

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

January 24, 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 24, 2008 at 7:30 p.m.***

Present: Planning Commission Members: Jeffrey Ice, Chairman, Mary Jane Walker, and Thomas Stehman. Council Representative: Raymond Haseley, Mayor Thomas P. Perciak, Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, Fire Department Representative, Randy French.

The following was discussed:

RIDGEWOOD PRE-SCHOOL, INC.: Mrs. Daley stated that this applicant is requesting a conditional use permit for a 1,300 SF pre-school. From the City Planner, the school operates Monday thru Friday from 9:20 a.m. to 11:20 a.m. and 12:30 p.m. to 2:20 p.m. Class room size not to exceed 20 students. A meeting with the applicant was held on 1/15/08 to review vehicular circulation to access the new pre-school location. Representatives from Engineering, Planning, Police and Fire were present and we discussed the traffic flow as well as our concerns and Heidi has agreed that parents will park and walk their children in and then leave. Bob is happy with the parking that is there. From Engineering, that also satisfied the engineering concerns. The applicant stated that she had talked to the parents and they were all in agreement with the drop-off procedure and she did not anticipate any problems with the families. Mr. Foulkes stated these plans are in approvable form subject to the space proposed being upgraded to meet the O.B.C. as an Educational Use Group. Drawings prepared by an Architect may be required as part of a Building Permit for any required alterations to the space. There is also a CPTED Report which will be read into the minutes on the floor, but he is saying that access control is required, the front door should remain unlocked but that all secondary doors must remain locked. He recommends test runs to see if the drop-off is working with the flow of traffic within the parking lot. He also recommends the addition of a precast planter between the daycare center and the parking lot for increased safety. Mr. French stated that the Fire Department felt that the applicant met all their expectations. Mr. Kolick stated that if approved it should be made subject to three conditions; limiting the class size to 20 pupils at a time; working with the City if any traffic problems arise and adding bollards or a precast planter at the entrance to enhance safety of the students. With those conditions you could act on it.

HUNTINGTON PARK ESTATES SFD & CD: Mrs. Daley stated that this is the revised Preliminary Overall Development Plan incorporating 4.32 acres of land to be developed into 11 single family homes. This is for the Bryn Mawr Subdivision that we have seen

previously. They did pick up this small piece of land that was owned by Art Model and that is now incorporated into this development. From the City Planner, the BZA granted a variance on 3-8-88 to increase the cluster ratio from 35% to 44%. The revised Preliminary Development Plan meets the standards and requirements of Section 1252.32 of the Zoning Code. From Engineering, the plans are in approvable form. Mr. Foulkes stated that there was no report from Building. Mr. French stated that there was no report from Fire. Mr. Kolick stated, that he had received all the documents indicating that they did get a deed from the Baltimore Ravens for that retention basin. They have most of the documents but this should be made subject to my receipt of the originals. I have seen copies and they need to turn over the originals. The lands have been signed over to the Association and the Association has agreed to accept them in.

BRYN MAWR ESTATES: Mrs. Daley stated that this proposal is to develop approximately 4.32 acres of land into 11 single family homes located on the corner of Albion Road and Bryn Mawr Boulevard. From the City Planner, the Bryn Mawr Estates Preliminary Development Plan is in accordance with the Huntington Park Estates Revised Preliminary Development Plan according to Local Street Plan NE-2. From Engineering, a wetlands expert has determined that there are no wetlands on this site. We have a letter confirming this. The applicant has acquired PPN 395-27-002 and is incorporating it into the common property for this subdivision. For preliminary it is in approvable form. Mr. Foulkes stated that from Building there was no report. Mr. French stated that from Fire there was no report. Mr. Kolick stated that for preliminary they were okay. One condition is that they are going to give to us an easement to the City. They received an easement from the Homeowners Association to the Developer to install storm sewer on the other side of the road. Make it contingent on that. They are going to be paying the recreation fee to the Homeowners Association; and I am waiting for a revised letter on a time period for this. You can act on the preliminary plan.

GLOBAL COUNTRY OF WORLD PEACE CONDITIONAL USE: Mrs. Daley stated that this was for a Conditional Use to give yoga classes. From the City Planner, there is no report. From Engineering, there is no report. Mr. Foulkes stated from Building there is no report. Mr. French stated from Fire there is no report. Mr. Kolick stated that this matter should be set for a Public Hearing after it receives approval from the Architectural Review Board.

