

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 4, 2018

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, October 4, 2018 at 7:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Brian David; Edward Pfahl and James Kaminski; 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:

AT & T: Mrs. Daley stated that this application is for a new cabinet on Pearl and Echo, there are already existing cabinets there. This is the parking lot for Echo Lake pool, common property and then the apartments back there. This is Dr. Kast's office so it is actually on the Common Property in a private easement. There are no issues from the City Planner or from Engineering. Mr. Miller 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 as you know we look at sight lines, we look at drainage and if it is not bothering those items then we are in a position to approve it.

Ordinance 2018-140: Mr. Schonhut stated that it is a rezoning for the old Catan Bridal store. It will be going from General Business to Commercial Service. The end user is a storage facility and Nick Catanzarite is here representing the property owner and the potential end user is here if anyone has any questions for them. Mr. Kolick stated that they should come up on the floor and talk about it when we get out there and they can ask any questions at that point but we can let them make a little presentation about it since we are not building a whole lot but it should be done on the record.

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

Roll Call:	Members Present:	Mr. McDonald Mrs. Walker Mr. Pfahl Mr. Kaminski Mr. Schonhut Mr. David
	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.

MOTION TO EXCUSE:

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - I move to excuse Mayor Perciak for just cause.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

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 September 6, 2018. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

AT & T/ Michael Williams, Agent

Site Plan approval for a concrete pad, additional above ground fiber distribution cabinet and hand hole/conduit to be placed in an existing easement located on PPN 393-34-018 zoned PDA-2

Mr. McDonald – Item Number One, AT & T, please step forward and state your name and address for the record.

Mr. Williams – Mike Williams, AT & T, 13630 Lorain Avenue, Cleveland, 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 and Engineering the plans are in approvable form. 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. You are in a position to act on this matter this evening. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for a concrete pad, additional above ground fiber distribution cabinet and hand hole/conduit to be placed in an existing easement located on PPN 393-34-018 zoned PDA-2.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

Mr. McDonald

Aye

Mrs. Walker

Aye

Mr. David	Aye	
Mr. Pfahl	Aye	
Mr. Kaminski	Aye	
Mr. Schonhut	Abstain	APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2018-140:

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 12878 Pearl Road (PPN 392-30-001) in the City of Strongsville from GB (General business) Classification to CS (Commercial Service) Classification and Declaring an Emergency.

Mr. Catanzarite – Good Evening, Nick Catanzarite representing the property owner, 1301 East Ninth Street, Suite 3500, Cleveland, Ohio. The property is the former bridal building on Pearl and it is currently under contract to be sold to Kevin and Marissa sitting behind me here who have plans to open an indoor storage business in the building. In a minute they are going to tell you more about their business. They have a current facility in Medina so this isn't the first time that they are going to be doing this. As most of you know we have been marketing this property for a while now and there hasn't been a lot of interest. It is a tough building to either retrofit or find somebody that would use the whole building. This particular use does make a lot of sense. I will let Kevin and Marissa tell you more about the business and we look for a favorable recommendation. Thank you.

Mr. McNaulty – Kevin McNaulty, 1620 Stoney Hill Road, Hinckley, Ohio. Thank you for having me, I consider it an honor to be here and it has always been a dream to work in Strongsville, Ohio. I really admire your City. My wife and I, Marissa have been married for over 30 years, we have been business partners the whole time since we met. We have run several successful business and came up being in the construction business, a property management company and everything associated with it. We've always seen a need for the services that we now offer, so as time went on we successfully ventured out of that sort of work. In our community where we live, we opened up Medina's first class A self storage facility, temperature controlled. It is not the typical self storage facility like many of us might relate to. This is a state of the art class A facility, built with the highest quality of construction materials utilized to today's standards, high security fencing, LED lighting, 24 hour surveillance cameras, all while still providing a cost competitive value to the consumers in our market area. That was a huge success and we are proud to announce that Mayor Hanwell as well as the City

