs. Daley stated that it is a double drive thru and there are quite a few. Mr. McDonald asked if it was bigger than the Chick Fila stacking. Mrs. Daley stated that it was, Chick Fila is only half of that. Mr. French stated that from the Fire Department it is in approvable form. We have a street hydrant right at the front so all the buildings, even the proposed second building will be within 300 feet. We have good circulation for our trucks around both proposed buildings and the widened drive is good for us too so it is in approvable form from Fire. Mr. Kolick stated that from the Law Department the Public Hearing is because of the outdoor eating area and you can approve that subject to Building and mention the bollards they would need there. The second item is in approvable form subject to Engineering and Building.

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Goldfish Swim School: Mrs. Daley stated that this application is that this is going into the Staples Plaza in the spot that was formerly Tuesday Morning so this is right next to Staples. Everything is going to be contained within the one tenant space with the swimming pool and they will have private classes in there. From the City Planner they have enough parking in this plaza so they don't need any variances for that. From Engineering there is no report. Mr. Miller stated that from the Building Department there is no report. Mr. French stated that from the Fire Department it is in approvable form. Mr. Kolick stated that from the Law Department the Commission could act on this matter this evening.

SGL Carbon: Mrs. Daley stated that this application is a small addition to their existing facility on Drake Road for a breakroom and storage area. That is these two areas and they are going right here in this grassed area. From the City Planner everything is fine, there is no issue with any kind of setback, the building materials match the existing building. There is no change to the parking since it is going in the grassed area, so he is good with everything. From Engineering it is in approvable form, I am just waiting on some drainage calculations on their storm sewer from their engineer and they are getting that to me so I am good to go. Mr. Miller stated that from the Building Department it is in approvable form. Mr. French stated that from the Fire Department it is in approvable form. Mr. Kolick stated that from the Law Department you can act on it subject to Engineering. Mr. McDonald asked what would be housed in the storage area. The applicant stated that it would be pallets of raw carbon.

Echo Strongsville LLC: Mrs. Daley stated that this application is for a lot split at the Giant Eagle parcel on Pearl. It is this outparcel that they are going to split out for the next item which is Bank of America on the agenda. Mr. McDonald asked if it had already been split. Mrs. Daley said no, the only split was the one piece for Levin. From the City Planner it does meet all the Code requirements for size and width and we did have them note on the plat that there will be no direct drive access out to Pearl Road so they are not allowed any curb cuts on Pearl Road. From Engineering the plat is in approvable form. Mr. Kaminski asked if that was always part of the plan for them to use this parcel? Mayor Perciak stated not really but that is about all they are going to be able to use there. After this one they would not be able to expand with any other out parcels. Mr. McDonald asked if this was part of the original submittal. Mayor Perciak stated it was not. Mr. McDonald stated that he thought it was and that we were talking about 2 out buildings. Mr. Schonhut stated that it changed a lot from the start. He stated that this was one of the first items he had to deal with when he got on Council. It changed many different times and there were many different versions. Mayor Perciak stated that it was a good addition, every bank thinks they need to be here. They are really making an effort to getting into the western suburbs and the Cleveland area, they are opening up branches. I can't vote for it because I am

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on the Board of Directors of another bank so I will abstain but I see nothing wrong with it. Mr. Miller stated that from the Building Department there is no report. Mr. French stated that from the Fire Department no report. Mr. Kolick stated that from the Law Department, the one thing we were looking at was the parking spaces, we wanted to make sure that they have sufficient parking and they are way over parked even with the 174 spaces that are being removed. If you recall they were originally proposed parking when they had a 117,000 SF and they went down to 90,000 SF so they are required to have 574 parking spaces and even with this area coming out of there they still have 771 parking spaces. One thing you do need to make it contingent on If you approve this is I received some initial cross easements and they need easements now for drainage from this parcel onto the other parcel and access. I requested some changes and I am okay to act on it because I've gotten as least a document that fills 90% of what we need. If you approve it it needs to be made subject to those cross easements by the Law Department.

Bank of America: Mrs. Daley stated that this application is the bank going into that parcel that is being split out. The drive isles are lined up with the existing isles, so we have good traffic flow. They made some adjustments here that we requested, at one time they just had one lane traffic which was going to be a conflict. They made that change for us. From the City Planner they meet all the General Business Zoning requirements. They did get their ARB approval for architectural treatment, landscaping and site lighting and he is good. From Engineering it is in approvable form subject to a full set of revised plans. They did change that area here. Mr. McDonald asked if all this parking was theirs. Mrs. Daley stated that it was, it was all on the split parcel. Mr. Kolick stated that they were over what they were required to have and Giant Eagle remains over parked what they are required by the Code. Mr. Miller stated that from the Building Department the plans are in approvable form. Mr. French stated that from the Fire Department it is in approvable form. The fire hydrant is on the other side of Pearl. We also have some private hydrants that serve the Giant Eagle Market District that are within a good distance and the Fire Marshall said it is good. Mr. Kolick stated that from the Law Department that the Commission could act on it subject to Engineering.

