

# STRONGSVILLE PLANNING COMMISSION

## MINUTES OF MEETING

January 10, 2008

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, January 10, 2008 at 7:30 p.m.**

Present: Planning Commission Members: Jeffrey Ice, Chairman, Charlene Barth, Gregory McDonald, Mary Jane Walker, Thomas Stehman. Council Representative: Raymond Haseley. Mayor Thomas P. Perciak, Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, Fire Department Representative, Randy French, Architectural Review Board Representative, William Boron.

The following was discussed:

**DOGGY DAYCARE:** Mrs. Daley stated this proposal is for a 3,080 SF dog daycare located within an existing building located on Progress Drive. From the City Planner, they are indicating 14 employees and there are 22 parking spaces so they are okay with the parking. We did grant them the Conditional Use Permit so they are permitted. From Engineering, there is no report. Mr. Foulkes stated that previously they had asked for a couple of items to be clarified; namely how they were going to treat the waste disposal and the noise and where the exterior enclosure was going to be. They showed the enclosure on this new plan. They also submitted on the 8<sup>th</sup> a detailed interior plan of what is proposed. The plans are in approvable form subject to building plan review. Mr. French stated that the applicant has agreed to add a Knox box on this building. Mr. Kolick stated the only exterior change is that pen or enclosure in the back. I don't think that it necessarily needs to go to the ARB. They do say that they are going to limit to 2 dogs at a time in the outdoor pen and that probably should be a contingency. Get on the record also how they are going to handle the waste and noise. We also need to get on the record that they will work with us if there are complaints back there on noise or smells.

**RACHED & KIM KARANOUH:** Mrs. Daley stated that this proposal is to split the rear 30 feet out of PPN 393-16-003 and 089 and attach the same to PPN 393-16-059. From the City Planner all new parcels will meet the requirements in an R1-75 zoning district. From Engineering, the lot split and consolidation map is in approvable form. Mr. Foulkes stated there is no report. Mr. French stated that there was no report from Fire. Mr. Kolick stated that the Commission could act on this one.

**WALGREENS DRUG STORE:** Mrs. Daley stated this proposal is to construct a 14,820 SF drug store located on West 130<sup>th</sup> Street at Boston Square Phase II. From the City Planner, the proposal meets the General Business zoning requirements with the

exception of the parking setback from W. 130<sup>th</sup> Street. The required parking setback from W. 130<sup>th</sup> Street is 75' from the centerline and they are indicating 69'. The parking they will need 259 and they will have 310 with the landbanked parking. From Engineering, the pavement design must conform to the City's standards. The existing underground detention basin has been sized for the development of this site and will be utilized. Mayor Perciak asked where the underground basin was located. Mrs. Daley stated that it was along West 130<sup>th</sup> Street, it was originally designed for the whole development. Mrs. Daley stated that the applicant will need to conform to the Ohio EPA's water quality Phase 2 requirements. A lot split will be completed for this site. With that split, cross easements for access, parking and storm sewers will be necessary. We are going to work with their engineer on another drive-thru location because the way it is shown here the drive coming in is conflicting with the drive-thru. We have looked at some other options, either moving it to the west or another option is to move the drive so that they are coming in right at the aisle way. Mr. Dean stated that this is not finalized and that Walgreen's has a typical footprint that they use for their buildings. Mrs. Barth was concerned with the back side of the building because there is a residential home right there and that the Commission should be sensitive to that. Mr. Foulkes stated that it was in approvable form subject to the submittal of a lighting report. He also had a CPTED report which would be read into the record on the floor and that Sgt. Hall had some concerns with the traffic flow on the site. Mr. French stated that they had talked to the applicant and they stated that the building would be fully sprinkler protected. Mr. Kolick stated that this would need to be denied and sent to the BZA for the variance on the parking setback and that there should be an administrative meeting set up to discuss the traffic flow patterns on the site. They also needed to submit a plat to subdivide this site. We need to see this plat to make sure that they don't need any other variances. We also need some mutual easements for ingress, egress, utilities, and the storm sewer system. We need to know who is going to be responsible for it and how you intend to handle it. If approved at BZA then they can get to ARB. We need the lighting plan. There is a retaining wall that is shown on there and it should be done away with. There are a number of issues that need to be taken care of but to keep them moving tonight we need to deny it so that they can get to the Board of Zoning Appeals.

