

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

February 26, 2015

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, February 26, 2015 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, Mary Jane Walker, Brian David and Thomas Stehman; Mayor Thomas P. Perciak; City Council Representative, Scott Maloney; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, Mr. Smerigan, City Planner and Fire Department Representative, Randy French.

The following was discussed:

ORDINANCE 2015-008: Mr. Kolick stated that the City Planner, George Smerigan was present here tonight. He is going to give us a little introduction on this and indicate what this process is and what this document is and hit some of the highlights. I know that everybody has gone through it. If you have any particular questions he will respond to them. We will table this tonight and at the next meeting if everybody is okay with it we will vote on it at the next meeting.

MODERN PROPERTY GROUP, LLC: Mrs. Daley stated that this proposal is the split the rear 496' of PPN 393-01-007 and attach it to PPN 393-01-011. The remainder of PPN 393-01-007 is to be consolidated with PPN 393-01-009. It is near the corner of Marks and Rt. 82. They are going to create an "L" shaped parcel and they plan on putting a building on it at some point. Then they will have that secondary parcel which they will sell off. From the City Planner the lots meet all the zoning requirements and the lot split and consolidation are in approvable form. From the Engineering Department there are no sanitary sewers on Marks Road. The plat is in approvable form subject to the applicant executing an affidavit stating that when sanitary sewers are extended down Marks Road across their frontage, the property owner will pay their fair portion of the assessment. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter but that any approval should be made subject to the receipt of the affidavit by his office. Any approval must be forwarded to City Council for confirmation.

RICHARD FULKERSON: Mrs. Daley stated that this proposal is to split the rear 1,516 feet of PPN 393-25-003 and attach the same to PPN 393-25-036. From the City Planner the split and consolidation is in approvable form. From the Engineering Department the plat is in approvable form. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire

Department. Mr. Kolick stated that if the applicant decided to sell any of this land then they would need to understand that none of the land could be landlocked. He stated that the Commission could act on this matter this evening.

ORDINANCE 2015-031: Mr. Kolick stated that these changes are to clarify the codes and is a house keeping matter. He stated that there was confusion in the language regarding yards. He stated that the Commission could act on this matter and send it back to City Council.

The meeting was called to order at 8:00 PM by the Chairwoman, Mrs. Barth.

Roll Call:	Members Present:	Mrs. Barth Mrs. Walker Mr. McDonald Mr. David Mr. Stehman Mr. Maloney Mayor Perciak
	Also Present:	Mr. Foulkes, Asst Bldg. Com. Mrs. Daley, Asst. Engineer Mr. Kolick, Asst. Law Dir. Mr. French, Fire Dept. Rep. Mr. Smerigan, City Planner Carol Oprea, Recording Secy.

REVISED AGENDA

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

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

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mrs. Barth – You have had a chance to review the minutes of February 12, 2015. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

ORDINANCE NO. 2015-008

An Ordinance approving and adopting the 2015 Comprehensive Plan update for the City of Strongsville.

Mrs. Barth – Item Number One, Ordinance No. 2015-008. The Public Hearing will now open.

Mr. Kolick – We have our City Planner here and he will make some presentation about what this plan constitutes, how long we have been working on it and some of the highlights. We should do that before we take any public comments.

Mrs. Barth – Mr. Smerigan.

Mr. Smerigan – Madam Chairwoman, members of the Commission, I would just like to note that work on the plan began prior to my time as City Planner. It has been in the works for several years. The first draft was actually prepared by Bob Hill and I have tried to retain, as we are trying to update and move things forward, as much of Bob's work as possible, particularly as it related to some of the background information. One of the things that I did putting this document together is get input from the various City Departments so that the plan reflects the thoughts of the City Administration and not just the thoughts of myself. I can tell you that Ken and Lori were instrumental with assisting with the transportation portion and helped a great deal there. Brent had a great deal of input on the business and industrial sections. We had kind of a collaborative effort from the staff trying to put this together so that you have the administration's thoughts going forward. Any time you are doing a document like this, over an extended period of time and you are trying to bring your thoughts to a bunch of people obviously there are going to be some cleanups that are necessary. I've gotten comments from a couple of members of the Commission with some of their notes relative to some of the language. I would appreciate any of the comments and assistance that you have. I want to make this as good a document as it can possibly be going forward. I just want to note a couple of key concepts, as I see it in this document, as we are moving forward. One of the things that gets highlighted in here is what is happening in terms of our commercial development. That is sort of important because, even though the commercial

