

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 15, 2018

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, November 15, 2018 at 7:45 p.m.***

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

SOMERA ROAD: Mrs. Daley stated that this application is for the lot split that we've already seen and needed to go to the BZA for some variances for parking setbacks. This is for the Royalton Project, they are going to break it out into three separate parcels. The existing building being on its own parcel in the back and then the two parcels out front. The Board of Zoning Appeals did grant the variances that they need so with that the City Planner is okay with everything and from Engineering it is in approvable form subject to the Cross Easements that they need for parking, ingress/egress, utilities and storm water management. Mr. Miller stated that from the Building Department there is no report. Mr. French stated that from the Fire Department there was no report. Mr. Kolick stated that we've approved the easements and restrictions, the restrictions are that they cannot have any other driveways out onto Rt. 82 and then all the cross easements that Lori was talking about. They are in place, they just need to be filed so it should be made subject to the filing of those documents.

T-MOBILE CENTRAL LLC: Mrs. Daley stated that this application is for a temporary pole. This is on the City property with the Cemetery here and the tennis courts, it is going to go in right next to the tennis court. These are some of the towers that are on top of the water tower right now but since they have to paint that, they have to get those off and they want to put a temporary pole in for right now. Mr. Kaminski asked if they would go back on the water tower after it was painted. Mrs. Daley stated that they would. From the City Planner put in his report that it is not to exceed 12 months without further authorization. From Engineering it is in approvable form. Just to note; I had a typo in my report and it is right on the Agenda. Mr. Miller stated that it is in approvable form but we will require a \$75,000.00 Removal Bond so that when they are done with it that it will be guaranteed to be removed. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that it should be made subject to those two things; contingent on the \$75,000.00 Removal Bond and for a temporary period of one year. If for some reason they should not have it done by then, you can always come back and talk to us and we can work with you.

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

Roll Call:	Members Present:	Mr. Kaminski Mrs. Walker Mr. Pfahl 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.

MOTION TO EXCUSE:

Mr. David - Mr. Chairman.

Mr. Kaminski – Mr. David.

Mr. David - I move to excuse Mr. McDonald for just cause.

Mrs. Walker – Second.

Mr. Kaminski – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mr. David – Mr. Chairman.

Mr. Kaminski – Mr. David.

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

Mrs. Walker – Second.

Mr. Kaminski – Secretary please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. Kaminski – You have had a chance to review the minutes of November 1, 2018. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

SOMERA ROAD/ Christopher Dempsey, Agent

Parcel Split of PPN 396-12-002 located at 17800 Royalton Road, zoned Office Building, General Business and Restaurant Recreational Services **BZA Favorable Recommendation 9-26-18.*

Mr. Kaminski – Item Number One, Somera Road, please step forward and state your name and address for the record.

Ms. Lauwer – Amanda Lauwer, 1375 E. 9th Street, 29th Floor, Cleveland, Ohio 44114.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there were a variances required for the parking setback from the side and rear property lines and the Board of Zoning Appeals did grant those variances, so with that approval is recommended. From Engineering the plans are in approvable form subject to the cross easements for ingress/egress, parking, storm water management and utilities. Thank you.

Mr. Kaminski – Thank you, Mr. Miller.

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

Mr. Kaminski – Mr. French.

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

Mr. Kaminski – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You can act on this subject to the filing of the Covenants and Easements. They are all ready to go and signed other than they need

to get that plat filed. If you would talk with your engineer so that we can get the revised exhibits to attach those Covenants. Thank you.

Mr. Kaminski – Are there any questions or comments? Hearing none, I would entertain a motion for Somera Road.

Mr. David – Mr. Chairman.

Mr. Kaminski – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split of PPN 396-12-002 located at 17800 Royalton Road, zoned Office Building, General Business and Restaurant Recreational Services subject to the filing of the cross easements and covenants.

Mrs. Walker – Second.

Mr. Kaminski – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

T-MOBILE CENTRAL LLC/ John Sindyla, Agent

Site Plan approval for a 145' temporary monopole tower and one equipment cabinet on a portable trailer within a 25' x 25' fenced compound to be located at 13285 Pearl Road, PPN 396-08-006 zoned Public Facility.

Mr. Kaminski – Item Number Two, T-Mobile, please step forward and state your name and address for the record.

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

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, approval is recommended with the stipulation that this is a temporary authorization, not to exceed 12 months without further authorization from the Planning Commission. From Engineering the plans are in approvable form. Thank you.

Mr. Kaminski – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form pending the receipt of a \$75,000.00 Removal Bond for the tower. Thank you.

Mr. Kaminski – Mr. French.

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

Mr. Kaminski – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Just for the applicant, make sure that Bond is not only for removal but also restoration because you are going to be doing some excavation around that site to take that pole down. Any approval needs to be made subject to the bond and subject to the one year time limit. Thank you.

Mr. Kaminski – Are there any questions or comments? Hearing none, I would entertain a motion for T-Mobile.

Mr. David – Mr. Chairman.

Mr. Kaminski – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for a 145' temporary monopole tower and one equipment cabinet on a portable trailer within a 25' x 25' fenced compound to be located at 13285 Pearl Road, PPN 396-08-006 zoned Public Facility subject to the receipt of a \$75,000.00 Removal Bond and the 12 month time limit.

Mrs. Walker – Second.

Mr. Kaminski – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

James Kaminski, Chairman

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

Approved