

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

January 8, 2009

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on **Thursday, January 8, 2009 at 7:30 p.m.**

Present: Planning Commission Members: Jeffery Ice, Chairman, Charlene Barth, Gregory McDonald, Mary Jane Walker, Thomas Stehman. Mayor Thomas P. Perciak. Administration: Assistant Law Director, Daniel Kolick, City Engineer, Ken Mikula, Building Commissioner, Tony Biondillo, Fire Department Representative, Randy French.

The following was discussed:

**STEAK ESCAPE GRILLE:** Mr. Mikula stated that the City Planners report stated that there were 267 parking spaces required and that they were indicating 338 spaces. He stated that there was no report from Engineering. Mr. Biondillo stated that if the applicant would be requesting any outdoor dining that he would be required to return for a Conditional Use Permit for outdoor seating. He also stated that the Building Department would be looking for a barrier to prevent vehicle access to the dining area. He stated that the Building Department typically required an underground grease storage containment system. The back of this plaza is not really conducive to locating one of those. They do have ones that are UL approved that you could put indoors if you have a storage area that is okay with the Fire Department. He told the applicant that if he were to locate the grease containment system outdoors that it must be underground. Mr. French asked the applicant if he would be upgrading the hood system. The applicant indicated that they would be upgraded. Mr. Kolick stated that it would need to be set for a Public Hearing.

**GILBERT & ROSALINA RODRIGUEZ:** Mr. Mikula stated that this is a bowling alley lot on Lunn Road which has frontage on both Lunn and Shenandoah Lane. He stated that the applicant would like to split off the back 200'. The City Planners report stated that it meets the area and setback requirements for an R1-75 zoning. From Engineering it is in approvable form. Mr. Biondillo stated that it is in approvable form. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission should note that it is not a typical right-of-way but that it does meet the code and the Commission could act on it.

**ORDINANCE NO. 2009-002:** Mr. Kolick stated that this was a rezoning for property just to the north of Slim & Chubby's. It is split zoned currently, the back portion is R1-75 and the front LB. They are proposing a car repair shop. They are asking to rezone the front not the rear of the property to CS to permit the proposed use. He stated that there were

residences behind the R1-75 zoned part and it backed up to Westwood Farms Clusters. The applicant presented a picture to the Commission of the area abutting the clusters and indicated that there was a 10' mound with plantings on it and that there were 20' of solid pines. All the trees on the R1-75 zoning would remain. He stated that the distance to the residential homes was 250' and the building would be 50' farther than that. He was concerned about being a good neighbor. Mrs. Barth asked if the cars would all be repaired inside the building. The applicant indicated that they would. He stated that there were four bays back to back which made a total of eight. Mrs. Barth asked that if the applicant was going to have a paging system outside and stated that leaving the bay doors open would increase the noise levels from the air compressors and radio's blaring. She stated that sound would carry and that he would need to be mindful of the decibels of noise and stay within the limits for abutting up against a residential property. The applicant stated that at his Berea store he has 9 bays and no radio's blaring nor a paging system. He invited them to come and look at his business. Mrs. Barth asked if he was located against residential properties. The applicant stated that there was one behind and one across the street. Mayor Perciak stated that the residents in that area were prone to complaining about noise. He stated that there would be a Public Hearing at the Council level and that those residents probably would show up. The applicant stated that his Berea business was open Monday thru Friday from 8:00a.m. to 5:00 p.m. He stated that if he would be opening a store in Strongsville that he would also include Saturday hours from 8:00 a.m. to 3:00 p.m. Mayor Perciak stated that the Commission was recommending a strong landscape plan, something that would properly buffer so that the residents did not have to see it. He suggested that the applicant contact Mrs. Milbrandt, the City Forester to review his plans. The Mayor also suggested that the applicant make an appointment to go over his plans with the Building Commissioner. The applicant agreed to coming in and meeting with the Building Commissioner and the City Forester.

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

Roll Call:

Members Present:

Mrs. Walker  
Mr. McDonald  
Mrs. Barth  
Mr. Stehman  
Mayor Perciak

Also Present:

Mr. Biondillo, Bldg. Com.  
Mr. Mikula, City Engineer  
Mr. Kolick, Asst. Law Dir.  
Randy French, Fire Dept  
Carol Oprea, Recording Secy.

**EXCUSE MR. HASELEY**

Mr. McDonald - Mr. Chairman.

