

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 14, 2019

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, March 14, 2019 at 7:30 p.m.**

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

LIPOVITS CONSTRUCTION: Mrs. Daley stated that this application is for a split and consolidation, it's this little sliver that comes out of the next item, Pine Lakes, Phase 2. There is a 20 foot by 260 foot strip that sticks out there. They are going to split that off of their parcel that they would like to develop and then attach it to this existing parcel that fronts on Whitney Road. There is a house there right now. It is just to clean it up. From the City Planner, he was good with everything, it meets all the Code requirements and from Engineering it is in approvable form. 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 this is something that we had asked them to do. This is going to be common area and you don't want to have this strip as common area that they are going to have to maintain into someone else's yard so they are cleaning up what we asked them to do. It makes sense to attach it to the property that is over here on Whitney Road. We are ready to act on this.

PINE LAKES CROSSING, PHASE 2: Mrs. Daley stated that this application is for Pine Lakes Crossing, Phase 2. This is the extension of Rosalee Lane. It will be on this vacant piece of land right now. They are proposing 28 cluster lots, these are going to be clusters in here and then 3 single family homes at the end of the cul de sac. The cluster lots will range from 7,700 SF roughly up to 12,800 SF for the single family lots at the end. They do have all of the common area that they need. They have 6.3 acres in common which is about 24%, they are only required 20% so they are over on that and we are good there. The City Planner has checked all of the lot sizes, lot widths, setbacks, the number of units that they can have and they are all in compliance with our Code. Mr. Schonhut stated that Councilman Patten is in the room and some residents are here out on the floor that have some questions or concerns, particularly as it relates to the water control of this property. Mrs. Daley stated that from Engineering, we have reviewed these and just a point, they do have their Wetlands Permit. There are some wetlands on site, it is these greyed areas here that will remain, so those areas where the wetlands are will not be cleared out, they have to keep those intact. They are all

going to be located on blocks. There is one little piece here that is going to be on the backs of two of the lots and there are some more wetlands down here that is not going to be touched. They have their storm water detention basin which will be located at the north end of the cul de sac. They are putting in rear yard storm sewers, catch basins and swales on both sides of Rosalee. So this in the green is the storm sewer that they are putting in on both sides and then the storm sewer that goes down the street that picks up all of their catch basins in the street and the houses. They do have catch basins located a number of them on either side. They are going to be lower than the adjacent properties so this land right now flows east to west, slopes down this way, these catch basins will pick up anything from Jacque and Brushwood, carry that down to their detention basin and this on the west side will pick up all of the houses, their backyards in swales and those will be lower so there won't be any spillage over onto Juniper in the backs of those houses there. Again, those all get routed into the detention basin that is going in. Mr. Patten stated that they don't combine until the catch basin. Mrs. Daley stated that was correct, this down here and this and right here is where they all come in. They are going to provide, I don't have it highlighted, stubs for storm and sanitary that will go out to this future phase should they develop the future phase, this detention basin was designed to pick up all of this off site future area as well, fully developed. So everything will be contained. The sanitary goes down to the south where it is stubbed right now at the end of Rosalee and then that goes down Sycamore and that was designed to be that way when Sycamore went in back in the late 80's that sanitary was stubbed out there so that was always intended to go that way. Mr. Kolick stated that the main thing, we have a lot of inquiries, all the water is going to be maintained on that site, it is not going off that site. Mrs. Daley stated that it was not all of their storm water is contained to their site and run out to their detention basin and then this outlet is to an existing creek that runs to the west out towards Webster Road. Mr. McDonald stated that he heard that this area over here is contributing to flowing water this way. So, some of the concerns that we might have over here now are actually going to be alleviated through this. Mrs. Daley stated that currently the way this land slopes down that way and all slopes toward the backs of the houses on Juniper so that is all going to be intercepted by these storm sewers before it gets to Juniper. Mr. McDonald stated that what was nice is that this is actually designed for some things that haven't happened yet. Mrs. Daley stated that it was over designed for what they are developing right now. To point out, there are 5 houses, 5 cluster houses, these two on the west and these 3 right here that they are designating as needing sump pumps for their footer drains. They are at the low point in the road and just to be safe they are designating that they need sump pumps. Mr. Kolick stated that they would need battery backups too right? Mrs. Daley stated absolutely we always require that they put battery backups on those. Mr. Kaminski asked why the 3 houses on the end? Why single family versus cluster? Mrs. Daley stated that that would be a question for the developer. They can have the bigger lots. Mr. Kolick stated that they