GLOBAL COUNTRY OF WORLD PEACE SITE PLAN: Mrs. Daley stated that this proposal is to construct a 10,000 SF building to be used for exhibition, display, meetings, retail and office space. From the City Planner, the proposal meets the General Business zoning requirements. From Engineering, the building and parking have been shifted to the north so that the pavement and retaining wall are not located over the existing water circulation easement along the south property line. We still want

to see that access to the north. The applicant stated that there was quite a grade there and thought that it would require an easement on the adjacent property with the access driveway. He felt that it would not be practical to do the grading without obtaining an easement on the adjacent property. Mrs. Daley stated that she did not believe that getting a grading easement from the property owner, Mike Catan would be a problem. The applicant stated that they had a stub located in their plans. Mayor Perciak stated that he felt that Mr. Catan would not grant an easement for the applicant. The applicant stated that they could dedicate an easement for access to the Catan property. Mayor Perciak stated that he was convinced that Mr. Catan would not cooperate. Mr. Kolick stated that would have to be looked at. Mrs. Daley stated that the main concern was the traffic north bound down the hill and turning into this site. The applicant did have a traffic study performed. This study found that under the ODOT standards, a northbound left turn lane is on the cusp of not warranting a dedicated left turning lane north bound. They don't have the exact uses to they can't pick up the trips generated so they used a health fitness club which would have minimum retail. It does not take into account any future expansion and it should be looked at for future expansion. Mayor Perciak stated that we should look at what was being presented now and if there was future expansion that would have to be dealt with at the time it was submitted. Mr. Haseley stated that it was still a concern. Mayor Perciak stated that it was a concern but that until they present the next phase it would not change things. Mr. Kolick asked if there was a Peace Palace now to give an idea of the usage and traffic flow? The applicant stated that the one under review in Parma was at the same phase that this was. The applicant stated that they had 3 in use currently and they are using those to estimate the flow. It is very minimal, they did not teach in large groups. The classes are fixed at 10 so there would never be more than 10 cars coming in. Mr. Kolick stated that there were two concerns; one is volume and the other is just where it was at, a quarter of the way up that hill. Cars coming down that hill when it is icy and crossing two lanes of traffic coming out is a concern. We need to spend some more time with it. The applicant stated that the traffic engineer did do an interview with Dr. Murach and believed this to be the best fit that could be matched up in the traffic study. Mr. Kolick stated that the City would have somebody look at it to review that issue. Mayor Perciak stated that he felt it should be sent out and reviewed. Mr. Foulkes stated that there is an existing residence to the South that could be adversely affected by car headlights and site lighting. He also referenced section 1258.11 regarding the installation of a masonry wall. This proposal shows a modular wall and calls it out at 7 feet tall but we have no elevations to determine if this will reduce headlights and/or noise into the adjacent residential property. We would like to see more detail on that. The applicant stated that a full set of plans had been submitted to Engineering. Mrs. Daley confirmed that a full set of plans was received and were currently under review. This property also abuts a residential district to the West which may not be a concern now but will need to be

addressed with any future expansions. A lighting report has been submitted and recommends approval subject to the installation of glare shields based upon the topography. Mr. French stated that the Fire Department has requested previously the possible mixed use of this building and we would prefer to have this building fully sprinkler protected. Mr. Kolick stated that this matter should be referred to the ARB. We need to set the Conditional Use for a Public Hearing but can't do that until we have an approved building. In the mean-time we will look at the engineering plan. The residential property on the west side is 400' away so at this point it is overkill to put a masonry wall up there. There is one needed on the south side but the next phase will have to take into consideration the west. Contact Carol and make sure you have what is needed for ARB.

WALGREEN'S: Mrs. Daley stated that this proposal is to split 1.46 acres from PPN 399-33-008 to accommodate the proposed Walgreen's Drug Store at the northwest corner of Boston and West 130th Street. When a portion of Hunt Road was vacated back in 1998 the City reserved the easement rights for utilities. There are no utilities in there right now so they are going to vacate that easement. From the City Planner, the proposed parcel split will create a General Business parcel 254.28 x 254.33. From Engineering it is in approvable form but they will need some cross easements for parking, access and storm water will be necessary. Mr. Foulkes stated that there is no report from Building. Mayor asked if they were doing this for a first right of refusal. Mr. Kolick stated that Walgreen's wanted a separate parcel for finance purposes. Mr. French stated that from Fire there is no report. Mr. Kolick stated that the Commission could act on it subject to receipt of the easements mentioned by the Engineering Department and that it would also need to be sent to City Council to vacate the easement.