**VAM LTD.:** Mrs. Daley stated that this is the Visconsi property. They own 5 parcels and they are going to consolidate all of them. They are also going to dedicate to the City .1461 acres of land along Royalton Road for right-of-way purposes. Mrs. Barth asked what parcels these are. Mrs. Daley replied that they are the Sunoco and the Demetrios Restaurant and also stated that NTB is not part of this. From the City Planner the consolidated parcel is 53.72 acres and is in the development area for the Visconsi project at I-71 and Royalton Road (NW). From Engineering the subdivision plat is in approvable form. Mr. Foulkes stated that there was no report from the Building

Department. Mr. French stated that the Fire Department had no report. Mr. Kolick stated he talked with the applicant and he stated that they were going to remove those structures within 60 days. They have given us a waterline easement that goes around the parcel and there is an area where the sidewalks are going to be outside of the right-of-way so they have to give us an easement. I have approved those documents but they need to get me the original fully executed documents. You can act on it subject to my receipt of the signed documents.

**RIDGEWOOD PRE-SCHOOL:** Mrs. Daley stated that the request is a conditional use permit for a 1,300 SF pre-school; they were located in the old United Methodist Church building and are now looking to relocate. This is in the Crossroads Plaza. Ms. Thorpe stated that it is going into the former Classics site. She also stated that she had signed a 3 year lease on the site. From the City Planner it is permitted in a General Business zoning provided a Conditional Use Permit is granted. Their hours of operation are from 9:20 am to 11:20 am and then from 12:20 pm to 2:20 pm. The applicant stated that they have 4 classes and they meet 2 hours a day, 2 or 3 days a week. Mrs. Daley stated that from Engineering, there were some concerns with the flow of traffic on this site with the drop off system. The cars of the parents dropping children off will be obstructing the flow of traffic through the site as well as creating a conflict with the parked cars. Also, the afternoon school session begins in the middle of a typical lunch hour, when the restaurant located next door is at its busiest. The applicant stated that the cars would stop right next to the UPS store and not approach until flagged by school personnel. Only 2 cars would pull up at a time, students would be let in and then the cars would pull away. The back parking lot is also owned by ACM so that could be utilized. She stated that she was aware of previous conflicts with parking and would be extremely courteous of that. Mayor Perciak expressed concern over the safety of the children being picked up and dropped off. Mr. Foulkes stated that the utilization of the space was in approvable form. The interior space was originally a mercantile use. They need to upgrade the space to comply with the Ohio Building Code for an educational use group. We may need architectural drawings showing some of those changes for compliance. Mr. French stated that the Fire Marshall had some reservations about whether it would be a good fit or not. They have had a good working relationship them. We are just concerned with the traffic. Mr. Kolick stated that today this could be set for the Public Hearing on the Conditional Use Permit. There needs to be a parking count done because he thought that they were already under parked. According to the license it states up to 40 children. The applicant stated that was never at one time. She stated that the maximum at one time would not be over 20. Mr. Kolick stated that the biggest thing was going to be traffic. Mayor Perciak stated that they should consider putting in bollards at the site for safety. Mr. Kolick stated that those would be the concerns and it should be set for a Public Hearing. He stated that he did not know what the stacking was over at the site. The applicant stated that the whole

process of unloading has only taken 5 minutes in the past. She stated that parking in the back and having the parents walk their children in was also an option.

**AT & T- 15814 WHITNEY:** Mrs. Daley stated that this application was for a cabinet at 15814 Whitney. It will be located in the right-of-way on the corner of Whitney road and Groveside Drive. The City Planner had no report and from Engineering it is in approvable form. The location was revised per the request of ARB and the ward councilman. There are no sight line or drainage issues. Mr. Foulkes stated that there is no report from the Building Department. Mr. French stated that the Fire Department had no report. Mr. Kolick stated that there was no landscaping required around this box and it would need to proceed to City Council.

**AT & T – 8808 FAIR:** Mrs. Daley stated that this application was for a cabinet at the corner of Fair Road and Prospect Road. It will be located in the right-of-way. The City Planner had no report and from Engineering it is in approvable form and there are no sight line or drainage issues. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that the Fire Department had no report. Mr. Kolick stated that there was no landscaping required around this box and it would need to proceed to City Council.

**AT & T – 11831 PEARL:** Mrs. Daley stated that this application was for a cabinet located within the public right-of-way. The City Planner had no report and from Engineering it is in approvable form and there are no sight line or drainage issues. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that the Fire Department had no report. Mr. Kolick stated that there was no landscaping required around this box and it would need to proceed to City Council.