would back up against the retention basin, probably easier to market it that way. Mrs. Daley stated that for the blocks, they do have 4 of the blocks designated not as common property, just blocks. So that would be block A, block B, block C and block D. Those are going to remain under the developer's ownership at this time and possibly for future development. They do have the common property E and F where the detention basin was and the stubs are, so those blocks A, B, C and D were not included in the calculations for the open space common area that they need, we took that out. Mr. Patten asked if the retention area was included in that. Mrs. Daley stated that is in common area. Mr. Kolick stated that they were required 20% and on the City Planners report they are above that. That does raise something that the applicant is aware of it because I have addressed it with them, we need something as a plat restriction. These blocks that are in wetlands, they can be developed but they probably have to do some mitigation but we can't have these blocks sitting here forever. So I talked to the developer and said look, we need a time limit, if these aren't developed by this period in time then they get turned over to the Homeowners Association as Common Property. Otherwise we are going to have a renegade lots that no one is going to be maintaining when the developer is out of there so they are aware of that and we need to address it on the floor. I would think somewhere between 5 years and 10 years at the worst, probably closer to 5 years would be sufficient time for them to do it but that will have to go on as a plat restriction. That will be incorporated in my report but that has to be done. I am okay to start with this because we did the same thing at Fieldstone and allowed them to come in later with a block and develop it but it can't stay out there forever. Mr. Kaminski stated that they had that in Ledgewood and people thought it was common property but it wasn't and it caused all kinds of problems. Mr. McDonald stated that it was like that in Chandler Commons, there is common area that went to foreclosure because the developer didn't turn it over to the Association and some guy bought it, realized that he can't build on it and now I have a situation. Mr. Kaminski stated that the time limit needs to be shorter rather than longer. Mr. Kolick stated that you should keep in mind that any time you go before the Army Corp. that is probably a year in itself so that is why I think 5 years is probably on a short reasonable end to do it. You really can't do it in less than that. The street has to go in, let's face it all the other lots will get sold that don't have that problem before you start developing these most likely so we can talk on the floor but I think somewhere within that area is more than reasonable time. We can decide on the floor but that needs to be put on the plat. That is the other thing, anyone who buys needs to know, this is what is next door to me. This could be common property at some point or it could be developed. Sometimes real estate agents say "Oh, nothing will ever get developed there, that is a block with wetlands on it." So they need to know it and that is the way they will know it by having it on the plat itself. Mrs. Daley stated that the only other item was that they do need to receive their sanitary sewer and water approvals from the EPA which is a formality. 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 those conditions would have to be placed on it for us to act favorably on it. The Engineering conditions, they do have two of these blocks marked D so one of those needs to go to F so that we know which is one a block and which one is common property. That needs to be done and we need to come up with a time period on these four blocks. That is what you are going to do with it. Obviously we will put on the sump pumps need to have the battery backups. With that they are already part of Pine Lakes, they are included within the Covent and Deeds, the fees for recreation were done years ago when they did Phase 1, we can address that on the floor but I believe that they had all 58 lots back then. We will confirm it and their agreement was, either give the money to the City or we give it to Pine Lakes. Their agreement was to give it to Pine Lakes, I know that. Mr. McDonald asked if it was prepaid. Mr. Kolick stated that we will double check. I know that Phase 1 was and I believe that Phase 2 was but I don't want to say that unequivocally but the developer can tell us on the floor if it has or hasn't. There is 1 more lot, it is not a major deal but there is 1 more lot than there was before.

ICI METALS, INC.: Mrs. Daley stated that the first matter is for the lot consolidation for ICI. This is really just to clean this up, where they are located is on two separate parcels. This is a landlocked parcel, they own both and then with their development you will see some of their detention basin is going to cross that so really just to clean this up they are going to consolidate those which makes this better. The City Planner and Engineering are both good. Mr. Miller stated that there is no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that this needs to get cleaned up. Here is Alameda, here is where the current building is, they need to get this piece there because it is landlocked now and at one time that was owned by the property to the east of there. It is a renegade parcel that was left there when it was split off on the other side. It needs to get cleaned up so there should not be any problem, it cleans up a problem.

ICI METALS, INC.: Mrs. Daley stated that they plan on doing a building expansion of 21,600 SF. This is the expansion here, the rest is all existing so that is at the north end there which is back in this area. Expand the building, when they expand the building they also have to expand their detention basin to accommodate for that. From the City Planner, they do meet all of the setback requirements. The only issue that the City Planner does bring up in his report is this is abutting residential area here, this is the Edgebrook Subdivision, which is right here and around there. As part of our Code, Planning Commission could require a solid fence, 5 to 7 feet in height alongside those residentially zoned properties. Right now there is a mound out there, we have talked with the applicant and here are some pictures if you want to look at them. It was concrete that they had when they did some demo and then they had buried it, these are from today, and the concrete is just popping through. The earth is settling down so that