Planning Director can be our personal references for that as well. They speak very highly of us and we have a great relationship with them. As time went by, I work in Strongsville, I am also a State Certified Real Estate Appraiser, I am a preferred vendor for many of the banks and nations top lenders, as well as work for the VA in helping our veterans find housing and refinancing their houses and everything associated with that. We are in Strongsville quite a bit and always looking for an opportunity and we applied what we did in Medina towards the city and we noticed that there was a great need for this type and quality of storage in the City so we met Nick and his father Mike, who generously showed us their property and it was almost like a dream come true, it seemed like it was almost made for our type of a business. Nick handed out a handout for everyone and if I could share some information with you, we consider, we conducted a feasibility study, my wife did with data compiled from CBRA self-store advisory group as well as Pernham Group and we were pleasantly surprised that what we believed was true that there are only a couple of competitors or people who offer this type of service in the Strongsville market area and only 2 being in the temperature control arena which we feel is a real need in the community. All of them seem to be almost full at all times and we ourselves wonder where the residents of Strongsville go for these types of needs. Either storing their belongings or working from home and that sort of thing. So when we found the building it was almost like a perfect fit for what we desire to do and then our feasibility study backed that up. If you look at the one mile criteria, even if we were to add our proposed 48,566 SF of indoor temperature controlled storage there would still be a 33,000 SF plus deficiency and then as you go out to 3 miles there would be 182,000 SF deficiency and these are from numbers compiled by the industries experts in these fields. Page number 2 is the other self-storage facilities in Strongsville, Ohio and the only one that we would consider to be a competitor would be Cube Smart and we feel that we bring a much better service to the community because Cube Smart engages only in smaller sized units. In Medina where we are at the typical household is 900 to 1,800 SF, the houses around Medina City, where in Strongsville they are typically in the mid to high 2,000's, four bedrooms, 2 ½ bath homes. We find that consumers are forced to maybe rent more than one, two or even three units to fulfill their needs for storage and Cube Smart and only Lunn Road Storage offer the temperature control with the other two offering outside storage only. We feel this service for a great amount of indoor temperature storage would be a great fit for the community and would definitely be a need. What we also offer is larger size units, so we are not going to offer per se, smaller size units where people are almost forced to buy more than one unit but actually offer them sizes of units in correlation to the sizes of their households so that we can offer them more space, bigger spaces for the same amount of money and we will be cost competitive. Page three is our tentative layout of the building which you will see. What is good about our business is, there is going to be really no external changes. There are issues of deferred maintenance, some small repairs, minor things but Nick and his dad Mike did a great job of landscaping and

building the building and the outside landscaping and so forth so we are going to bring nothing new to the area that is going to cause an external eye sore. There will be no increased negative traffic flow. Nothing negative as far as that is concerned. All of our businesses is actually going to be contained within those walls where all those units will be. Just like Medina, we are going to offer that high intensity LED lighting, the 24 hour, 365 day security surveillance with night vision, motion detectors and plate readers. It's going to be a nice safe secure facility so that if you do need to go after hours or late at night the facility will be well lit and safe for the City's residents. Again there will be no increased traffic flow, no issues of safety or anything like that so it's almost going to be like nothing is really changing in all reality. The amount of traffic that visits a self-storage facility is typically maybe a handful of people at any given time and they are there usually to pick up something or drop it off and they are usually in and out. So there is not going to be a gathering place, no meetings or anything like that being conducted on the property, it's going to be where they come in and conduct their business with their belongings and then go ahead and leave. So we just feel that the building is an absolute perfect fit. We feel that Strongsville definitely has a need for our services, we feel that what we offer is a cut above all of our competition and the competition is full. That is what we hope that you will allow us to do at the site.

Mr. McDonald – Do any of the members have any questions?

Mr. Kolick – Mr. Chairman, for the applicant, is there an on-site manager or someone who is there, like employees who are there 24 hours?