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

Roll Call:

Members Present: Mr. Ice, Chairman  
Mrs. Walker  
Mr. McDonald  
Mr. Stehman  
Mrs. Barth  
Mr. Haseley, Council Rep.  
Mayor Perciak

Also Present: Mr. Foulkes, Asst.Bldg. Com.

Mrs. Daley, Design Engineer  
Mr. Kolick, Asst. Law Dir.  
Randy French, Fire Dept  
Mr. Boron, ARB Chairman  
Carol Oprea, Recording Secy.

**REVISED AGENDA**

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I move to use the Amended Agenda for this evening.

Mrs. Walker – Second.

Mr. Ice – Secretary please call the roll.

Roll Call: All Ayes APPROVED

**ELECTION OF OFFICERS:**

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I move to nominate **Jeff Ice** for Chairman and **Ray Haseley** for Secretary for the Planning Commission for the year 2008 and also request that the nominations for Chairman and Secretary be closed and that these individuals be unanimously elected.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

**Approval of Minutes**

Mr. Ice – You have had a chance to review the minutes of December 13, 2007. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**DOGGY DAYCARE/Diane Scott, Principal**

Site plan approval for a 3,080 SF tenant site to be used for a dog daycare for property located at 19668 Progress Drive, PPN 392-25-012 zoned General Industrial.

Mr. Ice - Item Number One, Doggy Daycare. Please state your name and address for the record.

Ms. Scott – Diane Scott, 17417 Sun Meadow Trail, Strongsville, Ohio.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the parking provided is 22 spaces, they are required 14 so they are okay with that. A Conditional Use Permit for Multiple Use was granted by the Planning Commission on 10-11-07. From Engineering there is no report. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, these plans are in approvable form subject to a review in accordance with the Ohio Building Code. Thank you.

Mr. Ice - Thank you. Mr. French.

Mr. French - Thank you, Mr. Chairman. From Fire we are requesting a knox box on the building. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, the two issues obviously here are either odors or noise. This is a touchy area, it backs up to CoMoor. We have had problems in the past. They are showing an enclosure in the rear, a 12 x 12 enclosure. I think they have a 6' board on board fence to enclose it in. They also have represented here that there would not be more than 2 dogs out there at any one time. I suggest that we at least make that a condition to the granting of any approval. The other thing that we need to get from the applicant is that if there are any complaints about either odors or noise that you will work with us to remedy those.

Ms. Scott – Oh, definitely I want to be a good neighbor and that is one of the reasons that I did not take the back portion of the building, mine is in the center and that

enclosed area isn't in the back portion of the building, it is half way up the building. I tried to keep it as far away from CoMoor as I could.

Mr. Kolick – Ok, that is all I have Mr. Chairman.

Mr. Ice - Thank you. Any other questions, or comments?

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for the site plan approval of a 3,080 SF tenant site to be used for a dog daycare for property located at 19668 Progress Drive, PPN 392-25-012 zoned General Industrial, subject to the Assistant Law Director's and Fire Department reports.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Called	Mr. Ice	Aye	
	Mr. McDonald	Aye	
	Mrs. Walker	Aye	
	Mr. Haseley	Aye	
	Mr. Stehman	Aye	
	Mrs. Barth	Nay	
	Mayor Perciak	Aye	APPROVED

Mr. Ice – Ok, you are all set.

**RACHED & KIM KARANOUH/Rached Karanouh, Principal**

Parcel Split and Consolidation of PPN 393-16-003, 089 and 059, located on Abigail Lane, zoned R1-75.

Mr. Ice – Item Number Two, Rached & Kim Karanouh. Please state your name and address for the record.

Mr. Karanough – Rached Karanouh, 20382 Abigail Lane.

Mr. Ice – Would you please explain what you doing with the split.

Mr. Karanough – Basically, the neighbor next door to me bought about 30 feet at the back of his yard from our neighbor directly behind us. I am trying to buy another 30 feet behind my yard.

Mr. Ice – We will listen to the administration reports, Mrs. Daley

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the proposal is to split the rear of PPN 393-16-003 and 089 and consolidate that with PPN 393-16-059. Parcels created will be Parcel 1 with a lot width of 75' and area of 15,000 SF, Parcel 2 with a width of 79.8' and area of 35,241 SF and Parcel 3 with a width of 75.1' and area of 33,853 SF. All new parcels will meet the required lot width and lot area in an R1-75 zoning district. From Engineering, the split is in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, there is no report. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. You are in a position to act on this item. Thank you.