really needs to be addressed. We've had lots of complaints from the residents that are in there. Mr. Kaminski have any residents talking about the fence? Mr. Schonhut stated that there was one guy that calls Jim Carbone religiously about some of that that you are looking at. Mrs. Daley stated that it should be left to the Planning Commission to decide what kind of screening they would want or how we would address this issue with the concrete. From Engineering the plans are in approvable form subject to a review of the revised plans. I spoke with the applicant's engineer and he is going to comply with all of our comments that we had in the letter. Mr. McDonald stated that all the landscaping that is on the drawing is existing so we don't have a buffering plan yet. Mrs. Daley stated it was existing and no buffering plan. Mr. Miller stated that the new proposed structure is going to have HIV lighting mounted to the structure as approved by the ARB with 0 foot candles 40 feet east of the structure and 80 feet south of the structure. There is over 800 foot buffer here so there is no light spillage. They are using HID instead of LED so the brilliance is reduced. No additional site lighting has been proposed. It is also subject to the construction plan review and the Building Department wouldn't issue the Building Permit until the screening issue has been resolved. Mr. French stated that they did on the last phase put in a fire hydrant for us because they exceeded that setback from the street hydrants and they are putting in an additional hydrant for this next phase. Mr. McDonald asked if this went to the ARB. Mr. Kolick stated that it did. Mr. McDonald asked if they made a comment about screening. Mr. Kolick stated that that ARB told them that it needed to be screened. The comment was at ARB, "well we were here first". That doesn't cut it because they are still putting a new building on and we need to do something. We need to get a mounding plan. Our City Planner looked at it and said look, even this abuts residential but he said this is heavily wooded as you can see in here so he didn't feel we needed to do anything necessarily up here. This is their retention basin so probably not this area because it is retention anyway but this has got to be done. You can see from those pictures, these residents should not be looking out at that with an industrial property. We need to get that done. If you want to table it until we get a mounding plan or mounding and fencing and landscape plan that is appropriate but you can't have industrial that close to residential without having a mounding plan and that is not a mounding plan. Mr. Kaminski asked if we could also have that removed. Mr. Kolick stated absolutely, it is within your discretion to do and the other reason we need to see a plan is it could affect the drainage too so we actually need to see a plan. It is not something we can sit on the floor and say do this, we have to get a mounding plan that will work, that will screen those residents and be appropriate screening between industrial and residential. Mr. Kaminski asked if that was their comment, "they were there first"? Mr. Kolick stated that he was not at the meeting, it was just information that he received from ARB. Mr. McDonald stated that's what we will do, we will hear the reports on the floor tonight but let's table it until we get a concrete plan on it. The applicant asked what the preference would be, to remove the mound and go with a fence or if they improve the mound would

that be satisfactory? Mr. Kolick stated that we can talk on the floor where we can record you on the microphone but that is an appropriate question and we will do that out on the floor, not here in caucus.

VICCARONE HEATING & AIR CONDITIONING: Mrs. Daley stated that this is the southwest corner of Foltz and Rt. 82. This is the entrance to the industrial parkway and that is all going to remain with our landscaping and everything. So they are going to have ingress and egress off of Foltz and off of Rt. 82 its ingress only and this is for their trucks that come in because they will need to back into their loading docks here. The loading dock is in the back and that is something that we had required of them because it can't have the loading docks facing the street, so that really limited them, since they are on the corner here so that is why they'll need this drive so that they can get in there and back in with their trucks. They are putting in a detention basin here off of Foltz for their storm water management. Again, on this one they had wetlands as well that covered quite a bit of the back of the property. They have gotten their Army Corp. permit, we have that in hand so we are good with that. Mayor Perciak asked if our sign is good. Mrs. Daley stated it was, the sign is staying, they are not touching it, they are working around the sign and the landscaping as well. From the City Planner it does meet all of the zoning requirements, setback requirements and from Engineering it is in approvable form. Mr. Miller stated that from the Building Department there is no report. Mr. French stated that from Fire it meets all the fire code requirements. It is within 200 feet from 2 hydrants both on Foltz and Royalton Road however, the hydrants are on the other side of both of those roads so we would be shutting down the road should we have to access the hydrants for a fire on this property. It would be nice for them to have a hydrant on their side too. Mr. Kolick stated that they are not going to sprinkler this, I know that there is about 6,000 SF of office. Ms. Kalin stated that it would not be sprinklered. Mr. Kolick asked about putting a hydrant on that side. Ms. Kalin said okay. Mr. Kolick told Ms. Kalin to get with the Fire Department and show them where the hydrant would be located. They brought this in on last minute because they needed to get certain things done, we tried to accommodate them the best we could. I know they have been trying for a long time to get that Army Corp. permit so I think we can act on it and make it subject to the hydrant being added as approved by the Fire Department. Mr. McDonald asked if the warehouse was primarily a sheet metal shop. Ms. Kalin stated that it was, it was basically duct work that is it.

ORDINANCE NO. 2019-029: Mr. Kolick stated that the first ordinance is near the corner of Pearl Road and South Drive, over at the north end. Currently it was the old Mettricks Hotel. This the current old Mettricks, they also own two parcels behind there going in a westerly direction down South Drive. First of all understand, these are zoned R1-75 and this would have to go on the ballot to be approved. Looking at it from just strictly a Planning standpoint as opposed to an impact standpoint it makes sense

because you are not going to have enough room here to do anything and this would make a larger parcel to be able to do something and the parcels behind here on Whitney are zoned GB which would be consistent with this proposal. What is not though, so that you understand the parcels going down the road on both sides are R1-75 so we just need to make a recommendation to Council to see if they are going to move it to the ballot because it can't be approved without being approved on the ballot, it would have to be approved both in the Ward as well as overall in the City. They are looking for a recommendation from the Planning Commission on it.

