

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 10, 2016

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, March 10, 2016 at 7:30 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; and Mayor Thomas P. Perciak; City Council Representative, Michael Daymut; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, and Fire Department Representative, Randy French.

The following was discussed:

VERIZON WIRELESS: Mrs. Daley stated that this application is for the addition of 12 antennas to an existing utility tower and a 12' x 20' steel platform. This is going on a tower at West 130th St., this is the second pole. They did have to go to the BZA because they were within 500 feet of houses which is part of the Code. The BZA granted the necessary variances and with that the City Planner is good with everything. From Engineering, with the variances granted, the plans are in approvable form. Mr. Foulkes stated that from the Building Department we did receive a copy of the Removal Bond. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated from the Law Department, there are two items, that was just a sample bond and we need the actual bond, you can act on it subject to receipt of the actual Removal Bond for \$50,000.00 and the Lease Agreement with First Energy. You can act on it with those two contingencies. Mr. Daymut asked how this went at the BZA. Mr. Kolick stated that Mrs. Peterson, the first house on West 130th, didn't have as strenuous of an objection as last time because it was not going right next to her house. BZA had them move some of the trees to give her some shielding and she was not perfectly happy but she was accepting and her husband did not have any problems. I think they were somewhat accepting.

OUTLOT AT THE GREAT ESCAPE: Mrs. Daley stated that this application is to split 0.5335 acres from PPN 396-14-001 and construct a 2,400 SF drive thru restaurant on the split parcel. I don't know if we know the user. Mr. Neff stated that it is a coffee shop. They are working on letters of intent with the user. I met with the administration and talked about who it was but I am not yet able to tell you until they file the final letter. Part of it is, the letter of intent, they want to make sure that it is doable before they sign. It will be a coffee shop with a little bit of food. Mrs. Daley stated that it is going in the parking lot in front of the Great Escape, the old Borders Plaza, there is a Verizon building there right now and what they want to do the first item on the agenda is a parcel split, they want to actually split out the piece that this building is going to be on and here

is the site plan that shows the building. On the parcel split, the City Planner had no problem with that. We had spoken with Mr. Neff earlier about getting an easement for the City. Mr. Neff stated that his client had agreed to that. Mrs. Daley stated that with the signal upgrade, some of the new poles are going to be on the side of the right-of-way so we will get that easement from them. I will get that information over to you with the dimensions of where it needs to be. On the site plan, from the City Planner there are 5 areas of non-conformance. This is zoned Shopping Center so with that they will need a Minimum Front yard Building Setback, 200 feet off the centerline and they are indicating only 100 feet from Royalton Road; Minimum Side Yard Setback on the east side; Minimum Restaurant Parking Setbacks from the side is actually almost all except the rear they will need variances on; Minimum Shopping Center Parking Setbacks and Off Street Parking they are required 284 and are indicating 271. Mayor Perciak asked if it was too close to Rt. 82. Mrs. Daley stated that it is closer to Rt. 82 than what is allowed by Code. Mr. McDonald stated that if you look at where that Verizon building is, it is like 4 parking spaces further, 30 to 40 feet. Mayor Perciak asked Mr. Neff how that is going to work out. Mr. Neff stated that with their configuration, he could probably push the building back a little bit more but he stated that he could not line it up with the Verizon building. To make this one work with the size building that you are looking at I cannot line it up with the Verizon building. It won't work, and you are right, as you look at it, I did prepare and I don't have it with me today but I did prepare a setback exhibit that shows all the various buildings along Rt. 82. Mayor Perciak stated that this will have to be tabled today and it has to go to BZA but that he should have all that ready for them. Mr. Neff stated that he already had it ready. Mr. Kolick asked if his client considered re-orienting the building north and south so that if you would lay it out this way, that would really help with the setback here and as long as they could still get their orientation around the building, it is something that we talked about this morning administratively and said, with the re-orientation of that building we can remove a lot of things here that maybe they then could relocate because right now the trucks could be backing out into the aisle way. I know that there is nowhere else with this plan. If you re-oriented the building in a different direction, maybe they could find a way to look at this. Mayor Perciak asked Mr. Neff to take a look at this because that could be a homerun up there. I don't think anybody objects to what you are trying to do it's just where you are trying to place it which is going to cause problems. Mr. Neff stated that the parking variances, the parking is there now and we are not asking for anything closer, the building is the biggest issue as far as the location. We also shared the building elevations, we do have specific elevations to give you a flavor of what this building is going to look like. Mr. McDonald stated that it then goes to Dan's point, wouldn't you rather have this front Royalton then that? Mr. Neff stated that he would get with his client in the next day or two and will go through it. We looked at various options, we looked at this several years ago for another client when they were looking at this property but I will see what we can come up with. Mayor Perciak stated that he