Ordinance No. 2019-154: Mr. Kolick stated that we have a requirement now that requires any accessory use to be 20 feet from a dwelling and what we run into at BZA is items like pergolas, gazebos, those types of things, there is no reason they need to be 20 feet from the building. This gives an exemption for these so we don't hold these people up for 2 months going through BZA to put a gazebo in their back yard or put a pergola over the top of a patio which is just not needed to go through BZA for those things. This Ordinance would remove that 20 foot requirement for those open ended accessory type buildings. They are looking for a favorable recommendation to go back to Council. Mr. McDonald stated that it was restricted to what he just described. Mr.

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Kolick stated yes but sheds would still need to comply. The problem with sheds is that they store gas and stuff in them and you don't want them that close to the house. This Ordinance says gazebos, pergolas, trellises and those types of things that are unenclosed.

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

Roll Call:

Members Present: Mr. McDonald
Mrs. Walker
Mr. Pfahl
Mr. Kaminski
Mr. Schonhut
Mr. David
Mayor Perciak

Also Present:

Mr. Miller, Asst. Bldg. Com.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Mr. French, Fire Dept. Rep,
Carol Brill, Recording Secy.

REVISED AGENDA

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to use the Revised Agenda for this evening.

Mrs. Walker – 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 of August 15, 2019. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

8300 PEARL ROAD Brad McLean, Agent

a) Conditional Use Permit pursuant to C. O. Sections 1258.05(a)(3) and 1242.07 to allow Starbucks to utilize approximately 560 SF as an outdoor patio with a maximum seating of 20 for property located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Service.

b) Site Plan approval of an approximately 2,200 SF building for a Starbucks located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Service. **ARB Favorable Recommendation 7-23-19.*

Mr. McDonald – Item Number One, 8300 Pearl Road, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Budge – David Budge, WXZ Development, 22750 Fairview Center Drive, Fairview Park, Ohio.

Mr. McDonald – 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, food service operations with drive-thru facilities are a permitted use in the Motorist Service District. There is enough parking and vehicle stacking space on site to accommodate the drive-thru facility. The site plan incorporates the Pearl Road Corridor Streetscape requirements with fencing and landscaping. The proposed site plan does comply with all of the Code requirements regarding setbacks, ground coverage and parking and approval is recommended. From Engineering the plans are in approvable form subject to a review of the revised plans submitted September 24, 2019. The applicant's engineer did address all of our requests. Thank you.

Mr. McDonald – 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 applicant has been provided with vehicle impact requirements for the proposed outdoor patio. The applicant has submitted sufficient photometric data for site lighting and it is in approvable form. Thank you.

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Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report on 1a and on 1b it is approvable to the Fire Department. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Any approval of Item a should be made subject to the Building Department report this evening and under Item b it should be made subject to both Building and Engineering. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for 8300 Pearl Road Development.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.05(a)(3) and 1242.07 to allow Starbucks to utilize approximately 560 SF as an outdoor patio with a maximum seating of 20 for property located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Service, subject to the Building Department report as read this evening.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of an approximately 2,200 SF building for a Starbucks located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Services subject to the reports of the Engineering and Building Departments.

Mrs. Walker – Second.

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Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

GOLDFISH SWIM SCHOOL/ Michael Gilbride, Principal

Conditional Use Permit pursuant to C. O. Sections 1258.03(E) and 1242.07 to allow Goldfish Swim School to utilize a 10,000 SF tenant space as an aquatic-based curriculum center for property located at 12391 Pearl Road, PPN 396-03-047 zoned General Business.

Mr. McDonald – Item Number Two, Goldfish Swim School, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Gilbride – Michael Gilbride, 18292 Admiralty Drive, Strongsville, Ohio, on behalf of the Goldfish Franchise and my brother Brian.

Mr. Gilbride – Brian Gilbride, 11400 Lake Avenue, Cleveland, Ohio 44102.

Mr. McDonald – Would you like to tell us a little bit about the project?

Mr. Gilbride – We are a swim school so we are going to take a facility over next to the Staples. I think it is about 10,000 or 11,000 SF. We are going to put in a 4 foot swimming pool into that facility and we are going to offer not only swim lessons but water safety lessons to families and their kids starting at age 4 months and up. We do that 7 days a week which kind of differentiates us from some the other swim programs in this community and the surrounding communities.

Mr. McDonald – 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, there are currently 535 parking spaces on the subject site which slightly exceeds the code required for parking and there are no modifications proposed for this site, therefore approval is recommended. From Engineering there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, there is no report. Thank you.

Mr. McDonald – Mr. French.

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Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

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

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Goldfish Swim School.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.03(E) and 1242.07 to allow Goldfish Swim School to utilize a 10,000 SF tenant space as a aquatic-based curriculum center for property located at 12391 Pearl Road, PPN 396-03-047 zoned General Business.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – How long do you expect construction to take?

Mr. Gilbride – About 4 months, we will be issuing our building plans in another 4 to six 6 weeks so contingent to their approval it will take us 4 months from there. We are hoping to start in December.

