STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

January 22, 2009

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on ***Thursday, January 22, 2009, at 7:30 p.m.***

Present: Planning Commission Members: Jeffery Ice, Chairman, Charlene Barth, Mary Jane Walker, Thomas Stehman. Council Representative: Patrick Coyne. Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, Fire Department Representative, Randy French.

The following was discussed:

STEAK ESCAPE GRILLE: Mrs. Daley stated that this tenant was moving into the former Einstein Bagel space at Borders Plaza. From the City Planner, they do have enough parking, they have 338 spaces and are only required 267 spaces. From Engineering there is no report. Mr. Foulkes stated that there was no report from the Building Department. Mr. Kolick asked about the grease containment unit. Mr. Foulkes stated that it would be an interior unit. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission was okay to act on it. He also noted for the applicant that if in the future he wanted to do anything on the outside that he would have to come back to the City for approval. The applicant indicated that he would. Mr. Kolick stated that there was a dangerous situation at that site in the past and that if he wanted outdoor seating that he would have to take into consideration the safety of his patrons.

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

Roll Call:	Members Present:	Mr. Ice Mrs. Walker Mrs. Barth Mr. Stehman Mr. Coyne, Council Rep. Mayor Perciak
	Also Present:	Mr. Foulkes, Asst.Bldg. Com. Mrs. Daley, Design Engineer Mr. Kolick, Asst. Law Dir. Randy French, Fire Dept Carol Oprea,Recording Secy.

EXCUSE MR. MCDONALD

Mrs. Walker - Mr. Chairman.

Mr. Ice – Mrs. Walker.

Mr. Walker - I move to excuse Mr. McDonald for just cause.

Mrs. Barth – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Approval of Minutes

Mr. Ice – You have had a chance to review the minutes of January 8, 2009. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

STEAK ESCAPE GRILLE/ D. Christian Blumfeldt

Conditional Use Permit pursuant to C. O. Section 1242.07 and 1258.02(a)(2)(A)(5) to utilize 2,258 SF of space as a sit-down restaurant, property located at 17250 Royalton Road, part of PPN 396-14-011 zoned Shopping Center.

Mr. Ice – Item Number One, Steak Escape Grille. Anyone wishing to speak in favor please step forward and state your name and address for the record.

Mr. Blumfeldt – Chris Blumfeldt, 17250 Royalton Road. I would certainly like to speak in favor of it and I would like to put the Steak Escape Grille in. I live in North Ridgeville. Thank you all for coming out tonight.

Mr. Ice – Anyone else wishing to speak in favor or against? Seeing none I declare the Public Hearing closed and we will listen to the administration report. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, they do have enough parking. They have 338 spaces and required is 267 spaces. From Engineering, there is no report. 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 in a position to act on this item this evening. Thank you.

Mr. Ice - Thank you. Are there any questions from the members?

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Section 1242.07 and 1258.02(a)(2)(A)(5) to utilize 2,258 SF of space as a sit-down restaurant, property located at 17250 Royalton Road, part of PPN 396-14-011 zoned Shopping Center.

Mrs. Barth - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – I would like to welcome Mr. Coyne as the City Council representative.

Mr. Coyne – 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 8:03 p.m.

Jeffrey A. Ice /s/
Jeffrey A. Ice, Chairman

Carol M. Oprea /s/
Carol M. Oprea, Administrative Assistant

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Approved