strongly suggests that you follow the recommendations of Dan Kolick and it will make your job and your presentations a whole lot easier. Mr. Neff stated that he would take that back and see what they could come up with. Mrs. Daley stated that the only other item was cross easements. Mayor Perciak asked who now owns this property. Mr. Neff stated that it was owned by an out of state group. He stated that he would give the name out on the floor. Mr. Daymut asked if the site was reconfigured, would that change all the variances needed? Mr. Kolick stated that it will but what we need to do is deny this and they can reconfigure it and we can always get before BZA and change the numbers because they have to go through 2 hearings there anyway. Mr. Neff stated that they had not submitted their application to the BZA because they were waiting for the City Planner's letter. Mayor Perciak stated that the Great Escape must be very happy because all of the traffic that will be brought there. Mr. Neff stated that it was a great location for this. Mayor Perciak stated that shopping center can use activity. Mr. Foulkes stated that in its current configuration as presented, we only had a couple of minor things which the traffic flow from west to east around the drive-thru, you probably need some screening there to protect the headlights into Rt. 82 traffic heading west. We don't need a lighting report for this because it is pretty well lit, the only thing we would look at is lighting around the actual drive thru for safety. The couple of items noted by the CPTED Officer were the dumpsters, he was just concerned about sight lines in pulling out of there and he also noted the increased traffic which the Mayor mentioned. Mr. French stated that from the Fire Department, as it is configured here on this plan, they have good circulation. It has yard hydrants as well as connections on site so we have no issues. Mr. Kolick stated from the Law Department, the lot split should be tabled, understand Dan and I am sure they have been told, whatever layout is on here, there won't be any other curb cuts on Rt. 82. There will not be any other free standing signs. We will work with them with the signage on the building so that you can see it but no more signs going on the road. Mayor Perciak stated that where it is going to be located they won't need a ground sign. Mr. Kolick stated that ultimately no matter which configuration you use, we are going to need cross easements for drainage, utilities, sewers and whatever you have so and there is an older REA agreement on that parcel. You will just have to see how that fits in with this, it will probably need some modifications. On the second item we can turn it down tonight but please look at where you are with that building and you are still going to need variances but that will change them, if you get into the City Planner quickly enough then we won't hold you up and we will get you through the BZA process. We would rather see the end product.

LEE'S GRINDING: Mrs. Daley stated that this application is for a small building addition and small parking addition to the existing building on the corner of Foltz and Ascoa. Here is the existing building and the new addition will be going here and they will just extend their parking lot out a little bit to match the new. From the City Planner there are no issues, it meets all the setback requirements. From Engineering we did

applicant's architect to revise their paving standards to the City standards and they are agreeable to that. Mayor Perciak asked the applicant how many employees he would have in doing the addition. The applicant stated that it was just giving more space for now. Mr. Foulkes stated that from the Building Department the plans are in approvable form. Mr. French stated that from the Fire Department we stopped and talked to the personnel and brought up that it may need to be fire separated between the new addition and old building. They are showing two openings from the old building to the new addition. Those can be fire shutter doors. There is a street hydrant on Ascoa. The applicant stated that they were allowed a 75% increase and that they have a greater than 20% perimeter opening. He asked if the rating was F1 or F2. Mr. Foulkes stated that he thought it was an F1 and if they make it. They would not need any of it. The applicant stated that they would look at it. Mr. Kolick stated from the Law Department, we have the signed Performance Standards and we can act on it subject to Engineering.