Mr. Ice – Mr. McDonald.

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

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**REVISED AGENDA**

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I move to use the Revised 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 **Charlene Barth** for Secretary for the Planning Commission for the year 2009 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 18, 2008. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**STEAK ESCAPE GRILLE/ D. Christian Blumfeldt, Agent**

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. Please state your name for the record.

Mr. Blumfeldt – Chris Blumfeldt, 17250 Royalton Road.

Mr. Ice – Why don't you tell us a little bit about the operation.

Mr. Blumfeldt – It is a quick service restaurant called Steak Escape Grille. They have been around since 1982. They typically have been in malls and food courts. Recently they are trying to make an entrance into strip malls outside of an interior mall. I have one of their brand new concepts. I am the third one to have this concept. They have a corporate one in Columbus and a lady in Columbus has one also. So, they are looking at my model to be the model that they are going to sell across the country. It is part of the reason I choose this particular franchise. They are headquartered in Columbus so they are close to me and they have a serious desire to see me be successful. All future franchisees are going to call me to find out how it was. When I was looking for a business I chose them over say a Subway because they necessarily wouldn't care quite as much about me as this franchise would. The food is excellent, the interior is going to be very nice. We plan on having a flat screen TV and nice music playing and the food is great.

Mr. Ice – Thank you. Mr. Mikula.

Mr. Mikula – Thank you Mr. Chairman. From the City Planner, the required parking is 267 spaces and they are indicating 338 spaces. From Engineering, there is no report. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, as discussed with the applicant in Caucus, we are going to require some form of grease detention, either by means of in-ground containment vessel or a UL approved containment vessel rated for the interior. Given the volume that we are looking at, I am more inclined to think that the indoor would better serve your needs. Also, if there is an intent in the future to provide any outdoor tables, outdoor dining, you will have to come back to the Commission to get a Conditional Use approval and we will be looking at some means to protect those patrons from vehicular traffic. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, looking over the menu with the type of food this applicant is providing, it would require a hood suppression system, UL 300 rated. The applicant stated that all the hood systems would be redone, that were left over from the Einstein Bagels. Thank you.

Mr. Blumfeldt – They have all been removed.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. We need to set this for a Public Hearing. Thank you.

Mr. Ice - Thank you. Are there any questions from the members? Okay then we will set this for a Public Hearing at our next meeting on January 22, 2009.

**GILBERT & ROSALINA RODRIGUEZ/ Michael Smith, Agent**

Parcel split of PPN 393-22-016 located at 19794 Lunn Road zoned R1-75.

Mr. Ice – Item Number Two, Gilbert & Rosalina Rodriguez. Please state your name and address for the record.

Mr. Rodriguez – I am Gilbert Rodriguez, 19794 Lunn Road, Strongsville. I would like to split my lot.

Mr. Ice – Thank you. Mr. Mikula.

Mr. Mikula – Thank you Mr. Chairman. From the City Planner, the request is to split the northerly 200' of PPN 393-22-016 (Parcel A). The parcel will have a lot width of 81.83' and a lot area of 16,363 SF with frontage on Shenandoah Ridge. The remainder (Parcel B) will have 81.82' frontage along the north side of Lunn Road and a lot area of 34,414 SF. Both parcels will meet the R1-75 zoning requirements. From Engineering, the lot split map is in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, the proposal is in approvable form. 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. It is on the curve of the road on Shenandoah. It is a little unusual configuration but it does comply with the code so you can go forward and act on it. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Parcel Split of PPN 393-22-016 located at 19794 Lunn Road zoned R1-75.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

**REFERRALS FROM COUNCIL:**

Mr. Ice – Per our discussions in Caucus, we will go ahead and make a recommendation on this. Ordinance No. 2009-002 by Mayor Perciak and Mr. Haseley. **AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 12300 PROSPECT ROAD(PART OF PPN 392-12-025) IN THE CITY OF STRONGSVILLE FROM LB (LOCAL BUSINESS) CLASSIFICATION TO CS (COMMERCIAL SERVICE) CLASSIFICATION.**

Mr. McDonald – Move to give favorable consideration.

Mrs. Walker – 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 8:12 p.m.

  
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Jeffrey A. Ice, Chairman

  
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Carol M. Oprea, Administrative  
Assistant

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**1-22-09**  
Approved