ORDINANCE NO. 2019-030: Mr. Kolick stated that this is on here to let you know Council did officially forward to this Planning Commission the Master Plan. I know we gave it to you a while back so that you could start looking through it and recognizing how thick it was. The next step is, at the next meeting we will bring in the County Planning Commission who had a major hand in writing this with input from the community. We will have them make a presentation summary substantively of the provisions that are in there. In the meantime if you have specific questions looking at that, have them ready. They will answer any questions you may have. I am not going to have them make a long film presentation about what the County Planning Commission is, we know what they are and all of that but I want them to spend more time substantively on what their recommendations were and have any questions ready for them. We literally have 60 days to determine so I am not necessarily saying we have to act on this at the next meeting either. Has Council indicated at all how quickly they want it to come back, Matt? Mr. Schonhut stated that we don't want it to go till September but no rush. Mr. Kolick stated that we only have 60 days, I want to give the Commission members sufficient time. Mayor Perciak stated that the County will be here 2 weeks from now and they will get an abridged version, they all have it. There are so many things in there. They are familiar with the few changes. Mr. Schonhut stated that it is a pretty broad document. You can get through it pretty quick so if anyone has any questions let us know. Mr. McDonald asked if the County Planning Commission was presenting to Council. Mr. Schonhut stated that they were and to Planning Commission. Mr. McDonald stated that it would be at separate times? Should we not meet together? Mr. Kaminski stated that it should be done jointly. Mr. Kolick stated that the difference is that they will get public comments because they'll open it up at the Council meeting for public comments. You really should base it on what you are seeing and what it presented. The only thing I would like to get some handle from Planning Commission is, because they are asking us how long do you want them to take in this presentation. I was thinking 20 minutes to half an hour. I don't want them to be going up there for hours on it. I need your input, if you think a half an hour is sufficient I will tell them that. You can clearly open it for comments or questions after that. Mr. McDonald stated that he did not feel that their prepared remarks should be more than

20 to 30 minutes. Mr. Kolick stated that he would relay that to them and we will have them here at the next meeting and you can determine at the next meeting if you are comfortable enough to move it if you are not then don't. If there are questions that are being raised then we hold it and you think about it. Mr. David stated that questions are one thing, comments are another. If we had comments, you guys are going to have comments, the public is going to have comments. Mr. Schonhut stated it could be discussed and where this is at now is not at the point where it is going to be making significant changes, we have had multiple public meetings, we have had them in to do different presentations at different times, we have been a year and a half to get to where we are now, we are not at a point where it will be take 60 pages out and put 50 in. It is okay, do we want to change a small thing here or take this out or maybe add in. We are not digging into this thing, we have done that and through public input we have done that and it is not at the point where we are going to be, in my opinion, where Planning or Council should be acting on it in a way that significantly changes what it is. What is there is all resident input for the most part. Mr. Kolick stated that you should keep in mind this had been going on for a year and a half and they have had a series of public meetings over in the Senior Center introducing all these things, getting public comments to get it to a point where they got it to. Mr. David stated that his point is I saw the word village in here twice. It came from Mayfield Village not Strongsville. I want to make sure that they pick up things like that. Mr. Schonhut stated that there is a lot of little things and that is why we need to expand on that with maybe some private firms in the future of taking what is broad in there and getting a little more detailed in the future on it if that makes sense. Mr. Kolick stated that any of those just jot it down and we will give them to those to get cleaned up that type of thing. You are correct a lot of these plans there will be some similar aspects for every City and Village that they go to. So we will clean those item up, just let us know where they are at. I am more concerned about substantively that you can say okay. Mr. McDonald stated that he was more concerned about what exactly are we agreeing to. You are asking us to approve an ordinance that leads me to believe that I am agreeing to something. Mr. Kolick stated that you are agreeing that you feel that the Master Plan that they are proposing is appropriate. A Master Plan is an aspirational plan that is used as a Planning tool for Council and the administration, that is what it is. It's an aspirational plan that we look at to try to help guide, rather than taking every little parcel that comes in and determining it in a vacuum. They are looking at it for zoning purposes, they are looking at it for improvement purposes. There'll be things in there like, we think the sidewalks should be done close to the schools or something. They have done a planning study here to do that. It doesn't mean that the City has to do everything that is in the plan, it doesn't mean that we have to have the dollars set aside or appropriated to do everything that is in these plans. You would be saying you agree with the basic principles and aspirational things that they are proposing within the plan that is all it is. Mr. McDonald stated that if we agreed more with it than not with it then we are saying yes. Mr. Kolick stated that you

would say yes if you agree with it. If there is something in particular you disagree with you can voice that as well. Mr. McDonald stated that he just didn't know how to communicate that. Mr. Schonhut stated that there will be something in there that you disagree with or that I disagree with but it is not binding and it is broad, it is very broad. Mr. McDonald asked why we are going through this process. Mr. Kolick stated because it is the position of zoning that you just don't take things in a vacuum, you have a Master Plan for a reason. We had a Master Plan before we built the industrial areas set aside all that land and that is when they came in and studied and said this is what we ought to be doing so these things are important, they are important for how we look at developing into the future. We had one for 30 years before we adopted another. Times change, that is the thing. They are looking at changing technology, they are looking at things that have changed within the City population wise, retail wise do we need more retail or do we not need more retail? Do we need more industrial or are these areas still appropriate to be zoned for industrial, it's all those. Mr. McDonald stated that we would discuss it more in 2 weeks with the County either at that meeting or after. Mr. David stated that he remembered in 2014 when he first started that very first one we looked at we were still described as a rural community and that was still in the Master Plan, obviously it needs to evolve.

