

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

September 6, 2018

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, September 6, 2018 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: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Building Commissioner, Anthony Biondillo, and Fire Department Representative, Randy French.

The following was discussed:

SOMERA ROAD: Mrs. Daley stated that this application is for a lot split for the Royalton Collection project, the old Medical Mutual building on Rt. 82. What they want to do is split the one parcel, everything is all in one parcel now, into 3 parcels. The building that is there now will be on one parcel and it will have frontage through the roadway that comes onto Rt. 82 and then they will have one lot to the west and one lot to the east. This generally follows the zoning lines that were established when this was rezoned, so we have General Business parcel, restaurant parcel and then office building. From the City Planner, the only issue he had was with the parking. You can see pretty clear on this drawing, the red is the new line and it goes right through the parking fields that are out there now, so you are going to have a zero lot line setback for the parking where you need 5 feet so they will need a variance for that. There are no changes to the site plan. Everything is the same that was approved before. They do have the shared parking so I believe that is why Item No. 2 is on there, because you are going to have parking that is on a separate parcel then from the main use is, which the City Planner was good with because they looked at this as a whole anyway; the whole shopping center with the parking there. From Engineering we are going to need cross easements for ingress/egress, parking and utilities and the storm water detention basin will be required. It will be denied today and then we will take a look at those easements when they come in. Mr. Miller stated that from the Building Department there is no report. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that as noted, it doesn't change the plan that we already approved. The plan is going to remain the same but you are now interposing lot lines on here so there are Covenants and Deed Restrictions, they understand that are going to have to be placed on the front of those parcels that they have no access directly onto Royalton Road which they are aware of. They have to have Covenants and Deed Restrictions and easements to permit them to get access with these two lots onto here. The storm drainage detention services all this, so there will be cross easements and also again, the plan will all remain the same but there are details that they know they need to do. Tonight you can't approved Item No. 1 because it doesn't meet the parking setbacks,

which are 5 feet from the property lines and as noted they are going right across the property lines. That would need to go to the Board of Zoning Appeals. The second item, so you are clear, you have authority as a Planning Commission to permit parking on an adjoining lot. I would only have you do that if there are easements and all in place to do that so you can approve Item 2 subject to those easements that need to be in place and again, all this parking was configured for one lot so there is sufficient parking for all of the uses it is just that they will now be located on different lot. Mayor Perciak stated that what was happening there is we've met with the Developer, the Owner of the property and it appears as of a few days ago and as of as late as this afternoon that that building is sold. We are waiting to receive a signed contract and for a lot of reasons we can't talk about who, what, where but it's to a local company here that is going to be relocating in there and they currently have about 300 employees and this way they can expand themselves to about 450 employees. We are also waiting on the State of Ohio for a grant and we would hope, the Grant won't come to us, it will go to the employer there. As most of you know that building does need updating and renovations, but not to the extent that Ian Ross and his group were going to do, simply because the company that is going in there will be able to utilize a lot of the space as is. So, that is a good thing but of course in today's day and age of technology and all of the things there is going to be extra this, that and another thing in order to make the building usable for their purposes. Mr. David asked if this was going to be their headquarters. Mayor Perciak stated that it was going to be their headquarters. Mr. McDonald stated it would be owner occupied real estate. Mayor Perciak stated that we were working hard for the applicant which is one of our current customers, to make certain that this gets sold because that is the anchor for this and if we don't interject ourselves, who knows what could happen with it. We are moving along very aggressively and we're engineering, everybody who is involved with this, BZA, we are all coming together and trying to get this thing on the same page with us in an election year. This is a real fun time. I thought I would let everybody know. If anybody has any questions you can see why we are pushing to get this done because we would like to see that deal consummated and closed and get this company relocated in there.

JAMES BAKER: Mrs. Daley stated that this application is for a lot consolidation of two single family parcels on Webster Road. The homeowner has a residence on the one parcel, the other one is vacant. They own both and want to do some improvements so in order to do so they are going to consolidate the two parcels into one. From the City Planner there are no issues from a zoning standpoint. From Engineering the lot consolidation is in approvable form. Mr. Miller stated that from the Building Department there is no report. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission could act on this matter. Mr. Baker stated that he was present and if anyone has any questions we would be happy to answer them. Mr. Kolick stated that any questions would be addressed on the floor.

JAMES & LUCILLE SAMBOR: Mrs. Daley stated that this application is for a lot consolidation, single family residential. There is an existing house on the one lot and there is a garage on the second. Consolidating the two is going to clean up some non-conforming uses that they have there and also help with their assessments for the sanitary sewer that we have on Howe Road. From the City Planner there are no zoning issues and approval is recommended. From Engineering the lot consolidation is in approvable form. Mr. Miller stated that from the Building Department there is no report. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission could act on this matter.

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. Mrs. Daley, Asst. Engineer Mr. Kolick, Asst. Law Dir. Mr. French, Fire Dept. Rep, Carol Brill, Recording Secy.

REVISED AGENDA

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

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

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 August 2, 2018. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

SOMERA ROAD/ Christopher Dempsey, Agent

- a) Parcel Split of PPN 396-12-002 located at 17800 Royalton Road, zoned Office Building, General Business and Restaurant Recreational Services.
- b) Parking Lot approval for parking on adjacent parcels pursuant to C.O. 1270.08(c).

