

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 25, 2019

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, April 25, 2019 at 7:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Brian David; Edward Pfahl and James Kaminski; Mayor Thomas P. Perciak; City Council Representative, Matthew Schonhut; Administration: Law Director, Neal Jamison, Building Commissioner, Tony Biondillo, and Fire Department Representative, Randy French.

The following was discussed:

ROYALTON COLLECTION: Ms. Brill stated that this application is for the Master Sign Program for the entire Royalton Collection. From the City Planner the Master Sign Program has been reviewed by the Architectural Review Board which has unanimously recommended approval and from Engineering there is no report. Mr. Biondillo stated that from Building it is in approvable form. They have done a great job with all of the architecture and the elements and variations in roof lines and parapets and that same thing with the Master Sign Program. They will eventually be coming back to amend that, when we iron out the details with Foundation Software. Their signage isn't going to necessarily fit with what the limitations are on the retail spaces up front because how far they set back off of Royalton and what they are going to want to incorporate but that will be brought back to ARB and Planning when that gets modified. Mr. French stated that there was no report from the Fire Department. Mr. Jamison stated that there was no report. Mr. Kolick left me notes and everything has been checked off. Everything is in compliance and you can move forward.

JOSEPH ESTEPHAN: Ms. Brill stated that this application is for a lot consolidation on Albion Road. From the City Planner the subject site is in the R1-100 Single Family Residential District and will conform to all of the minimum lot size requirements of that district. There is an existing house on the parcel that will conform to all setback requirements and approval is recommended. From Engineering the lot consolidation map is in approvable form. Mr. McDonald asked how big the parcel will be. Ms. Brill stated that it would be 5.6 acres and will have over 300 feet of frontage on the east site of Albion Road. Mr. Biondillo stated that from the Building Department there was a parcel to the north, there was an existing house which has been demolished and the property has been graded. Mr. French stated that from the Fire Department there is no report. Mr. Jamison stated that everything is in conformity and the Commission is in a position to act on this matter.

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ORDINANCE 2019-065: Mr. Schonhut, this is on South Pearl kind of across from Petitti's. They are trying to go from GB and R-RS to Public Facilities with the intent to put in a nursing home. Mr. Catanzarite stated it would be a nursing home with approximately 100 beds. He gave the Commission copies of the preliminary site plan. It is the parcel just north of Rock Glen. It is across from Petitti's, it is on the north side of the drive about a little under 7 acres. Mr. McDonald asked if there was a nursing home back there already. Mr. Schonhut stated that it was on the west side. Mrs. Walker stated that was independent living. Mr. McDonald asked if this would be independent living also. Mr. Catanzarite stated that it would be a nursing home. Mayor Perciak stated that the concept that you see here, it is really a low rise nursing extended facility. It appears to be set very well on the parcel. It should cause the least amount of grief to the residents that abut it there in Fieldstone. It's not retail and it will probably actually augment what is there and should blend in in a nicer way than any type of retail strip would be over there. Mr. McDonald asked what was there now. Mayor Perciak stated it was vacant land. When you look at alternatives and what really could work, this is in my mind a reasonable alternative. Mr. McDonald asked if that was 100 beds. Mayor Perciak stated that there were 99 beds. They are in the nursing home business and in this case they had to swap beds out. I don't know the name of this company, we met with them. If it is a nursing home bed you either have to subscribe and get permits from the State and the State doesn't allow that you have to buy these beds or swap beds with another facility or they are moving from one facility to the other. This is not like assisted living where you can put up an assisted living area and you really only have to comply with whatever the State Laws are. With these, this buying and selling of beds and that has already been accomplished to the best of my knowledge. Mr. Catanzarite stated that it had and there was a whole process where they have to submit an application and be awarded "X" amount of beds from the available quota and they are in the process of doing that but this company has developed at least 10 of these projects. Progressive Quality Care is the name of the company so they have a very good track record which in that world means a lot and helps with being awarded a certain number of beds for a project like this. Mr. McDonald asked if they are new to Northeast Ohio. Mr. Catanzarite stated that they were not. Mr. Biondillo stated that there was one in Broadview Heights. Mayor Perciak stated it was in Brunswick. He said that the other side of it, for the sake of full transparency, Altenheim objects to this and they feel that this is going to bring in undue competition to them but so has every other facility. It is not our job to regulate their competition, that is something that they have to take care of amongst their own. Our job is will this fit here, does it belong here? Mr. McDonald we don't do the market research. Mr. Schonhut stated that to expand on that, what we are looking at tonight is not the site plan, we are looking at the rezoning. The zoning portion of it, obviously this could be helpful to see how it may lay out but obviously when we have any situation that abuts residential homes, no matter whether it is industrial land or commercial, general business like it is not, restaurant recreational

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services, I do think in this situation as far as backing up to residents that hopefully know that they were buying against vacant future developable land there, that I think that this is best case scenario for them as far as use as far as not at, if it was a fast food place that was down there where there were cars in and out nonstop all day long and garbage trucks and delivery trucks, not that there won't be some of that here of course but I think far minimal then what it is currently zoned for, as far as what the impact could be to the residents that will abut whatever project may go on there. Mayor Perciak stated that one last thing, it is not a 501(c)(3) organization so they will pay property tax which is good for the schools. Like Vitalia on Rt. 82, they already are doing an addition onto that place because they have maxed out. Facilities like this unfortunately, are growing with all the baby boomers that are coming up and having so many issues. Mr. McDonald stated that we know that there is a need. Our County Planning Board said that we were one of the only communities that has increased in population and the demographic that this is targeting. It makes sense, I'm surprised it took you this long.