ENTERPRISE RENT-A-CAR: Mrs. Daley stated this proposal is to construct a 30,000 SF, 2 story building to be used as a car rental office for property located on Mohawk Drive. From the City Planner, they have more than enough parking to store their cars. The proposal meets Research Development requirements. From Engineering, the pavement design must conform to the City's standards, including curbs and curb drains. A retention pond is shown for stormwater management. We need them to be sensitive to the residents to the south with the screening and lighting. The applicant must also conform to the Ohio EPA's storm water quality requirements. There is a 24" storm sewer located within an easement along the south property line that needs to be replaced. We have spoken to Euthenics engineering regarding this and they have agreed to address the storm sewer in conjunction with the improvement plans for the Enterprise site. There are a couple of breaks in the line that are causing problems with the residential lots so they are going to repair those. Mr. Foulkes stated that the Building Department has not yet received any elevation drawings for the proposed 2

story building and proposed storage shed. Elevations would assist the review for compliance of the height requirements. We would like to see floor plans for the usage of this building. Mayor Perciak stated that this was going to be the headquarters for this region. It is going to be for sales staff and officers. A lighting report has not been submitted and would be helpful determining security and safety of traffic and egress components. The applicant stated that the shed was for storage of maintenance equipment such as lawn mowers. Mr. French stated that the Fire Department would like to know if there was going to be a fuel station located on site? The applicant stated that there would not be. Mr. French stated that the Fire Department would like to have this building sprinkler protected. The applicant stated that they intended to do that. Mr. French stated that they also have a Knox key system for gates and would like to see one installed on site for emergency access. The applicant stated that they would comply with this request. Mr. Kolick stated that this matter should be referred to the ARB. He also stated that they would need to get over to the lighting consultant.

AT & T – 16580 PEARL ROAD: Mrs. Daley stated that this proposal is to install an above-ground cabinet and concrete pad located within a private easement at 16580 Pearl Road. From the City Planner, there is no report. From Engineering, the site plan is in approvable form. Mr. Foulkes stated that there is no report from Building. Mr. French stated that there is no report from Fire. Mr. Kolick stated that it was okay to act on this one.

AT & T – 20908 ROYALTON ROAD: Mrs. Daley stated that the proposal is to install an above-ground cabinet and concrete pad located within a private easement at 20908 Royalton Road. From the City Planner, there is no report. From Engineering, the site plan is in approvable form. Mr. Foulkes stated that there is no report from Building. Mr. French stated that there is no report from Fire. Mr. Kolick stated that it was okay to act on this one.

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. Stehman 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 Carol Oprea, Recording Secy. |

record that I thank her publicly for having the minutes available for us so quickly right after the meetings. Thank you.

Mr. Ice – Yes I think we will make that unanimous. Thank you.

Mrs. Oprea – Thank you.

PUBLIC HEARINGS:

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 One, Ridgewood Pre-School. Anyone wishing to speak in favor please step forward and state your name and address for the record.

Ms. Thorpe - Ms. Thorpe – Heidi Thorpe, Ridgewood Pre-School, 13500 Pearl Road, Suite #117, Strongsville, Ohio 44136. I understand all of the requirements that you set out. We have resolved the parking issue with our families and I do not anticipate any problems with that. We have also discussed the bollard and/or a cement planter right in front of the building which I think would be even better with the kids. They can help plant it in the spring so they can help us contribute to that as well. I would like to request if possible a little bit of time to get that in. The ground is frozen so as soon as that softens up a little bit, I think that would be a little bit more stable. Hopefully that will be okay. We are prepared to move forward and as I said, we've taken into account everything that you have suggested and hopefully met with all of your approval. Thank you.

