

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 23, 2008

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on **Thursday, October 23, 2008 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Gregory McDonald, Mary Jane Walker, Thomas Stehman. Council Representative: Raymond Haseley. Administration: 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:

LUNN ROAD STORAGE: Mrs. Daley stated that this is an expansion to the existing Lunn Road Self Storage. They want to do a 6,400 SF expansion in the back and some additional pavement. From the City Planner, they do meet all the setbacks and the building coverage. From Engineering there is no report on the Conditional Use and the plans are in approvable form. Mr. Foulkes stated that there was no report from Building on the Conditional Use and the plans are in approvable form subject to a review in accordance with the Ohio Building Code. Mr. Boron stated that this matter received favorable recommendation from the ARB on 10-7-08. The City Forester recommended changing the species of Pear to an Aristocrat Pear for the landscaping. Mr. French stated that there was no report from Fire. Mr. Kolick stated that the Commission could act on this matter and reminded the applicant that there could not be any outside storage.

YOUR WINE CELLAR: Mrs. Daley stated that this is an extension of the Brew Kettle Restaurant to be used as a wine fermenting and bottling facility and located in the same shopping plaza. From the City Planner the required parking is 95 spaces and they are providing 112 spaces. From Engineering there is no report. Mr. Foulkes stated that there was no report from Building. Mr. French stated that there was no report from Fire. Mr. Kolick stated that the Commission could act on this matter subject to City Council and the State of Ohio approving any required liquor permits.

KINDERCARE: Mrs. Daley stated that this is a proposed daycare facility at the corner of Howe Road and the access drive for Southpark Mall. From the City Planner, the proposal meets Shopping Center zoning requirements providing a Conditional Use Permit is granted by the Planning Commission. From Engineering there is no report on the Conditional Use Permit and the Site Plan is in approvable form. Mr. Foulkes stated that the plans are in approvable form subject to a review in accordance with the Ohio Building Code. Mr. Boron stated that the ARB gave favorable recommendation on 8-12-

08. The Board suggested adding mounding to the southeast corner of the site. The City Forester recommended removing the first one or two serviceberries on the entrance to the site, limbing up the red maples along the Southpark Drive and that the butterfly Japanese maple be replaced with a shade tolerant plant or hardier shrub. Also the two existing trees along Howe they are replacing should not be replaced with ash trees and she asked that they coordinate with the mall as to what species they would like to put back in. Mr. French stated that the Fire Department would like the applicant to put the Siamese connection for the Fire Department at the vault and not on the building. Mr. Kolick stated that the Amendment to the Final Shopping Center Development Plan was accepted by City Council on October 20th. He stated that the Commission could act on this but that the site plan should be made subject to the report of the ARB, Fire Department as well as the document required by the Law Department for the easement owned by the City.

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

Roll Call:

Members Present:

Mrs. Walker
Mr. McDonald
Mrs. Barth
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
Mr. Boron, ARB Chairman
Carol Oprea, Recording Secy.

EXCUSE MR. ICE

Mr. McDonald - Mr. Chairman.

Mr. Haseley – Mr. McDonald.

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

Mrs. Walker – Second.

Mr. Haseley – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Approval of Minutes

Mr. Haseley – You have had a chance to review the minutes of October 9, 2008. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

LUNN ROAD SELF STORAGE/ Bill Davison, Agent

a) Conditional Use for Multiple Occupancy pursuant to Codified Ordinance Sections 1262.14 and 1242.07 to permit a 6,400 SF addition to the current Mini-Storage Building to be located on the same parcel with another building; property located at 21931 Lunn Road, PPN 394-03-009 zoned General Industrial.

b) Site Plan approval of a 6,400 SF Addition to the current Self Storage Building (Phase 2) to be located on property located at 21931 Lunn Road, PPN 394-03-009 zoned General Industrial.

Mr. Haseley – Item Number One, Lunn Road Self Storage. Anyone wishing to speak in favor please step forward and state your name and address for the record.

Mr. Davison – Bill Davison, Davison, Smith, Certo Architects, 26031 Center Ridge Road, Westlake, Ohio 44145.

Mr. Chill – Brad Chill, 15129 Old Oak Drive, Strongsville, Ohio 44149.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there is no report on the Conditional Use and the Site Plan does meet the General Industrial zoning requirements. From Engineering, there is no report on the Conditional Use and the Site Plan is in approvable form. Thank you.

Mr. Haseley – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report on the Conditional Use Permit. On the site plan, the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mr. Haseley - Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did grant favorable recommendation on 10-7-08, subject to the City Forester recommending changing the species of the Bradford Pear to the Aristocrat Pear in the landscaping. Thank you.

Mr. Haseley – Thank you. Mr. French.

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

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Just a reminder to the applicant, no outside storage is permitted. You are free to act on them, the site plan should be made subject to the ARB report. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Haseley - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Conditional Use for Multiple Occupancy pursuant to Codified Ordinance Sections 1262.14 and 1242.07 to permit a 6,400 SF addition to the current Mini-Storage Building to be located on the same parcel with another building; property located at 21931 Lunn Road, PPN 394-03-009 zoned General Industrial.

Mrs. Walker - Second.

Mr. Haseley - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald - Mr. Chairman.

Mr. Haseley - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 6,400 SF Addition to the current Self Storage Building (Phase 2) to be located on property

located at 21931 Lunn Road, PPN 394-03-009 zoned General Industrial, subject to the ARB report as read this evening.

Mrs. Walker - Second.