ORDINANCE NO. 2016-056: Mr. Kolick stated that this is the parcel at Whitney and Pearl that sits behind the McDonalds, it is the old Quality Catering parcel. They are asking for a recommendation for a rezoning over to Motorist Service for a car wash. We just got this from City Council so we are going to ask that you table it tonight so that we can do a little more study on it and at the next meeting you can act on it and make your recommendation. Mayor Perciak stated that they had met with the developer and voiced our opinion to him about the potential for traffic problems so they indicated that they would work on that and get back to us with a plan. Mr. Kolick stated that was the biggest concern, the traffic at that area. Mr. Daymut stated that he thought originally it was supposed to be two parcels. Mr. Kolick stated that it was always set up for two parcels but we had always reserved that opening so that there would be no other curb cuts out at Pearl. We are still looking at that but we can't create a bottleneck here either. Mr. Daymut stated that he understood but does that leave enough for the second parcel? Mr. Kolick stated that it did but it would be a limited use. Mayor Perciak stated that he would like an ingress/egress on Whitney. Up front there is a big retention basin too, what we don't want is a lot of issues and they are aware of it and I believe that it is in everybody's interest to table this until we get all these issues worked out. Truthfully the parcel the way it is configured today, you are very limited as to what you can put in there because it butts up to the Turnpike. There is too much stuff all around it so the car wash is not the issue, the traffic is the issue. Mr. Daymut asked if there was a restriction from the Metro Parks. Mr. Kolick stated that there was a 300 foot restriction but that they are outside of that. That does kill off a lot of that land, they will keep that, they will be outside of the park restrictions. That is why they are only looking at doing this, which is another reason that the uses are limited here, because this is a no build zone which will protect these houses anyway. Mr. McDonald asked how big of a building could fit on there if it remained Restaurant Recreational. Mr. Kolick stated that he did not know.

The meeting was called to order at 8:00 PM by the Chairman, Mr. McDonald.

Roll Call:	Members Present:	Mr. McDonald Mrs. Walker Mr. Daymut Mayor Perciak
	Also Present:	Mr. Foulkes, Asst Bldg. Com. Mrs. Daley, Asst. Engineer Mr. Kolick, Asst. Law Dir. Mr. French, Fire Dept. Rep, Carol Oprea, Recording Secy.

MOTION TO EXCUSE:

Mrs. Walker - Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker - I move to excuse Mrs. Barth, Mr. Stehman and Mr. David for just cause.

Mr. Daymut – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker – I move to use the Revised Agenda for this evening.

Mr. Daymut – 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 February 25, 2016. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

VERIZON WIRELESS/ John Sindyla, Agent

Site Plan approval for the addition of 12 antennas on an existing First Energy high tension tower and 4 equipment cabinets on a 12 x 20 steel platform with a fenced compound located on West 130th Street PPN 398-24-037 zoned R1-75. **BZA variance granted 2-10-16. ARB Favorable Recommendation 2-23-16.*

Mr. McDonald – Item Number One, Verizon Wireless, please step forward and state your name and address for the record.

Mr. Sindyla – Joh Sindyla, 7425 Royalton Road, North Royalton, Ohio 44133.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there was one variance that was required, since the facility was within 500 feet from residential dwellings and BZA did grant that variance. Therefore the City Planner recommends approval of the plan. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form subject to the Law Department receiving the executed \$50,000.00 Removal Bond and also subject to a plan review in accordance with the Ohio Building Code. 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. We need the \$50,000.00 Removal Bond, we need a copy of the Lease with First Energy so you can act on it subject to the receipt of those two items.

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

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mr. McDonald – I move to give favorable consideration for Site Plan approval for the addition of 12 antennas on an existing First Energy high tension tower and 4 equipment cabinets on a 12 x 20 steel platform with a fenced compound located on West 130th Street PPN 398-24-037 zoned R1-75 subject to the receipt by the Law Department of the \$50,000.00 Removal Bond and a copy of the Lease Agreement with First Energy.

Mr. Daymut – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

OUTLOT AT THE GREAT ESCAPE PLAZA/ Dan Neff, Agent

a) Parcel Split of PPN 396-14-011 for property located at 17200 Royalton Road zoned Shopping Center.

b) Site Plan approval of a 2,400 SF drive thru restaurant for property located at 17200 Royalton Road, PPN 396-14-001 zoned Shopping Center.

Mr. McDonald – Item Number Two, Outlot at the Great Escape Plaza, please step forward and state your name and address for the record.

