

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 21, 2019

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, November 21, 2019 at 5:45 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; and 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:

PRIMROSE: Mrs. Daley stated that this application is for the site plan for Primrose School which is a daycare going in on Pearl Road. It is basically just north of Petitti's on Pearl. Petitti's is here, there is one house in front, the back is the detention basin at Admiralty that we just did all the work on. The property to the north is zoned commercial but it is a residential home there right now. They just have one drive coming out. From the City Planner they meet the zoning requirements. They did go to the ARB and got approval from them. They are doing the Pearl Road Corridor streetscape with the fencing along the front. The City Planner had no issues with anything, they have enough parking. From Engineering we did give some comments back to the applicant's engineer and I have not received revised plans yet so I am waiting until I get those plans back to make any recommendation to Planning from Engineering on the site plan. This is the retention basin that, actually this is the one that we doubled the size of it and now it is a dry basin. They do include a second parcel as well in the second item, it is to consolidate the two parcels which they needed to do to do the site plan. So we are good with the consolidation, the City Planner was good with the consolidation and engineering is good. Like I said on the site plan until we get the revised plans back we will wait to give a recommendation. Mr. Schonhut asked if there was one house in between there and the eye doctor. Mr. Kolick stated that there was one house to the north and one to the south. Mr. Miller stated that it is in approvable form pending the submission of construction documents in accordance with the Ohio Building Code. Mr. French stated that they were working with the applicant on relocation of a private hydrant that they showed on their initial plans that just needs a slight tweaking and they said that they are okay with that. Mr. Kolick stated that the Commission could act on the Conditional Use Permit after the Public Hearing and you can approve the Consolidation. You will need to table the third item until we get the revised plans in and it addresses things with the Building, Fire and Engineering Departments so that is basically where we are at. ARB did require some screening as they are required to do even though it is not zoned residential, if it is used for residential they did require screening on both of those homes. The one home is only 2 feet off the

property line. Mr. Schonhut stated that the residence to the south would probably be forever a home baring an expansion from either business.

BURGER KING: Mrs. Daley stated this is at the north end at the LaSiesta, next to Starbucks that was just approved at the last meeting. This is going in just south of Starbucks. They have the dual drive thru which will help with the stacking so we don't have to worry about any cars stacking out onto Pearl Road. From the City Planner, he finds it's approvable. They also are complying with the Pearl Road Corridor out front of the street scape with the fencing and they comply with all the Code requirements. From Engineering it is in approvable form. There was some discussion on where the curb cuts were on Pearl Road and the general flow of traffic on the site. Mr. Miller stated that the plans are in approvable form pending the submission of construction documents in accordance with the Ohio Building Code. Mr. French stated that the plans were in approvable form. A Knox box would be required as for all new construction. Mr. Kolick stated that the Commission could act on this matter.

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. Schonhut
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. Pfahl - Mr. Chairman.

Mr. McDonald – Mr. Pfahl.

Mr. Pfahl - I move to excuse Mr. David and Mr. Kaminski for just cause.

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 October 24, 2019. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

PRIMROSE SCHOOL OF STRONGSVILLE/ Dale Grieder, Agent

Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(D) and 1242.07 to allow Primrose School of Strongsville to utilize a 12,119 SF building as a daycare for property located at 18713 Pearl Road, PPN 397-18-005 and 397-25-006 zoned General Business.

Mr. McDonald – Item Number One, Primrose School of Strongsville, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Grieder – Dale Grieder, ADA Architects, 17110 Detroit Ave., Lakewood, Ohio.

Ms. Cooper – Carla Cooper, Primrose Schools, 3200 Windyhill Road, Atlanta Georgia.

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

Mr. Grieder – It is a 12,000 SF child care facility with an associated 10,000 SF playground. Hours of operation 6:30 a.m. to 6:00 p.m. No 24 hour care, ages infant to 5 years old, 24 staff members.

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, the building and parking setbacks comply with the minimum requirements of the Zoning Code. The applicant is proposing to construct 35 parking spaces which meets the minimum Code requirement and the Site Plan indicates that they are in compliance with the Pearl Road Corridor Streetscape Standards and has been approved by the Architectural Review Board. Approval is recommended for the Conditional Use and the Site Plan. From Engineering

on the Site Plan we did give review comments back to the applicant's engineer and once we have those revised plans back we will be able to conduct a final review and a recommendation will be given at that time. On the Parcel Consolidation for Primrose it is in approvable form by both City Planner and Engineering. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form pending the submission of construction of documents 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 on the Conditional Use Permit and no report on the Parcel Consolidation. On the Site Plan, the Fire Department needs to have the private hydrant moved to a better use location as indicated on the plan that I copied to the applicant. It is approvable to the Fire Department subject to final review of the submitted plans in accordance with the Strongsville Fire Code and Ohio Fire Code. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are in a position to act on the Conditional Use and on the Parcel Consolidation. The Site Plan has to wait until we get more detailed engineering drawings as noted. We would ask the applicants to watch and put some screening there between the residences to the north and south because those are residential homes and one of them is right up against the property line there so just be cognizant of that with your final plans. With that you will have to table Item 3 and you can act on items 1 and 2. Thank you.

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

Mr. Pfahl – Mr. Chairman.

Mr. McDonald – Mr. Pfahl.

Mr. Pfahl – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(D) and 1242.07 to allow Primrose School of Strongsville to utilize a 12,119 SF building as a daycare for property located at 18713 Pearl Road, PPN 397-18-005 and 397-25-006 zoned General Business.

Mr. Grieder – Yes.

BURGER KING/ David Budge, Agent

Site Plan approval of a 3,225 SF Burger King Restaurant for property located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Service.

Mr. McDonald – Item Number Four, Burger King, please step forward and state your name and address for the record.

Mr. Budge – David Budge, WXZ Development, we are the Developer of the overall parcel that includes the Starbucks and the Burger King. Our address is 22720 Fairview Center Drive, Suite 150, Fairview Park, Ohio.

Mr. Rouse – Gary Rouse, GBC Design, I am the site engineer for Carols LLC who is the franchisee for the Burger King.

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 Burger King operation would share an access drive from Pearl Road with the adjacent Starbucks. There is ample 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 and the proposed site plan complies with all the Code requirements regarding setbacks, ground coverage and required parking. From 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, the plans are in approvable form subject to submission of construction documents 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 final review of the submitted plans to conform to the Strongsville Fire Code and Ohio Fire Code. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You are in a position to act on this item, no contingencies are required.

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

Mr. Pfahl – Mr. Chairman.

Mr. McDonald – Mr. Pfahl.

Mr. Pfahl – I move to give favorable consideration for Site Plan approval of a 3,225 SF Burger King Restaurant for property located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Service.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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. Brill, Recording Secretary

Approved