Mr. Haseley - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

YOUR WINE CELLAR/ Chris McKim, Principal

Conditional Use pursuant to Codified Ordinance Section 1258.03(3)(A)(7) and 1242.07 to allow a Do It Yourself Winery establishment to occupy 2,100 SF of space at 8385 Pearl Road, PPN 395-08-017 zoned General Business.

Mr. Haseley – Item Number Two, Your Wine Cellar. Anyone wishing to speak in favor please step forward and state your name and address for the record.

Mr. McKim – Chris McKim, 4980 Sleepy Hollow Road, Medina, Ohio. We would like to open a winery right next door to our brewery. It is a facility where people can come in and make their own wine.

Mr. Haseley – 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, the total required parking is 95 spaces and they are indicating 112 spaces which gives them a surplus of 17 spaces. From Engineering, there is no report. Thank you.

Mr. Haseley – Thank you. Mr. Foulkes.

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

Mr. Haseley – Thank you. Mr. French.

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

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Any approval forthcoming should be made subject to City Council and the State of Ohio approving any required liquor permits.

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

Mr. McDonald - Mr. Chairman.

Mr. Haseley - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Conditional Use pursuant to Codified Ordinance Section 1258.03(3)(A)(7) and 1242.07 to allow a Do It Yourself Winery establishment to occupy 2,100 SF of space at 8385 Pearl Road, PPN 395-08-017 zoned General Business subject to City Council and State of Ohio approval of any liquor permit.

Mrs. Walker - Second.

Mr. Haseley - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

FINAL APPROVALS:

KINDERCARE/ Gary Yunker, Agent

a) Conditional Use Permit pursuant to C. O. 1242.07, 1258.04(a), 1258.03(a)(3)(D) for a 8,855 SF day care for property located at Howe Road and Southpark Mall, PPN 396-25-001 zoned Shopping Center.

b) Site plan approval for a 8,855 SF day care building for property located at Howe Road and Southpark Mall, PPN 396-25-001 zoned Shopping Center. * *ARB Favorable Recommendation 8-12-08.*

Mr. Haseley – Item Number Three, Kindercare. Please state your name and address for the record.

Mr. Yunker – Gary Yunker, TGI Southpark LLC, 1630 Timberwolf Drive, Holland, Ohio.

Mr. Haseley – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposal meets the Shopping Center zoning requirements provided a Conditional Use Permit is granted by the Planning Commission. From Engineering, there is no report on the Conditional Use Permit and the Site Plan is in approvable form. Thank you.

Mr. Haseley – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report on the Conditional Use Permit and the Site Plan is in approvable form subject to a review in accordance with the Ohio Building Code. Thank you.

Mr. Haseley – Thank you. Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation on 8-12-08 with the Board's suggestion that adding mounding along Howe Road to the east and to the southeast corner of the site. The City Forester also recommended removing the first one or two serviceberries along the entrance drive for visibility of cars turning in and out and also limbing up the red maples along Southpark Drive, there are some dead branches and things in there. Also there are proposed butter Japanese which the City Forester recommended as a hardier shrub along the building. There are two existing trees along Howe Road that need to be replaced and they should be replaced with coordination with the mall to coordinate the planting but the recommendation is not to plan ash trees. Thank you.

Mr. Haseley – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, there is no report on the Conditional Use Permit and on the Site Plan the Fire Department would like the Siamese sprinkler connection to be at the vault and not on the building. Thank you.

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. You are free to act on the Conditional Use Permit since City Council did approve, at Monday nights meeting, the Amendment to the Master Shopping Center plan. On the Site Plan, if an approval is forthcoming it should be made subject to the ARB report, the Fire Department report and the fact that we need the written document which I will make up and forward to you, Mr. Yunker, having to deal with anything that you build over that easement, it will need to be replaced by the owner of the lot if we need to go in. I know that you are aware of it. Those three items Mr. Chairman. Thank you. Just one other item and I mention, not related directly to these but, please get in the Amendment to the Master Sign Program and all the signage that Kindercare is proposing because that has to go through the same steps, through City Council and we want to make sure that we have it finalized when you people want to open.

Mr. Yunker – We have, we just got them yesterday.

Mr. Kolick – Okay, please get in the application. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Haseley - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for a Conditional Use Permit pursuant to C. O. 1242.07, 1258.04(a), 1258.03(a)(3)(D) for a 8,855 SF day care for property located at Howe Road and Southpark Mall, PPN 396-25-001 zoned Shopping Center.

Mrs. Walker - Second.

Mr. Haseley - Secretary, please call the roll.

Roll Call:	Mr. Haseley	Aye	
	Mr. McDonald	Aye	
	Mrs. Walker	Nay	
	Mr. Stehman	Aye	
	Mrs. Barth	Aye	
	Mayor Perciak	Aye	APPROVED

Mr. McDonald - Mr. Chairman.

Mr. Haseley - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site plan approval for a 8,855 SF day care building for property located at Howe Road and Southpark Mall, PPN 396-25-001 zoned Shopping Center, subject to the ARB report, Fire Department report as well as the receipt of an easement agreement. * *ARB Favorable Recommendation 8-12-08.*

Mrs. Walker - Second.

Mr. Haseley - Secretary, please call the roll.

Roll Call:	Mr. Haseley	Aye	
	Mr. McDonald	Aye	
	Mrs. Walker	Nay	

Mr. Stehman	Aye	
Mrs. Barth	Aye	
Mayor Perciak	Aye	APPROVED

Mr. Haseley - 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.

Raymond Haseley ^{LS}

Raymond L. Haseley, Acting Chairman

Carol M. Oprea ^{LS}

Carol M. Oprea, Administrative
Assistant

Approved