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

Roll Call:

Members Present: Mr. McDonald
Mr. Pfahl
Mr. Kaminski
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. McDonald – Mr. David.

Mr. David - I move to excuse Mrs. Walker for just cause.

Mr. Pfahl – 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.

Mr. Pfahl – 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 14, 2019. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

LIPOVITS CONSTRUCTION/ Paul Lipovits, Agent

Parcel split and consolidation of PPN 398-08-014 and 017 located on Whitney Road zoned R1-75.

Mr. McDonald – Item Number one, Lipovits Construction, please step forward and state your name and address for the record.

Mr. Gareau – Michael Gareau Jr., I am an attorney at law and I am with Mr. Paul Lipovits, my address is 23823 Lorain Road, Suite 200, North Olmsted, Ohio 44070

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 applicant desires to split a sliver of land containing 0.1071 acres from the main parcel and consolidate it with the adjacent parcel. The subject site is zoned R1-75. No additional building lots would be created with this plat. The resulting lots would be 13.16 acres and 1.06 acres in area and conform to all of the minimum lot requirements of the R1-75 Zoning District. From Engineering the plat is 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. This is a stub as indicated that would not make sense leaving where it was for Common Property running down that side so I think it cleans up a problem area by attaching it to the lot on Whitney. You are in a position to act on it this evening. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel split and consolidation of PPN 398-08-014 and 017 located on Whitney Road zoned R1-75.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

PINE LAKES CROSSING, PHASE 2/ Paul Lipovits, Agent

Final Subdivision Plan approval of Phase II of the proposed Pine Lakes SFD & CD Subdivision consisting of 3 Single Family Sublots and 28 Cluster Sublots located on Rosalee Lane, PPN 398-08-014 zoned R1-75. **ARB Favorable Recommendation 12-18-18.*

Mr. McDonald – Item Number Two, Pine Lakes Crossing Phase 2, before we get into that I would like to address our residents that are here tonight on behalf of this. We have seen the information that you have sent the City regarding your concerns on this project. I am hopeful that through this discussion we will be able to address the concerns with the administrative reports we have as well as with the developer. Mr. Gareau remains at the microphone. Would you like to talk about this project?

Mr. Gareau – I know that the Commission is very well versed in this particular proposed development. This did receive a favorable review from ARB. The staff reports will bear out it meets code and there are no variances required. We did have an opportunity hear the comments of Mr. Kolick in the Caucus relative to the four parcels that remain on the site that are designated as future development. Sympathetic to the concerns that were expressed and understanding that could present a future problem and we would of course concur to put a restriction of time to do any future development on those. Cognizant of the fact that we have to deal with the Army Corp. which takes a considerable period of time, plus there is development if this project should gain favor of the Commission, you would have another year and a half to 2 years after that so we think that 5 years would be an appropriate period of time for this to be developed in the future, if not, then that particular parcel would become the property of the Association as Common Property.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, this request is for approval of Phase 2 of Pine Lakes Crossing Subdivision. The proposal is for a Single-Family Detached and Cluster Development in the R1-75 Zoning District. Phase 2 consists of 3 single-family detached sublots, and 28 cluster lots. This will bring the total number of lots in Pine Lakes Crossing to 58. The lots in the single-family detached portion of the development conform to the minimum requirements of Section 1253.11(c). The cluster lots range in size from 7,706 square feet to 12,835 square feet. Cluster lot widths range from 60 feet to 95 feet. Phase 2 contains a total of 4.47 acres of common land. Phase 1 contained 3.36 acres of common area, which brings the total common area for the Single-Family Detached and Cluster Development to 7.83 acres and really should be just open space not common, the common property is 6.3 acres which is 24% of the total area of the development. They are required to have 20% so they are over on what that requirement is. Phase 2 is an extension of Rosalee Lane,