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, A meeting with the applicant was held on 1/15/08 to review vehicular circulation to access the new pre-school location. Representatives from Engineering, Building, Planning, Police and Fire were present. It was determined that based on the hours of operation; limited class size and the center's parking layout that no special drop-off/pick-up procedure would be needed since adults will park in available spaces and walk their child to or from the pre-school and then leave. From Engineering, we believe that this system of the parent's parking and walking the student in instead of the drop off system will alleviate any concerns that we had with the traffic pattern. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, these plans are in approvable form subject to the space proposed being upgraded to meet the O.B.C. as an Educational Use Group. Drawings prepared by an Architect may be required as part of a Building Permit for any required alterations to the space. I also have a CPTED Report from Sgt. Hall which states; Access Control; only the front (main) door should remain unlocked. All secondary doors must remain locked to outside entry. Traffic Concerns; after a review and discussion about the proposed drop-off and pick-up routine, I believe that initially the parents should just park in the closest available space and walk the children to the preschool. After a while, test runs of the routine can be observed to determine if the proposed routine will not impede traffic flow within the lot. The addition of a pre-cast concrete planter in between the daycare's sidewalk and the parking lot would increase safety by protecting against a vehicle impacting the front of the preschool. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, Fire Prevention met with Miss Thorpe on site. We did review some improvements that she made to this site. She added exit signage, she added emergency egress lighting and she refreshed the fire extinguishers that were there and she added some smoke detectors. We are satisfied with the systems that she has there now. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. It would be appropriate to consider it with the four conditions that we touched upon in various reports. First of all that the students don't exceed 20 pupils per class; second, working with the City if any traffic problems arise; third, that there be planters or bollards installed pursuant to the recommendation of the CPTED Officer, and lastly that they would have the parents park and walk the children into the daycare preschool. Thank you.

Mr. Ice – Thank you. 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. 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, subject to students not exceeding 20 pupils per class; working with the City if any traffic problems arise; that there be planters or bollards installed pursuant to the recommendation of the CPTED Officer and that they would have the parents park and walk the children into the daycare preschool.

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

FINAL APPROVALS/SUBDIVISIONS:

HUNTINGTON PARK ESTATES SFD & CD/ Joe Ruggiero, Agent

Revised Preliminary Development Plan approval to add 11 Single Family sublots for Bryn Mawr Estates to the Huntington Park Estates SFD & CD Subdivision, property located off Albion Road, PPN 395-27-001 zoned R1-75.

Mr. Ice - Item Number Two, Huntington Park Estates. Please state your name and address for the record.

Mr. Saylor – Stewart Saylor with Reitz Engineering, 4214 Rocky River Drive, Cleveland, Ohio 44135.

Mr. Ruggiero - Joe Ruggiero, 14379 Bagley Road, Middleburg Heights, Ohio 44130.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the revised Preliminary Development Plan meets the standards and requirements of Section 1252.32 of the Zoning Code. From Engineering, the plans are 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, I have received the original assignment from the Baltimore Ravens over to the Homeowners Association, conveying to them the authority to add additional land. I have also received the supplemental Covenants and Deeds adding this area into Huntington Park's and I received a copy of the deed, that will deed over the property off Albion for the retention basin and for the common area to the Homeowners Association. They would be ready to act on. The only thing I would make it subject to, I need to receive the original documents from their attorney so that we can file them along with the plat. Thank you.

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

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Revised Preliminary Development Plan approval to add 11 Single Family sublots for Bryn Mawr Estates to the Huntington Park Estates SFD & CD Subdivision, property located off Albion Road, PPN 395-27-001 zoned R1-75, subject to receipt by the Assistant Law Director of the documents referenced in the Assistant Law Director's report.

Mayor Perciak - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

BRYN MAWR ESTATES / Joe Ruggiero, Agent

Preliminary Subdivision Plan approval for 11 Single Family Sublots for Bryn Mawr Estates, property located north off of Albion, east off of Bryn Mawr, PPN 395-27-001 zoned R1-75.

Mr. Ice – Item Number Three, Bryn Mawr Estates. Mr. Ruggiero and Mr. Saylor remain at the microphone.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the Bryn Mawr Estates Preliminary Development Plan is in accordance with the Huntington Park Estates Revised Preliminary Development Plan and in accordance with the Local Street Plan NE-2. From Engineering, as we had mentioned in the previous item, the applicant has acquired PPN 395-27-002 and is incorporating that into their common property for the subdivision. A wetlands expert has determined that there are no wetlands on this site. We have a letter confirming this. All other previous comments from October 25, 2007 are still applicable, including the outside agency approvals, acquiring offsite easements, storm water management requirements and the City's tree preservation requirements. 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. They are in approvable form for Preliminary with two conditions; one that the City receives the storm sewer easement on the adjoining property and we receive a revised recreation letter setting out a date of completion for the recreation by the Homeowners Association. Thank you.