development represents a relatively small percentage of the City, it has a disproportionately large impact on the way people see the City, the image of the community and the way in which the community functions. How we treat our commercial areas becomes very very critical in terms of the future image of the community. Another concept that I have expressed in here and I think that we need to keep in mind is that we have an abundance of park land in our community but that is one of those things that kind of cuts both ways. On the one hand, having all that park land in close proximity for our residents is a very positive thing. They get the opportunity to experience that park land and take advantage of those resources. The flip side of that though is that you have a significant amount of land that is not on the tax rolls and does not contribute to the tax base, so the rest of the property is forced to make up for that and carry it. Which means that the balance becomes very critical, because it is a very large percentage, unusually large percentage for a City of this size. Even though it is not on the tax rolls, it is still requiring services because we do make emergency runs and we do patrol in those areas. Our Safety Services are still servicing that land even though it is not contributing back to the tax base. It is one of those things that we have to be careful about, it is a positive thing and a negative thing all at the same time. It is a real balancing act. We added into the plan this time, the fact that we need to monitor the mix of our housing and we need to be careful about how we do that. As you are aware we have the Charter provision about the percentage of multi-family housing but one of the things that we pointed out in the document is the mix of cluster housing relative to single family housing and the fact that mix is now changing and we have to be careful about maintaining that mix because we don't want to get it out of balance and change the character of our City. So how we handle that is very important. As you know, I suggested some legislation, you recommended it and Council adopted it, that changes some of the cluster revisions to get that back into alignment. We were starting to drift a little too far into one direction. We are going to continue to monitor that but I think it needs to be an important feature for us going forward, that we keep that in mind and that we keep that as part of our vision. Finally I want to mention that the plan talks heavily about the fact that we have developed a very strong economic base and a very strong industrial base. We need that in order to provide the tax base for the City as it becomes fully developed. We are getting closer and closer to full development, we are still a few years away from that but given our nature and given our mix, that economic base is going to be critical long term. We need to continue to maintain the quality of services that you have now. The City has an excellent reputation for services and we don't want to see that change. So, that industrial base and that tax base is going to be very important. Again, it is all this balancing that is going to need to occur. That is what we are trying to do in this document, talk about the need to do the monitoring and the need to maintain that balance and approach thing very carefully. I will not belabor it this evening, like I said, I have received comments from a couple of members. If you have comments, if you want to forward them to me, I would be happy

to address them. I will take the comments that I have gotten and get back to you with a response and if we have any public comments, I will be happy to address them as well.

Mrs. Barth – 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. Mr. Kolick.

Mr. Kolick – Madam Chairwoman we will table this Ordinance for tonight. Mr. Smerigan will take any comments and address those and we will look for a recommendation from this body at the next meeting. Unless we run into something unusual, I would think that we can forward it to Council. Council will then have its own public hearing on this and receive public comments before taking any action on it. Thank you.

NEW APPLICATIONS:

MODERN PROPERTY GROUP, LLC./ Bill Sliwinski, Agent

a) Modification to permit a subdivision without sanitary sewers at 22835 Royalton Road, PPN 393-01-007, 009, 011 zoned General Industrial, pursuant to Codified Ordinance Section 1228.01(i).

b) Subdivision of PPN's 393-01-007, 009 and 011 located at 22835 Royalton Road, zoned General Industrial.

Mrs. Barth – Item Number Two, Modern Property Group, LLC, please step forward and state your name and address for the record.

Mr. Sliwinski – Bill Sliwinski, Campbell Construction, 1159 Blachleyville Road, Wooster, Ohio 44691.

Mrs. Barth – Thank you, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, this request is for approval to combine three existing parcels into two parcels. Parcel "A" and Parcel "B". The subject property is all zoned General Industrial. Both new parcels will substantially exceed the minimum lot area and lot width requirements for a GI Zoning District and approval is recommended. From Engineering the plans are in approvable form. Just to note; there are no sanitary sewers currently down Marks Road, so we are working with the applicant and the Law Department on an Affidavit to address any future assessments that may come forth when we extend the sewer down Marks Road. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there is no report. Thank you.