which terminates in a cul-de-sac. The City Planner also has a print out of all of the requirements, what is required, what is proposed for setbacks, lot areas, density and they do meet all of the requirements in his report and approval is recommended. From Engineering, Plans are in approvable form subject to the applicant receiving their EPA approvals for sanitary sewer and water and a review of the revised plans submitted on March 13, 2019. Notes: 1. The applicant has received the required Nationwide Permit from the Army Corps of Engineers and must adhere to the conditions of that permit. 2. 5 cluster sites will require sump pumps for their storm sewer connections. 3. Blocks A, B, C & D will not be Common Property, but will remain under the ownership of Lipovits Construction Inc. 4. Rear yard swales and catch basins will be constructed and will be lower than the adjacent properties. The storm sewers will collect the storm water and discharge to the detention basin located at the north end of the proposed cul-de-sac. This basin then discharges into the existing creek that flows to the west. 5. The sanitary sewer will connect to the stub provided at the end of the existing pavement of Rosalee Lane which flows to the west down Sycamore Circle as originally planned for with the construction of Sycamore Circle in the late 1980's. 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. A couple of items here, first, they are already a part of Pine Lakes, they were joined into Pine Lakes by a vote of that association years ago when they put in Phase 1. Second, I think we do need that plat restriction on for those Blocks, A, B, C and D, although there are two marked D, not the one with the retention basin but the other one that if they are not developed within 5 years that they will be turned over to the Homeowners Association as Common Property. That actually has to be on the plat so that anybody who buys in there will know what is next door to them and for how long it will be next door to them.

Mayor Perciak – Dan, who will prepare the language for that?

Mr. Kolick – They will put it on the plat and the Law Department will work with them and make sure that the language is appropriate. They can get with my office and then we

will have it on the plat before it gets to City Council because it still has to go through City Council. In addition, as noted by the Chairman, we are very cognizant of the storm drainage issues over there, this was over designed retention to be able to pick up everything from this subdivision and any future area that may be hooked into this subdivision. That is why it was done in that manner. I did have one question for the applicant, I know that there was an agreement entered into with Pine Lakes when you did Phase 1 to pay a recreation fee, was that recreation fee paid for both Phase 1 and Phase 2 at that time or just Phase 1?

Mr. Lipovits – Paul Lipovits, 35620 Grafton Eastern Road. The first Phase was paid for, the second Phase was not. The price was agreed on but it was not going to be paid until this was approved.

Mr. Kolick – Okay so that we have your commitment here on record, that amount will be paid when Council approves that plat, is that when that amount will be paid? I know the amount is in there.

Mr. Lipovits – Correct, it can be paid at any time. We are ready to pay it at any time.

Mr. Kolick – It has to be paid by the time the plat gets approved and filed so that money needs to be turned over to the Homeowners Association and we just ask if there is someone here from the Homeowners Association please confirm with us that that amount was paid or you can confirm with us that it was done.

Mr. Lipovits – Okay.

Mr. Kolick – As noted, there needs to be battery backups on those homes that have sump pumps and there are only a few of them, I think there are 5 of them total down towards the retention basin. I think any approval if forthcoming has to be made subject to the reports of Engineering and Law Department as read here tonight. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Pine Lakes Crossing, Phase 2.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Final Subdivision Plan approval of Phase II of the proposed Pine Lakes SFD & CD Subdivision consisting of 3 Single Family Sublots and 28 Cluster Sublots located on Rosalee Lane, PPN 398-08-014

zoned R1-75, subject to the reports of the Engineering and Law Departments as read here this evening.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. Gareau – Thank Mr. Mayor, Mr. Law Director, members of the administration, members of the Commission and member of Council, thank you.

ICI METALS, INC. / David Aulger, Agent

Parcel Consolidation of PPN's 392-23-024 and 392-24-004 for property located at 12609 Alameda Drive zoned General Industrial.

Mr. McDonald – Item Number three, ICI Metals Inc., please step forward and state your name and address for the record.

Mr. Aulger – David Aulger, Campbell Construction, 1159 Blachleyville Road, Wooster, Ohio 44691.

Mr. Kane – Dan Kane, Owner of ICI Metals and property.

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 request is for approval to consolidate PPN's 392-23-024 and 392-24-004 into a single parcel. The lot area would be 23.68 acres and they have frontage on Alameda Drive. This new lot will conform to all of the minimum lot requirements in the General Industrial Zoning District. Approval is recommended. 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, 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. This helps clean up a landlocked parcel here and it makes sense to do the attachment. You are in a position to act on it.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Consolidation of PPN's 392-23-024 and 392-24-004 for property located at 12609 Alameda Drive zoned General Industrial.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called	Mr. McDonald	Aye	
	Mr. David	Aye	
	Mr. Pfahl	Aye	
	Mr. Kaminski	Aye	
	Mr. Schonhut	Abstain	
	Mayor Perciak	Aye	APPROVED

ICI METALS, INC. /David Aulger, Agent

Site Plan approval of a 21,600 SF addition to the existing ICI Metals, property located at 12609 Alameda Drive, PPN 392-23-024 and 392-24-004 zoned General Industrial. *ARB Favorable Recommendation 2-12-19.*

Mr. McDonald – Item Number Four, ICI Metals Inc., Mr. Aulger and Mr. Kane remain at the microphone. Can you tell us a little bit about the use of the building you are planning on putting up?

Mr. Kane – We are a metal service center, we do light processing and we are in distribution. We cover 3 states.

Mr. McDonald – The purpose of the addition.

Mr. Kane – Space, warehousing, we bring in a lot of containers of aluminum.