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

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Preliminary Subdivision Plan approval for 11 Single Family Sublots for Bryn Mawr Estates, property located north off of Albion, east off of Bryn Mawr, PPN 395-27-001 zoned R1-75 subject to the City's receipt of the storm sewer easement on the adjoining property and a revised recreation letter setting out a date of completion for the recreation by the Homeowners Association.

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Thank you.

GLOBAL COUNTRY OF WORLD PEACE/ Thomas Murach, Agent

Conditional Use Permit pursuant to C.O. Sections 1247.07 and 1258.03(a)(3)(E) to utilize 1,800 SF for Yoga Classes, located at 19386 Pearl Road, PPN 394-32-001 zoned General Business.

GLOBAL COUNTRY OF WORLD PEACE/ Thomas Murach, Agent

Site Plan approval of a 10,000 SF building to be used for Exhibition, Display, Meetings, Retail and Office Space for property located at 19386 Pearl Road, PPN 394-32-001 zoned General Business.

Mr. Ice – Item Number Four and Five, Global Country of World Peace. Please state your name and address for the record.

Mr. Murach – Tom Murach, 3603 West 128th Street, Cleveland, Ohio.

Mr. Smoley - Mark Smoley with Manik and Smith Group, 4630 Richmond Road, Warrensville Hts., Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. On Item 4 the Conditional Use, from the City Planner, there is no report. From Engineering, there is no report. On the site plan, From the City Planner, the proposal meets the General Business zoning requirements. From Engineering, the building and parking have been shifted to the north so that the pavement and retaining wall are not located over the existing water circulation easement as we had requested. The applicant did have a traffic study performed. This study focused mainly on the warrant of a left turn lane into this site, heading north bound. The study found that under the ODOT standards, a northbound left turn lane is not required. We would like to have the traffic study reviewed and looking mainly from a safety standpoint since this drive is located ¼ of the way up a considerably steep hill towards Boston. We have received plans and calculations in the Engineering Department and are currently under review. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, Item No. 4, there is no report on the Conditional Use Permit. Item No. 5, site plan, as was mentioned at a previous review of this plan there is an existing residence to the South that could be adversely affected by car headlights and site lighting, although it is zoned GB. A modular wall is proposed based upon the first submittal to the Planning Commission. No elevations are provided to determine if this will reduce headlights and/or noise into the adjacent residential property to the south. A lighting report has been submitted and recommends approval subject to the installation of glare shields based upon the topography of the current site. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, there is no report on Item No. 4. Item No. 5, because of the size and mixed use of this building along with the topographical location and possibility of further expansion on this lot we recommend that this building be fully sprinkler protected. Keep in mind that for future development on this lot to the west, rear of this lot, you will be needing a yard hydrant because you will exceed the distance from the street hydrant at that point. This would be a good time to put in a vault and a hydrant and a sprinkler system for your front building. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. On the Conditional Use Permit we will set that for a Public Hearing. We can consider that at the same meeting that we consider the site plan at. We will advertise it as such when the site plan comes back. The site plan will need to go over to the ARB. As mentioned by the engineer, we will refer the traffic report over to our expert to take a look at it. Any other information you can give us as to a similar facility and use and number of people would be helpful. Just keep in mind there are two issues there: One, the number of cars and, two, site distances and the fact that it is on a hill. We will have them look at both aspects of it from our engineer. We can explore with the applicant a possible marginal road but we will look at that in the future. I think as noted, the residential area to the rear needs to be protected but right now this first phase, 400' feet away so it is really your second phase that you are going to look at that. ARB will want to see the protection of the residence to the south so they will need detailed elevations to show where the parking lot is and the lighting and the headlights coming through that parking lot. They need to get over to the lighting consultant. We can refer them over to the ARB and then set the Conditional Use when they come back. Thank you.

Mr. Ice – Any other questions? We will set you up for the Public Hearing after you get your ARB approval. We will send you over to ARB for 2/12/08.

WALGREEN'S/BOSTON SQUARE II LTD./ Tim Dean, Agent

Parcel split and Easement Vacation of PPN 399-33-008 located at Boston Road and West 130th Street, zoned General Business.

Mr. Ice – Item Number Six, Walgreen's. There is no representation for this item.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposed parcel split will create a General Business parcel 254.28 x 254.33. From Engineering, it is in approvable form. We will need cross easements for parking, access and storm water. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

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

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 split is in approvable form subject to the receipt of my office of the mutual easements for parking, ingress, egress, utilities and storm sewer, since they are going to straddle all of these properties. Additionally, since there are utility easements to be vacated, that portion of this will need to go to City Council. Thank you.