Mr. Ice - Thank you. Any other questions, or comments?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Parcel Split and Consolidation of PPN 393-16-003, 089 and 059, located on Abigail Lane, zoned R1-75.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

Mr. Ice – Thank you.

**WALGREENS DRUG STORE/ Tim Dean, Agent**

Site Plan approval for a 14,820 SF building for a proposed Walgreen's Drug Store located at 19700 West 130<sup>th</sup> Street, PPN 399-33-008, zoned General Business.

Mr. Ice – Item Number Three, Walgreen's. Please state your name and address for the record.

Mr. Dean – Tim Dean, 22100 Horseshoe Lane, Strongsville, Ohio 44149. Representing Boston Square II, Ltd. Requesting site plan approval for the new 14,820 SF Walgreen at the corner of Boston and West 130<sup>th</sup> Street.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, this does meet the General Business zoning requirements for lot width, land coverage, front yard setback for the building on W. 130<sup>th</sup>, the building from Boston and the parking from Boston, the side yard setbacks, rear yard setbacks, height and parking. They do not meet the General Business zoning requirements for the parking setback from West 130<sup>th</sup>. Required is 75' from the center line and they are indicating 69' from the center line. From Engineering, the pavement design must conform to the City Standards. The existing underground detention basin has already been sized for the development of this site. They will need to conform to the Ohio EPA's Water Quality Phase II requirements as well. The drive-thru location should be reviewed as we discussed in caucus. This may require relocating the entrance drive off of Boston Road just to avoid any conflict with cars pulling into this site and the drive-thru cars in the opposite direction. We can work with the applicant's engineer on remedying that. A lot split will be completed for this site. With that split, cross easements for access, parking and the storm sewers will be necessary. I have an attached checklist for the applicant. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, the plans are in approvable form subject to a lighting report being submitted. I also have a CPTED report which was submitted by Sgt. Hall. Regarding Natural Surveillance; the building, drive-thru and the parking areas will all have good natural surveillance. The parking area lighting should be at least the 2 FC level. Light spillage should not be an issue at this location. Regarding Traffic Concerns; the offset driveways on the north and south side of Boston

Road presents conflicting traffic pattern with simultaneous left turns out of both of the driveways. While this has not been a problem as yet, increased traffic volumes will increase this likelihood. The traffic pattern for vehicles entering the Boston Road driveway is confusing and not conducive to safe and efficient movements. If a driver wishes to access the buildings on the west side of this complex, a sharp left turn and then a sharp right turn is required. It is certain that drivers will cut diagonally across the two exit lanes to reach the north-south lane of travel. Drivers not familiar with this complex will by nature want to drive straight ahead when entering the driveway. This will take them the wrong way down the drive-thru lane(s). Even though there will be signage marking the one-way lane, they are positioned too far back and driver will be committed, unable to correct because of the traffic island to the left. Another confusing and conflicting traffic pattern will be the intersection of the north/south lane and the east/west lane at the center of the complex. The design presented will cause drivers to create their own lanes of travel when turning from north to east and when turning from west to south. Thank you.

Mr. Ice - Thank you. Mr. French.

Mr. French - Thank you, Mr. Chairman. From Fire for the record, can the applicant state that this building will be fully sprinkler protected?

Mr. Dean – Yes it will.

Mr. French – Thank you that is all from Fire.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, as I mentioned in caucus, we need from the applicant, the lot split plat. We need at least one variance and we want to make sure that they don't need any others. Get that in as soon as possible so that you can get everything handled at the BZA at one time. You will need to deny it tonight so that they can proceed to the BZA. We also need, and I have spoken with applicant in the past, mutual easements for ingress, egress, parking, utilities and storm drainage and you need to cover in those who is going to maintain or how you are going to bear the cost of the various items, including the underground storage system. If they are approved by the BZA and they have their plat in they can proceed to the ARB, they can proceed to the lighting consultant for the lighting plan. Work with our Engineering Department on that proposed retaining wall. You need to come in administratively to get the traffic squared away quickly. That should be done before you proceed to the BZA because it may affect the building itself. Certainly before you go to the ARB that needs to be

resolved as to where you are going with that. With that we need to deny it tonight so that they may proceed to the Board of Zoning Appeals. Thank you.

Mr. Ice - Thank you. Any other questions, or comments?