Mr. McNaulty – No there will be no on-site employees there 24 hours. We will be there between business hours but we also offer that I don't think anyone offers this in Strongsville, is a 24 hours virtual assistant kiosk where you can actually go and conduct business 24/7. You can go after hours, you can go on weekends. We were surprised on how much business is conducted after business hours because of people's work schedules and different jobs and moving in and out of town. So there is a lot of people who look for a facility where they have access to it during those off hours. It is not a regular thing but it is a nice option to offer the people. So there will be a kiosk where you can actually make a payment, you can rent a unit, you can reserve a unit. It will spit you out a contract, spit you out a lock and then give you your own private security access code. Whenever you enter the facility, in, out, around even the restrooms are going to be coded by your own individual security code so the security factor is top notch. We literally know that when someone enters our grounds, where they start, where they go and where they finish so that if there is ever any issues whatsoever we can go right to that time frame and analyze it and then figure out if anything has happened or gone wrong or if there was an issue with the property. We are there

during business hours and weekends are hands on at our facility. We are not absentee owners, we are there to make it work and to be gracious to our guests.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – So then are there like two codes? One to get into the building and then another one to get into your individual pod? Is that how it works?

Mr. McNaulty – One code, the lockers will be individually locked. Everyone is required to have their own lock for security. Then our high surveillance security system so when you enter our facility there will be a key pad that will allow you entrance to the facility and then when you are in you use a key for your own unit but there will be restrooms, there will be corridors and things like that as you can tell on page 3 of the map, where there will be 24 hour surveillance going on security wise and then when you exit you will also exit your code to leave as well. So we will know when someone comes in, how much time is spent there and when they leave. Not that we anticipate any problems at all but it's nice to provide that service to our elderly, our single women, anybody that comes into the facility and is concerned about maybe coming late at night when no one else is around, it just give them that extra security factor.

Mr. McDonald – Okay, let's talk a little bit about the issue in front of us. I am confident that you had a good business model and the two of you seem like you will run a very good operation. The ordinance in front of us is simply a rezoning. We will get to that building plan when it's appropriate. Moving from General Business to Commercial Service, Mr. Kolick, can you get into other details of what else might go into a Commercial Service zoning?

Mr. Kolick – Yes, under 1262.03 it does permit Offices, Research Laboratory, Production, Distribution Uses. For General Services it permits Cleaning Establishments, Laundries, Food and Drink Preparation, Repair Establishments, Automobile Engines, Body Paint, Electrical Household Appliances, Repair and Sell Buses, Trucks and Machinery, Shops and Offices of Contractors, Carpentry, Electrical, Masonry, Plumbing, Heating, Roofing, Sheet Metal, Storage Yards for sale of new lumber and other building materials, Warehouses and other establishments for parcel deliveries, Veterinaries Offices, Commercial Greenhouses. Those are the main uses that are permitted within Commercial Service zoning.

Mr. McDonald – So as a Commission we need to consider not just the applicant's project that is going to go on this parcel but also what might happen should there be a change in ownership or a change in the use of the parcel down the road.

Mr. Kolick – Well that is true to the extent that once it is rezoned, any of those uses are permitted there, correct.

Mr. McDonald – Are there any other questions?

Mr. Pfahl – Mr. Chairman, just a quick question, no hazardous materials stored in the building? It is made known to the people?

Mr. McNaulty – None permitted.

Mr. McDonald - ORDINANCE NO. 2018-140. 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 12878 Pearl Road (PPN 392-30-001) in the City of Strongsville from GB (General business) Classification to CS (Commercial Service) Classification and Declaring an Emergency.

Mr. David – Move to give favorable consideration to Ordinance 2018-140.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Called	Mr. McDonald	Aye	
	Mrs. Walker	Aye	
	Mr. David	Aye	
	Mr. Pfahl	Aye	
	Mr. Kaminski	Aye	
	Mr. Schonhut	Abstain	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. Brill _____

Carol M. Oprea, Recording Secretary

Approved