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

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Parcel split and Easement Vacation of PPN 399-33-008 located at Boston Road and West 130th Street, zoned

General Business, subject to the receipt of the Assistant Law Direct, the mutual easements for parking, ingress, egress, utilities and storm sewer.

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

ENTERPRISE RENT-A-CAR REGIONAL OFFICE/ Randall Smith, Agent

Site Plan approval of a 30,000 SF, 2 story building to be used as a car rental office for property located on Mohawk Drive, PPN 395-12-005 zoned Research-Development.

Mr. Ice – Item Number Seven, Enterprise Rent-A-Car. Please state your name and address for the record.

Mr. Smith - Randy Smith from Davison, Smith, Certo Architects.

Mr. Zicola - John Zicola from Enterprise Rent-a-Car.

Mr. Rose - Dan Rose from Carnegie Development.

Mr. Smith – We are here to present a 30,000 SF, 2 story building zoned General Business. We conform to the zoning requirements. The building is intended as a corporate headquarters not a rental car facility. They are anticipating 130 employees in the building. We have extensive parking because that is part of what they do at this facility. They process new cars for their rental facilities and bring back old cars for disbursal after they are through with their term. We have considerable parking on the site. Right now we are showing 670 parking spaces on the site for this building. The building is 2 stories. I do have some renderings to give you some idea of what the building looks like. I don't have any elevations done at this point but I would be happy to share these with you.

Mr. Ice – You can pass them around. For the record there is no fuel service or repair or detailing to be done on site?

Mr. Smith – None of that will happen at this site. This is strictly a corporate office facility.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, The proposal meets Research Development requirements. From Engineering, the pavement design must conform to the City's standards, including curbs and curb drains. A retention pond is shown for stormwater management. The applicant must also conform to the Ohio EPA's storm water quality requirements. There is an existing 24" storm sewer located within an easement along the south property line that needs to be replaced. We have spoken to Euthenics engineering regarding this and they have agreed to address the storm sewer in conjunction with the improvement plans for the Enterprise site. Final engineering plans are required and I will provide the applicant with a checklist to help aid in their design. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, the Building Department has not yet received any elevation drawings for the proposed 2 story building and proposed storage shed. Elevations would assist the review for compliance of the height requirements of the code. A lighting report has not been submitted and would be helpful determining security and safety of traffic, and egress components, and well as affect on the residential area. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. As with the other buildings of comparable size of this project on this street, they are all sprinkler protected. We prefer to have this one fully sprinkler protected too. We would need an emergency knox key system for the gates that you have for this too so that Fire apparatus can access it in times of emergency. Thank you.

Mr. Smith – We anticipated both of those and agree to those.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. We will need to send them over to the ARB. Obviously they will be concerned about the residential screening. To the lighting consultant, obviously they will be concerned about any light spillage over to the residential area is going to be the principal concern. We can keep them moving. Thank you.

Mr. Ice - Thank you. Any other questions, or comments? Okay we will send you to ARB.

AT & T/ Thomas J. Fogarty, Agent

Site Plan approval of an above-ground cabinet and cement pad to be located in a private easement near the side of 16580 Pearl Road and Echo Drive, PPN 393-34-018 zoned PDA-2.

AT & T/ Thomas J. Fogarty, Agent

Site Plan approval of an above-ground cabinet and cement pad to be located within a private easement near 20908 Royalton Road and Prospect Road, PPN 392-33-091 zoned Motorist Service.

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

Mr. Williams – Mike Williams with AT & T, 13630 Lorain Ave., Cleveland, Ohio 44111. Here for two private sites located in private easements.

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 site plan is in approvable form on both Items Eight and Nine. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report on both items Eight and Nine. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, there is no report on Items Eight and Nine. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. To let you know, Council did pass the ordinance changing the right to review these over to the City Forester. She has not recommended any landscaping on these two.

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

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site Plan approval of an above-ground cabinet and cement pad to be located in a private easement near the side of 16580 Pearl Road and Echo Drive, PPN 393-34-018 zoned PDA-2.

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site Plan approval of an above-ground cabinet and cement pad to be located within a private easement near 20908 Royalton Road and Prospect Road, PPN 392-33-091 zoned Motorist Service.

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

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 8:27 p.m.

Jeffrey A. Ice /s/

Jeffrey A. Ice, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative Assistant

2-14-08

Approved