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for the Site Plan approval for a 14,820 SF building for a proposed Walgreen's Drug Store located at 19700 West 130<sup>th</sup> Street, PPN 399-33-008, zoned General Business.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Called

All Nays

DENIED

**VAM, LTD/ Greg Barrows, Agent**

Subdivision Plat approval of PPN's 396-14-001, 003, 012, 014 and 396-16-004 located on Royalton and Howe Roads, zoned General Business and reflecting a 0.1461 acre donation of right-of-way, a water main circulation easement and a sidewalk easement.

Mr. Ice - Item Number Four, VAM Ltd. Please state your name and address for the record.

Mr. Neff – Dan Neff, Neff & Associates, 6405 York Road, Parma Hts. Representing Visconsi Company.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the request involves the consolidation of PPN's 396-14-001, 003, 012, 014 and 396-16-004. A split of 0.1461 acres that will be dedicated to the City. The consolidated parcel which is 53.72 acres is the development area for the Visconsi project at I-71 and Royalton Road. From Engineering the consolidation is in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, there is no report. Thank you.

Mr. Ice - Thank you. Mr. French.

Mr. French - Thank you, Mr. Chairman. From Fire there is no report. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, we are acting on both the subdivision as well as a number of easements. There is a water main circulation easement that goes around the perimeter of the property. They are also proposing two sidewalk easements for what is currently the National Tire site and the current gas station site. I have reviewed those documents and they need a couple of minor changes that we have agreed on so any approval here tonight needs to be made subject to my receipt of those signed documents. Also for the applicants, my understanding is that these structures, the gas station and the restaurant will be coming down within 60 days.

Mr. Neff – That is correct.

Mr. Kolick – Ok, with that we could act on it so that will remove a zoning infringement we would otherwise have. I think with that contingency you can go ahead and act on it tonight. Thank you.

Mr. Ice - Thank you. Any other questions, or comments?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Subdivision Plat approval of PPN's 396-14-001, 003, 012, 014 and 396-16-004 located on Royalton and Howe Roads, zoned General Business and reflecting a 0.1461 acre donation of right-of-way, a water main circulation easement and a sidewalk easement and subject to the Assistant Law Director's report.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

**RIDGEWOOD PRE-SCHOOL, INC.**

Conditional Use Permit pursuant to C. O. 1258.03(a)(D) and 1242.07 for a Pre-School - Daycare for property located at 13500 Pearl Road, PPN 392-30-013 zoned General Business.

Mr. Ice - Item Number Five, Ridgewood Pre-School. Please state your name and address for the record.

Ms. Thorpe – Heidi Thorpe, Ridgewood Pre-School, 13500 Pearl Road, Suite #117.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the applicant is requesting approval of a 1,300 SF pre-school facility in Crossroads Plaza. The plaza is zoned General Business (GB). Adult/Child Day Care Centers are permitted in a General Business zone provided a Conditional Use Permit is granted. The requested application states that the school will operate Monday thru Friday from 9:20 a.m. to 11:20 am and 12:20 p.m. to 2:20 p.m. Class room size is not to exceed 20. The drop-off/pick-up route map envisions patrons waiting at the north face of the UPS store until signaled by school personnel to proceed. (2 cars at a time.) The pick-up/drop-off location is in a rather restricted area of the plaza parking lot. If cars wait in the parking isles rather than proceeding on signal, the patron parking along the route to the school will be negatively impacted. From Engineering, we also had the same concerns for the drop-off and the obstruction of any kind of traffic flow through the parking lot. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, the application submitted is approvable however, we would like to inform the applicant of the following. The space proposing to be used must be upgraded to meet the Ohio Building Code as an Educational Use Group. Drawings prepared by an Architect may be required as part of this Building Permit for any required alterations to the space. Thank you.

Mr. Ice - Thank you. Mr. French.

Mr. French - Thank you, Mr. Chairman. From Fire this being a late addition onto the Agenda the Fire Marshall has not yet reviewed this. He has some concerns over this site as opposed to the previous site Ridgewood Pre-School occupied which was a much better fit over at the church. This is a very active parking lot in front of the pre-school

and we just have some concerns for the safety of the kids. He will be looking into a report to follow. As was brought up in caucus, possibly some extra bollards for protection in front of this unit, separating it from the parking lot, better protecting it from the parking lot may be required. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, they require a Conditional Use Permit. We will need to set this for a Public Hearing. The applicant should come in administratively