Mrs. Barth – Mr. French.

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

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. First Mr. Sliwinski, you are aware of the Affidavit that we require?

Mr. Sliwinski – Yes we received it and it is in the process of being signed.

Mr. Kolick – If there are any questions on it, you can have them contact my office and I can answer that but any approval tonight will need to be made subject to the receipt of the final Affidavit by my office. Any approval of this subdivision and modification must be approved by City Council.

Mr. Sliwinski – My interpretation of that Affidavit was that when they put sanitary sewers down Marks Road, the owner will have to pay the assessment and connect in. He is planning to connect in off Royalton Road, if that is already connected in, he would not have to connect in off Marks Road but we would have to pay the assessment for the installation of the sewer on Marks Road.

Mr. Kolick – Where the connection would be would be an Engineering question and would have to be determined at that time.

Mr. Sliwinski – Sanitary would not be a problem. It appears that we have 12 feet of fall when you go back there.

Mr. Kolick – There are plans to put a use on the lot off Royalton now, is that correct?

Mr. Sliwinski – Yes, right now they are looking at putting some sort of building on there. We haven't gotten very far in the design process at this point.

Mr. Kolick – Do you know what their timing is on that?

Mr. Sliwinski – It is apparently not pressing.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Modern Property Group LLC.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Modification to permit a subdivision without sanitary sewers at 22835 Royalton Road, PPN 393-01-007, 009, 011 zoned General Industrial, pursuant to Codified Ordinance Section 1228.01(i) subject to receipt of an affidavit as required by the Law Department.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Subdivision of PPN’s 393-01-007, 009 and 011 located at 22835 Royalton Road, zoned General Industrial subject to receipt of an affidavit as required by the Law Department.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

RICHARD FULKERSON/ George Hofmann, Agent

Parcel Split and Consolidation of PPN’s 393-25-003 and 036 located at 20143 Lunn Road and 15269 Walnut Creek, zoned R1-75.

Mrs. Barth – Item Number Three, Richard Fulkerson, please step forward and state your name and address for the record.

Mr. Hofmann – George Hofmann, 24 Beech Street, Berea, Ohio.

Mrs. Barth – Thank you, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, this request is for approval to subdivide the rear portion of an existing parcel, 393-25-003, referred on the drawing as Parcel “A” and attach it to parcel 393-25-036, referred to on the drawing as Parcel “B”. Both of the parcels are in the R1-75, Single Family Residential Zoning District. Parcel “A” does not comply with the minimum lot width requirement, however, it is an existing non-conforming lot of record and the lot width is not being reduced as a result of the proposed lot split and consolidation. Parcel A would comply with the minimum lot area. Parcel B would comply with both the minimum lot area and minimum lot width and approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there is no report from the Building Department. Thank you.

Mrs. Barth – Mr. French.

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

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We are in a position to act on this matter this evening. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Richard Fulkerson.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel Split and Consolidation of PPN’s 393-25-003 and 036 located at 20143 Lunn Road and 15269 Walnut Creek, zoned R1-75.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2015-031:

An Ordinance Amending Section 1252.16 of Title Six of Part Twelve-Planning and zoning Code, of the Codified Ordinances of the City of Strongsville Concerning Projections into Yards.

Mrs. Barth – Mr. Kolick.

Mr. Kolick – Thank you Madam Chairwoman. This Ordinance clears up some ambiguities that we had in the Code and some problems that we were having with interpretation, because of the different language in various areas. Basically the changes now clear that up to designate what we were trying to do with this area of the Code so we ask that the Commission consider it and give a recommendation over to City Council. Thank you.

Mrs. Barth - ORDINANCE NO. 2015-031. An Ordinance Amending Section 1252.16 of Title Six of Part Twelve-Planning and zoning Code, of the Codified Ordinances of the City of Strongsville Concerning Projections into Yards.

Mr. McDonald – Move to give favorable consideration.

Mrs. Walker – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

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

Hearing no other business to come before the Commission, the Chairman adjourned the meeting.

Charlene Barth, Chairman

Carol M. Oprea  _____
Carol M. Oprea, Recording Secretary

Approved