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 General Industrial District. The site abuts single-family residential districts along its southern and eastern borders. The proposed addition is on the north side of the existing building. The addition does not place any buildings closer to the residences on either the southern or eastern boundaries. The building location will comply with all of the minimum setback requirements. The site plan also indicates the addition of 10 parking spaces, which will bring the total on-site parking to 33 spaces. The subject site complies with all of the minimum acreage and frontage requirements and the proposed building will comply with the maximum building coverage. While some of the homes adjacent to the subject property were developed subsequent to the original industrial use, Sections 1262.07 and 1262.08(b) provide that the Planning Commission may require a solid fence 5 -7 feet in height along the side and rear lot lines that abut residential properties. There is no fencing at the present time. From Engineering the plans are in approvable form subject to review of the revised plans to be submitted. The applicant's engineer did respond to our comment letter and they are going to comply with all of engineering's requests. The only comment that wasn't addressed was the condition of the existing mound that is located adjacent to the residential development that we discussed in Caucus. 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 the following comments; the HID lighting mounted on the structure as approved by ARB with zero foot candles at 40 east of the structure and 60 foot south of the structure should not be an intrusion into the neighboring adjacent residential properties. No additional site lighting has been proposed. Construction plan review needs to be in accordance with the Ohio Building Codes and the issuance of the Building Permit is contingent upon the completion of any required screening. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, the applicant had installed a private yard hydrant with his prior building project on this property years ago and he is showing an additional yard hydrant to also help the Fire Department serve this property with this new addition. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Our normal concerns with industrial next to residential is lighting and the screening. The lighting appears to be addressed and taken care of. We need though under 1262.16(A)(6) require screening. Now, you have residents on the south side but there appears adequate screening with the woods and trees that are there. The concern is the residents to the east of here. You need to give us a screening plan to address that. I did cut you off in Caucus and I know you were looking for some input from the Commission about what they are looking for so maybe you can give us some idea about what your questions may be or what you might come by way of recommendation to take care of it. I know that we need to clean up, there are pieces of concrete that need to be cleaned up from that site. Any type of mounding though would need to be approved certainly through Engineering too so that we don't create any drainage problems for your property or for the residential property. With that I will open it up to the applicant and any questions that the Commission may have.

Mr. Aulger – Well I guess the first question would be, would the mound and if it was repaired to remove the visible pieces of concrete that are only in one concentrated are, would the mound suffice for screening or is the applicant going to be required to remove the mound that is there and put up the fence as per the ordinance? That is the first question and that will give us a direction on how to proceed.

Mr. Kolick – With that, my suggestion is come in and talk to Engineering and our City Forester who looked at these items before and they can help you through that to help you determine whether it's just one area that needs to be taken out or what you need but I know that they are going to be looking for something between 5 and 7 foot of screening, whether it's fencing, whether it's mounding, whether it's a combination of those. We can't really design it here for you but we will certainly work with you to get something that would be appropriate for those residents.

Mr. Aulger – Understood and then I would be relying on the input from those people. My fear is that if we all think that the mound is a great idea and we come back in 2 weeks and present the mound, you guys say “no we want the fence”.

Mr. McDonald – I don't think that would happen. I will tell you that on a personal standpoint, I'm not a big fan of fences, fences need maintenance, mounds need maintenance too, they need to be landscaped, they need to be maintained well. I am a proponent of doing without putting up a fence that we could have issues with down the road. I think, in my personal opinion, it's a matter of cleaning up what's there and building it up to the height that meets the Code.

Mr. Aulger – Currently the mound ranges from 4 to 7 feet in height on the length of the property. We would need to increase the height of it on one end of the property and

clean up the areas that have the concrete. I think that would be the direction that we would take.

Mr. McDonald – Logically that makes sense to me.

Mr. Aulger – I do have one question for the CBO, you did mention that issuance of the Building Permit would be predicated on getting this issue resolved, can we start plan review concurrently?

Mr. Miller – Yes, we could start plan review.

Mr. Kolick – We'll try to expedite where we can because you already have approval of the building so you can go ahead and start your plan review process, just that they can't issue the actual permit until we finalize the mounding so we will work with you everywhere we can. We need to get the mounding issue because they'll talk with you administratively not only about how but what you need to cover it with or whatever, how it needs to be maintained thereafter so please go and talk with them administratively.

Mr. McDonald – Are there any other questions from the members?

Mr. Kolick – Would it help you if we approve the rest of the project other than the mounding here?

Mr. Aulger – I was going to bring it up if you didn't, if we could get a conditional approval so that we didn't have to come back again.

Mayor Perciak – I will suggest or recommend to go ahead but you are not going to get a permit until we get this screening issue resolved.

Mr. Aulger – I see this.

Mayor Perciak – These people, you are not going to get a permit until we get this. If you are willing to tell us on record that you are going to clean that up and meet with the Engineering Department and Building Department, I don't have any problem with it. But understand no ticky no washy so we need to have this remediated.