with the CPTED Officer, Engineering Department and City Planner. I am hearing two ways of doing this, one has the cars come up and pick up and the other one is to have those cars park in the rear or on the Methodist Church row of parking and have the parents walk in but if she comes in administratively so that we can see the best way to do it, obviously the biggest concern is going to be traffic flow coming in at hours that typically the restaurant is going to be busy there at noon time. As we reported from Fire it is suggested that going to use a pick-up we would use bollards or something else there to make sure those children are protected which is our concern. They also need to get with the City Planner and give him the information he needs to compute out the parking requirements. This may also require a modification of parking on top of everything else and we need to know that so that when we are done with it we are done with it. They could also see the Fire Department to see what requirements they may need. You should know going in if it needs to be sprinklered or what is going to happen with it. Those should be important considerations for you and certainly for the safety of the children so at this point the only thing we can do is set it for a Public Hearing and make sure that the applicant comes in administratively before the hearing so that we can sort through these issues. Thank you.

Mr. Ice - Thank you. Any other questions, or comments?

Mrs. Barth – Mr. Chairman.

Mr. Ice - Mrs. Barth

Mrs. Barth – The concern I have is the 12:30 hours because you are going to be ending one class and starting another. Even if you did not have two children per car, saying that there are 20 and 20 and an average of 15 cars, if 30 cars come through there at that hour . . .

Ms. Thorpe – I apologize maybe there was a misunderstanding. The students are picked up at 11:20 a.m. We don't have another class coming until 12:20 p.m. So it would be 20 picking up and gone, an hour later there would be 20 dropping off.

Mrs. Barth – It still concerns me at that hour.

Ms. Thorpe – I understand that but I want you to be aware, we would not have both classes coming and going at the same time.

Mrs. Barth – Thank you.

Mr. Ice – Thank you, any questions or comments? Ok then we will set you for a Public Hearing and that will be on the 24<sup>th</sup>.

Ms. Thorpe – Thank you.

**AT & T/ Thomas J. Fogarty, Agent**

Site Plan approval of an above-ground cabinet and cement pad to be located in the right-of-way near 15814 Whitney and Groveside, PPN 395-14-008 zoned R1-75.

Mr. Ice – Item Number Six, AT & T. Please state your name and address for the record.

Mr. Williams – Mike Williams with AT & T, 13630 Lorain Avenue, Cleveland, Ohio, here looking to get approval of site plans for 3 sites in the right-of-way

Mr. Ice – We will listen to the administration reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner there is no report. From Engineering, the plans are in approvable form. Our City Forester does not recommend any landscaping. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, there is no report. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. The Applicant did move this cabinet further to the north as requested by the City Forester. It will need to be approved by City Council since it is in the right-of-way if approved by this Commission. Thank you.

Mr. Ice - Thank you. Any other questions, or comments?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of an above-ground cabinet and cement pad to be located in the right-of-way near 15814 Whitney and Groveside, PPN 395-14-008 zoned R1-75.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**AT & T/ Thomas J. Fogarty, Agent**

Site Plan approval of an above-ground cabinet and cement pad to be located in the right-of-way near 8808 Fair Road, PPN 391-19-005 zoned R1-75.

Mr. Ice – Item Number Seven, AT & T. Mr. Williams remains at the microphone.

Mr. Ice – We will listen to the administration reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner there is no report. From Engineering, the plans are in approvable form and again no landscaping. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, there is no report. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Again if approved this would need to proceed to City Council since it is in the right-of-way. Thank you.

Mr. Ice - Thank you. Any other questions, or comments?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of an above-ground cabinet and cement pad to be located in the right-of-way near 8808 Fair Road, PPN 391-19-005 zoned R1-75.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**AT & T/ Thomas J. Fogarty, Agent**

Site Plan approval of an above-ground cabinet and cement pad to be located in the right-of-way near 11831 Pearl Road, PPN 396-03-004 zoned RMF-1.

Mr. Ice – Item Number Eight, AT & T. Mr. Williams remains at the microphone.

Mr. Ice – We will listen to the administration reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner there is no report. From Engineering, the plans are in approvable form and again no landscaping required. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, there is no report. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Again if approved by this Commission it would need to be approved by City Council. Thank you.

Mr. Ice - Thank you. Any other questions, or comments?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of an above-ground cabinet and cement pad to be located in the right-of-way near 11831 Pearl Road, PPN 396-03-004 zoned RMF-1.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice - Thank you.

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

Hearing no other business to come before the Commission, the Chairman adjourned the meeting at 8:31 p.m.

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Jeffrey A. Ice, Chairman

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Carol M. Oprea, Administrative  
Assistant

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Approved