

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

February 27, 2020

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, February 27, 2020 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Edward Pfahl and Robert Powell; 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, Captain Matthew Tilbert.

The following was discussed:

**STRONGSVILLE CITY SCHOOLS:** Mrs. Daley stated that this application is for the High School over by Catan Stadium. The existing Catan Stadium is right here, they are going to put in 6 tennis courts and then some parking and some handicapped parking so it is basically going all in this area right here. Mr. McDonald asked if there were tennis courts there now. Mr. Schonhut stated that they were behind the baseball field on the opposite side of the school. Mr. Kolick asked the applicant if he knew where the existing tennis courts were located. He stated that they were on the other side and were in such disrepair and have such large cracks, to reseal them would just be putting a bandaid on an issue that would come back up a few years later. We had quotes on resurfacing it but by the time we looked at the quote to do that this was deemed the more fiscally responsible thing to do and it takes care of the excess bond issue that we have that we have to spend on certain construction. Mr. McDonald asked how much the project was. The applicant stated that right now it is priced out at \$555,000.00. Mr. McDonald asked if that figure included parking lot improvements. The applicant stated that it did. Mr. McDonald asked what the figure was for just the tennis courts. The applicant stated that just the tennis courts is \$325,000.00. Mrs. Daley stated that the City Planner had no issues with any of the setbacks. This is in the Public Facility portion of their property not the residential piece. From Engineering we had some comments that we had gotten to the applicant's engineer and they have acknowledged that they are going to comply with all the comments that we furnished, so we will just wait to get the revised plans back to approvable. One of them was wetlands, they did find that they had a little swath of wetlands they are going to redesign. Mr. Kolick asked if there were any lights on the plans. Mrs. Daley stated that there were no lights on the plans. Mr. Miller stated that from the Building Department it is not in approvable form because there is no lighting. They are providing handicapped parking which would require lighting and additionally there would be lighting required for the parking lots not the tennis courts. For us it is not in approvable form. Mr. Kolick asked if Mr. Miller had talked to the applicant about the lighting. Mr. Miller stated that he had not because their

plans specifically stated no lighting included. Mr. Kolick asked the applicant if there was any problem adding some lights in there that we are going to need? The applicant stated that the idea was that we would have conduit that would run underneath for lighting at a later date. Mr. Kolick stated that they may need to add some light now. I am sure it is not a major expense. Mr. Miller stated that they needed to have 1 foot candle for parking lots which is the standard. Captain Tilbert stated that from the Fire Department there is no report. Mr. Kolick stated you need to make it subject to engineering and building tonight. The only other thing I have and please take it back to the District, I have been talking to them for years, if they are going to do any more expansion this is all R1-75 and they would need to go through the rezoning process if there is any possibility of expansion because they can't expand into the residential and that is a vote of the people, it is a long process. If there is any possibility of future expansion please let them start that rezoning process. The rest of that property going all the way up to Echo Lake is all residential. Mayor Perciak stated that they really need lighting now.

The meeting was called to order at 6:00 PM by the Chairman, Mr. McDonald.

Roll Call:

Members Present: Mr. McDonald  
Mr. Pfahl  
Mr. Powell  
Mr. Schonhut  
Mayor Perciak

Also Present: Mr. Miller, Asst. Bldg. Com.  
Mrs. Daley, Asst. Engineer  
Mr. Kolick, Asst. Law Dir.  
Capt. Tilbert, 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 Mrs. Walker for just cause.

Mr. Powell – 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 13, 2020. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**STRONGSVILLE CITY SCHOOLS/ Jennifer Schumacher, Agent**

Site Plan approval of 6 new tennis courts and a new parking lot with 59 new parking spaces for overflow parking for the stadium on the east side of the stadium for property located at 20025 Lunn Road, PPN 393-26-003 zoned Public Facility.

Mr. McDonald – Item Number One, Strongsville City Schools, please step forward and state your name and address for the record.

Ms. Schumacher – Jennifer Schumacher, 5233 Stoneham Road, North Canton, 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, the subject site is zoned Public Facility. The setbacks comply with the minimum required setbacks in that Zoning District. There are no modifications proposed to the existing buildings on the subject site and approval is recommended. From Engineering the plans are in approvable form subject to a review of the revised plans to be submitted by the applicant. The applicant has agreed to make all the changes required by the Engineering Department, also modifying the layout slightly to avoid disturbing some of the wetlands that they found on site. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are not in approvable form due to lack of required parking lot lighting details. Thank you.

Mr. McDonald – Mr. Tilbert.

Mr. Tilbert – 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. Any affirmative action needs to be contingent on the Engineering and Building reports this evening. Thank you.

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

Mr. Pfahl – Mr. Chairman.

Mr. McDonald – Mr. Pfahl.

Mr. Pfahl – I move to give favorable consideration for Site Plan approval of 6 new tennis courts and a new parking lot with 59 new parking spaces for overflow parking for the stadium on the east side of the stadium for property located at 20025 Lunn Road, PPN 393-26-003 zoned Public Facility, subject to the reports of the Engineering and Building Department this evening.

Mr. Powell – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. Kolick – Just so the applicant knows that they need to go to City Council because they are in a Public Facility Zoning District. We will get you on the Agenda, just get your plans finalized to comply with all Engineering and Building Department requirements before you go to City Council.

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

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Greg McDonald, Chairman

*Carol M. Brill*

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Carol M. Oprea, Recording Secretary

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Approved