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

Mr. Dempsey – Chris Dempsey, 12815 Detroit Ave., Cleveland, 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 request is for approval of a lot split plat to divide the existing parcel into three parcels generally following the zoning boundary lines of Office Business, General Business, and Restaurant Recreational Services. All three lots meet the minimum acreage and frontage requirements of the respective districts. In addition, all of the existing and proposed buildings will comply with the minimum setback requirements for the respective districts. The site development plan for these parcels has already been approved. Because of the split and the fact that the parking scheme is based upon a consolidated shopping center plan, the Planning Commission will need to approve a waiver to the requirement that the parking be on the same parcel as the main use as provided in Section 1270.08(c) to permit parking on an adjacent parcel. It is recommended that the Planning Commission approve the parking waiver, the only requirement of the Zoning Code that is not met with regard to the proposed lot split is the requirement in all three zoning districts where the parking setback of 5 feet is required and 0 feet is shown. From Engineering we will just need to see the cross easements for ingress/egress, the storm water management and for the utilities. 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. Item No. 1 is not in approvable form and would need to be denied to go to the Board of Zoning Appeals since they don't meet the required parking setbacks. Item No. 2, you can act on tonight subject to my report which would include easements necessary to access the two parcels to the roadway up the center. There would have to be Covenants and Deed Restrictions to be no access directly for those lots onto Rt. 82 and we would need cross easements for parking, utilities and drainage.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

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

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parking Lot approval for parking on adjacent parcels pursuant to C.O. 1270.08(c) subject to the report of the Law Department.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mayor Perciak – You have met with Carol on what to do with BZA?

Mr. Dempsey – I have talked to Carol on the phone and I also met with George and have a pretty good understanding of what needs to be done.

Ms. Brill – We have already turned in plans to BZA on your behalf and the remaining paperwork was given today via Matt Viola's office and it will be submitted tomorrow morning. They will be on the Agenda for September 12th.

JAMES BAKER/ James Baker, Principal

Parcel Consolidation of PPN's 398-22-002 and 013 located at 11811 Webster Road, zoned R1-75.

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

Mr. Baker – James Baker and Sharon Baker, 11811 Webster Road, Strongsville.

Mr. McDonald – Do you want to tell us a little bit about what you are doing?

Mr. Baker – We purchased the property next door to us last fall from a Court appointed Guardian and the house was condemned by the City. We purchased it and demolished it, paid for the demolition, had it demolished last fall and are trying to just make a grass side yard after that neighbor who lived there. It was challenging living next door to the individual. I don't want another neighbor. Nothing is going to be built on it, it is just going to be more grass for me to mow because I don't want close neighbors. Most people would know with what was there. I was getting pricing over the summer to extend, on the plat you can see my turn around from my driveway is aiming towards that vacant parcel now and I was getting pricing over the summer from concrete guys, getting references, checking on their past work quality. I hired a guy, hired a landscaper to finish grading and seeding this fall, this September when we found out and he went in to get the permit, Rossie Construction and extend the driveway from my turn around and make it a "U" shaped driveway. My daughter who is handicapped has a County van come get her and take her to Adult Daycare and it's kind of challenging on our

curve to get in and out of the driveway with a big van. So I wanted to make it “U” shaped so that there are no accidents. I found out then that I couldn’t get a permit for the cement driveway on a vacant property. So that is why, you can see the plat map was done back in April or May but I didn’t submit it back then because I was still trying to work on the County evaluation dollars with the County for a fair value based on the purchase price but now I am in a rush to get this approved so that I can get a cement driveway in soon and get it seeded and get everything done while the weather is still favorable.

Mr. Kolick – Mr. Baker the Building Department gave you some good advice because not only could you not put that driveway on there but this should help with your evaluation case because you will now have one lot rather than two buildable lots so make sure that you show that to the County when you go down for your evaluation, okay?

Mr. Baker – Yes.

Mr. McDonald – And in an effort to expedite this, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner and 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. We can act on this Item. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Consolidation of PPN's 398-22-002 and 013 located at 11811 Webster Road, zoned R1-75.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. Baker – I have one question, Mr. Miller, possibly can my concrete contractor get a permit on this tomorrow or Monday?

Mr. Kolick – Yes as long we have the original plat.

Mr. Baker – I don't want it to sit at the County for two months.

Mr. Miller – You can have Mr. Rossi come in and we will process the permit.

Mr. Baker – Okay, thank you.

JAMES & LUCILLE SAMBOR/ George Hofmann, Agent

Parcel Consolidation of PPN's 397-35-011 and 024 located at 19469 Howe Road, zoned R1-75.

Mr. McDonald – Item Number Three, James & Lucille Sambor, please step forward and state your name and address for the record.

Mr. Hofmann – George Hofmann, Hofmann, Metzker, 24 Beech Street, Berea, 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 and 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. We can act on this matter Mr. Chairman, in fact it will clear up a non-conformity we have with the Code now so it will only help us out.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Consolidation of PPN's 397-35-011 and 024 located at 19469 Howe Road, zoned R1-75.

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. Oprea

Carol M. Oprea, Recording Secretary

Approved