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
Mayor Perciak

Also Present: Mr. Biondillo Bldg. Com.
Mr. Jamison, Law Dir.
Mr. French, Fire Dept. Rep,

Carol Brill, Recording Secy.

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of April 11, 2019. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

ROYALTON COLLECTION/ Crystal Gray, Agent

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Master Sign Program for the Royalton Collection; property located at 17800 Royalton Road, PPN's 395-12-033, 034 and 035 zoned General Business, Restaurant Recreational and Office Building.

Mr. McDonald – Item Number One, Royalton Collection, please step forward and state your name and address for the record.

Ms. Gray – Crystal Gray with RDL Architects, 16102 Chagrin Blvd., Suite 200, Shaker Heights, Ohio 44120.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Ms. Brill.

Ms. Brill – Thank you Mr. Chairman. From the City Planner, the Master Sign Program has been reviewed by the Architectural Review Board and unanimously been recommended and approval is recommended. From Engineering there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, the applicant appeared before the ARB and received Favorable Recommendation for the Master Sign Program and it is in approvable form. 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. Jamison.

Mr. Jamison – 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 Master Sign Program for the Royalton Collection.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Master Sign Program for the Royalton Collection; property located at 17800 Royalton Road, PPN's 395-12-033, 034 and 035 zoned General Business, Restaurant Recreational and Office Building.

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Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

JOSEPH ESTEPHAN/ Joseph Estephan, Principal

Parcel Consolidation for PPN's 398-21-004 and 007 for property located at 13637 Albion Road, zoned R1-100.

Mr. McDonald – Item Number Two, Joseph Estephan, please step forward and state your name and address for the record.

Mr. Estephan – Joseph Estephan, 13637 Albion Road, Strongsville, Ohio 44136.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Ms. Brill.

Ms. Brill – Thank you Mr. Chairman. The subject site is in the R1-100 Single Family Residential District and will conform to all of the minimum lot size requirements for that district. There is an existing house on the parcel that will conform to all setback requirements. From the City Planner, approval is recommended. From Engineering the lot consolidation plat is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, there was a single family dwelling on the adjacent lot to the north parcel ending in 007. That structure has been razed and the ground graded and it is in approvable form. 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. Jamison.

Mr. Jamison – Thank you Mr. Chairman. You are in a position to act on this matter this evening. Thank you.

Mr. McDonald – For the applicant, can you tell us, after the consolidation do you have immediate plans for the land?

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Mr. Estephan – I do not.

Mr. McDonald – So the purpose of the consolidation is to?

Mr. Estephan – Make the lot larger. The only potential plan is to extend the fence over and encompass it into the same property.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Parcel Consolidation for PPN's 398-21-004 and 007 for property located at 13637 Albion Road, zoned R1-100.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Consolidation for PPN's 398-21-004 and 007 for property located at 13637 Albion Road, zoned R1-100.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2019-065:

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 18936 Pearl Road (part of PPN 394-31-004) in the City of Strongsville from GB (General Business) Classification to PF (Public Facilities) Classification, and R-RS (Restaurant-Recreational Services) to PF (Public Facilities).

Mr. McDonald – Mr. Jamison.

Mr. Jamison – Thank you Mr. Chairman. Just to let the Commission know, this property is located at 18936 Pearl Road. It is a rezoning in part from General Business to Public Facility and the other part from Restaurant Recreational Services to Public Facility. The proposed use is a nursing home and rehabilitation center. The attorney for the

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applicant is here tonight and would like to briefly address the Commission to further explain the project.

Mr. Catanzarite – Thank you, Nick Catanzarite representing the applicant, 1301 East 9th Street, Suite 3500, Cleveland, Ohio. As Mr. Jamison summarized, we are requesting rezoning this property to Public Facility for the purposes of selling the land to a nursing home developer who has some experience in Northeast Ohio. We feel that this is the highest and best use for the land. We are not developing it, we are simply the seller. We did meet with the HOA for Fieldstone which abuts the project. We've discussed creating some type of buffer between the site and the houses that would be adjacent to it. Overall they really didn't have any objections to the project, in fact they were somewhat happy to see that it would developed with something that was not retail. As the plan progresses we will continue dialogue with them but overall we have not had any objection or push back from anybody that is adjacent to the project.

Mr. McDonald - ORDINANCE NO. 2019-065. 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 18936 Pearl Road (part of PPN 394-31-004) in the City of Strongsville from GB (General Business) Classification to PF (Public Facilities) Classification, and R-RS (Restaurant-Recreational Services) to PF (Public Facilities).

Mr. David – Move to give favorable consideration.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes 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