Mr. Neff – Dan Neff, Neff & Associates, I am here representing GDA Real Estate Services LLC and they are located in Greenwood Village, Colorado. They are the property owners and I am here to present to you this evening the proposed lot split and site plan for a free standing coffee shop. Just for the record, I am in receipt of the staff reports.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, on the site plans there are 5 areas of nonconformance with the Shopping Center Zoning District. Those are the minimum front yard building setback; minimum side yard setback; minimum restaurant parking setback; minimum shopping center parking setback and minimum off

street parking. Four variances would be required on those five items. From Engineering on the parcel split, the final plat would need to show an easement at the southeast corner of the split parcel which is parcel 2, granted to the City for future traffic signal pole and appurtenances. We have already spoken with the applicant on that and they are acceptable to that. The site plan, we will just need final plans for that and those should include some cross easements for utilities. Thank you.

Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, a couple of minor items; we are asking the applicant to show some landscape or other screening at the southeast end of the proposed drive thru to reduce any glare to oncoming traffic headed westbound on Rt. 82. We are also asking for the egress lighting around the building in the drive-thru area for safety and that is all subject to a plan review in accordance with the Ohio Building Code. I also have some notes from our CPTED Officer, he notes that the location of the dumpster on the interior cross drive and is questioning the sight distance and visibility for existing traffic from that area onto the cross drive and also he noted that the increased amount of traffic that will occur on the cross drive as well. 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. We will need to table the parcel split, any parcel split that is granted would have to be restricted to no free standing signage and no curb cuts directly onto Rt. 82 and of course the necessary easements for utilities, drainage and so forth. Item “b” you can deny and send to the BZA. As noted in Caucus we want you to come in administratively and look at reorienting that building to take care of some of these variances and pull it back off of Rt. 82. Even if we did that, he is going to need variances so you can keep him moving by denying it tonight. Just work on those Mr. Neff so that we have the correct numbers to look at at BZA. Thank you.

Mr. McDonald – All the conversations that we had in Caucus are part of our meeting tonight so we won't rehash those issues. That being said we will table the parcel split. Are there any questions or comments? I would entertain a motion for the Outlot at the Great Escape Plaza.

Mr. McDonald – Mr. Chairman.

Mr. McDonald – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 2,400 SF drive thru restaurant for property located at 17200 Royalton Road, PPN 396-14-001 zoned Shopping Center.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

LEE'S GRINDING/ Michael Benya, Agent

Site Plan approval of a 9,045 SF addition to the current Lee's Grinding facility to be used as a high tech machine shop for property located at 15620 Foltz Industrial Parkway, PPN 393-07-011 zoned General Industrial. **Architectural Review Board Favorable Recommendation 3-8-16*

Mr. McDonald – Item Number Three, Lee's Grinding, please step forward and state your name and address for the record.

Mr. Benya – Michael Benya, 325 Trease Rd. Wadsworth, Ohio.

Mr. Papanikolaou – Nick Papanikolaou, 15620 Foltz Parkway, Strongsville, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there are no Planning or Zoning related issues with the proposed addition and approval is recommended. From Engineering the plans are in approvable form subject to the applicant revising the pavement detail to conform to the City Standards. Thank you.

Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, the plans are in approvable form subject to a final review of the submitted plans in accordance with the Ohio Fire Code and the Strongsville Fire Code. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are in a position to act on this, any approval forthcoming should be made subject to engineering report as read here this evening.

Mr. McDonald – Just a question for the applicant, can you tell us what the intent of the addition is? Are you going to be using it for fabrication, additional manufacturing?

Mr. Papanikolaou – Expansion of our operations and additional manufacturing space.

Mr. McDonald – Business is good.

Mayor Perciak – How many years are you there now?

Mr. Papanikolaou – We have been in the facility since 1990.

Mr. McDonald - Are there any questions or comments? Hearing none, I would entertain a motion for Lee's Grinding.

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval of a 9,045 SF addition to the current Lee's Grinding facility to be used as a high tech machine shop for property located at 15620 Foltz Industrial Parkway, PPN 393-07-011 zoned General Industrial subject to the engineering report as read this evening.

Mr. Daymut – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2016-056

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 9200 PEARL ROAD IN THE CITY OF STRONGSVILLE FROM R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION (PPN 395-03-006), AND DECLARING AN EMERGENCY.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, this is an Ordinance involving a parcel behind the McDonalds parcel at Whitney and Pearl Roads. We just received this Monday night from City Council. We ask that you table it and give us some time to look at it and work out some details that may need to be worked out. Thank you.

Mr. McDonald – Okay we will table the Ordinance. Is there 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