NEW APPLICATIONS:

SGL CARBON/ David Nulick, Agent

Site Plan approval for the proposed 3,573 SF addition to the existing SGL Carbon located at 21945 Drake Road, PPN 394-10-003 zoned General Industrial. *ARB
Favorable Recommendation 9-10-19.

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Mr. McDonald – Item Number Three, SGL Carbon, please step forward and state your name and address for the record.

Mr. Nulick – David Nulick, I am an estimator with Smartland Construction, 67 Alpha Drive in Highland Heights.

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 proposed addition will be located on the east side of the existing building well back from the existing front wall, there are no proposed changes to the parking or the parking layout and the building materials will match the existing building. The City Planner does recommend approval of the site plan. From Engineering the plans are in approvable form subject to the submission of the storm sewer calculations. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, the existing building has sprinkler and fire alarm systems and we require that they should also extend these systems into this addition also so that it is all covered as one. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You can act on this item subject to the Engineering and Fire Department reports this evening.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for SGL Carbon.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for the proposed 3,573 SF addition to the existing SGL Carbon located at 21945 Drake Road, PPN 394-10-003 zoned General Industrial subject to the reports of the Engineering and Fire Departments given this evening.

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Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

ECHO STRONGSVILLE LLC./ Joe Tassone, Agent

Parcel Split of PPN 397-02-001 located at 15919 Pearl Road zoned General Business.

Mr. McDonald – Item Number Four, Echo Strongsville LLC, please step forward and state your name and address for the record.

Mr. Bishop – Phil Bishop, Echo Realty representing Echo Strongsville LLC,

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 lot complies with the minimum area and frontage requirements for lots in a General Business Zoning District and approval is recommended subject to cross easements. From Engineering the plat is in approvable form. They have indicated on the plat that no curb cuts will be permitted onto Pearl Road from this newly created parcel. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, there is no report. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Since there is no direct access onto Pearl Road they need to have reciprocal easements with the parcel to the rear as well as covenants and those easements need to cover utilities and drainage and all those besides access. They've given me a draft of an initial document and I have given them back some changes. They've indicated that there is no problem with the changes so any action needs to be made subject to the Law Department report which would be the receipt of those final documents. Thank you.

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Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Echo Strongsville LLC.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for the Parcel Split of PPN 397-02-001 located at 15919 Pearl Road zoned General Business subject to the report of the Law Department.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

| | | | |
|-------------|---------------|---------|----------|
| Roll Called | Mr. McDonald | Aye | |
| | Mr. David | Aye | |
| | Mrs. Walker | Aye | |
| | Mr. Pfahl | Aye | |
| | Mr. Kaminski | Aye | |
| | Mr. Schonhut | Nay | |
| | Mayor Perciak | Abstain | APPROVED |

BANK OF AMERICA/ David Myers, Agent

Site Plan approval for a 4,323 SF Bank of America located at 15919 Pearl Road, PPN 397-02-001 zoned General Business. **ARB Favorable Recommendation 8-13-19.*

Mr. McDonald – Item Number Five, Bank of America, please step forward and state your name and address for the record.

Mr. Myers – David Myers with Thorson Baker Engineers, 3030 West Streetsboro Drive, Richfield, Ohio representing Bank of America.

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 proposed site plan complies with all of the minimum requirements of the General Business Zoning District. The Architectural Review Board has approved the architectural treatment, landscaping and site lighting. From Engineering the plans are in approvable form subject to a full submittal of the revisions. Thank you.

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Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. A favorable approval would need to be made subject to the Engineering and getting those last documents that they require. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Bank of America.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for a 4,323 SF Bank of America located at 15919 Pearl Road, PPN 397-02-001 zoned General Business subject to the Engineering report given this evening.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

| | | | |
|-------------|---------------|---------|----------|
| Roll Called | Mr. McDonald | Aye | |
| | Mr. David | Aye | |
| | Mrs. Walker | Aye | |
| | Mr. Pfahl | Aye | |
| | Mr. Kaminski | Aye | |
| | Mr. Schonhut | Aye | |
| | Mayor Perciak | Abstain | APPROVED |

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2019-154

An Ordinance Amending Section 1252.15(a) of Title Six of Part Twelve Planning and Zoning Code, of the Codified Ordinances of the City of Strongsville Concerning Yards for Accessory Buildings and Uses.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. This came before Council at the request of the Board of Zoning Appeals as well as the Building Department to permit unenclosed accessory structures such as gazebos, pergolas and trellises to be located within 20 feet of a main building. You are on a position to act on this. Thank you.

Mr. McDonald - ORDINANCE NO. 2019-154. An Ordinance Amending Section 1252.15(a) of Title Six of Part Twelve Planning and Zoning Code, of the Codified Ordinances of the City of Strongsville Concerning Yards for Accessory Buildings and Uses.

Mr. David – Move to give favorable consideration.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald – Mr. Schonhut, you have a favorable recommendation to take back to City Council.

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

Greg McDonald, Chairman

Carol M. Oprea

Carol M. Oprea, Recording Secretary

Approved