Mr. Kane – First of all the City has been out there a lot. During the last process no problems, that is kind of getting me a little off edge here but we've, Strongsville has been great to us. We've tripled our business, we have 30 people plus coming in and to have one guy and I know it is one guy, it always is, cause this kind of slow up. Now we'll clean it up but what is natural, it's an industrial park. You guys fought to even have that development.

Mayor Perciak – Dan, you are right but we lost in court and that's why it's there.

Mr. Kane – I know but wouldn't that developer have to put up a fence?

Mayor Perciak – The matter of the fact is that it is there today and we have to deal with what is there. This Commission would be remiss if they didn't address this and that is where it is. We want you to stay, we want you to be happy but at the end of the day you have to clean that up. Let's get it done so that we can give you an approval. Someone has to say something, we're going to do this, work with them and understanding that you are not going to get a permit until that is remediated and I agree with Mr. McDonald, we don't want to see a fence there, they are a pain because they need to be taken care of.

Mr. Kane – Okay, mom told me never to argue with the Umpire but I never learned that. Another thing is, I am working with one of the other residents because we had a light that was bothering him and I didn't know it, just so you know, he came and said "that light is lighting up my house". Well you house wasn't there when I put the building up but we changed the light, no problem. I am working with him on some other stuff that we agreed to so some of that mound in that was also there.

Mayor Perciak – Let's get back to where we are at. Do we want to do it this way or do we just want to table this until you get the plan in?

Mr. Kane – No, we'll go with your route.

Mr. Kolick – Mr. Chairman, then if that's the case, the motion should be made subject to the approval of a landscape plan, let's just call it a landscape plan and subject to the Engineer's report tonight. That will hopefully expedite your process and take care of any issues we have.

Mayor Perciak – And remove the concrete, let the record reflect that.

Mr. Kolick – Approval of the landscape plan and removing the concrete.

Mr. McDonald – Brian has that. You know you also have a potential customer sitting in the audience here tonight.

Mr. Kane – Pardon me?

Mr. McDonald – You have a potential customer in the room.

Mr. Kane – Oh I know.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 21,600 SF addition to the existing ICI Metals, property located at 12609 Alameda Drive, PPN 392-23-024 and 392-24-004 zoned General Industrial, subject to the Engineering report as read this evening and an approved landscape plan and concrete removal.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called	Mr. McDonald	Aye	
	Mr. David	Aye	
	Mr. Pfahl	Aye	
	Mr. Kaminski	Aye	
	Mr. Schonhut	Abstain	
	Mayor Perciak	Aye	APPROVED

VICCARONE HEATING & AIR CONDITIONING/ Jen Kalin, Agent

Site Plan approval of a 17,895 SF building for Viccarone Heating & Air Conditioning, property located at 14170 Foltz Parkway, PPN 393-01-013 zoned General Industrial. *ARB Favorable Recommendation 1-9-18.*

Mr. McDonald – Item Number 5, Viccarone Heating & Air Conditioning, please step forward and state your name and address for the record.

Ms. Kalin – Jen Kalin, RE Warner and Associates, we are the architect and engineer of record on this project.

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 proposed site complies with the setbacks and zoning requirements in a General Industrial Zoning District and approval is recommended. From Engineering the plans are in approvable form, just to note, the applicant did receive their Army Corp Permit as well and need to adhere to the conditions set forth in there. 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, the fire Department would request a private yard hydrant be placed on the lot to better serve this property for fire protection. We will work with the applicant as far as placement of that hydrant. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are in a position to act on this subject to the placement of any fire hydrants by the Fire Department to be approved by the Fire Department.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Viccarone Heating and Air Conditioning.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 17,895 SF building for Viccarone Heating & Air Conditioning, property located at 14170 Foltz Parkway, PPN 393-01-013 zoned General Industrial subject to the additional fire hydrant required by the Fire Department.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2019-029

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 Vacant Property located on South Drive (PPNS 395-07-043 and 395-07-044) in the City of Strongsville, from R1-75 (One Family 75) Classification to GB (General Business) Classification.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. These are two parcels that they are requesting being rezoned from residential to GB to match up with the parcels that are currently located and contiguous on Pearl Road. City Council is looking for a recommendation. Even if you would approve this and Council would approve this it would still have to go on the ballot because it is zoned R1-75. It would need to be approved both by the residents in the Ward and the residents Citywide.

Mr. McDonald - ORDINANCE NO. 2019-029. 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 Vacant Property located on South Drive (PPNS 395-07-043 and 395-07-044) in the City of Strongsville, from R1-75 (One Family 75) Classification to GB (General Business) Classification.

Mr. David – Move to give favorable consideration.

Mr. Pfahl – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Called	Mr. McDonald	Aye	
	Mr. David	Aye	
	Mr. Pfahl	Aye	
	Mr. Kaminski	Aye	
	Mr. Schonhut	Nay	
	Mayor Perciak	Aye	APPROVED

ORDINANCE NO. 2019-030

An Ordinance Approving and Adopting the Strongsville Master Plan 2018.

Mr. McDonald – As we agreed, we are going to table that tonight and we will take it up in 2 weeks.

Mr. McDonald – I would like to thank the Police Department for being with us tonight. 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