

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 9, 2008

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on **Thursday, October 9, 2008 at 7:30 p.m.**

Present: Planning Commission Members: 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.

The following was discussed:

GYMBOREE PLAY & MUSIC: Mrs. Daley stated that this is for a conditional use for the space that is going into in the Coral Plaza behind Taco Bell. From the City Planner, it is a permitted use with a Conditional Use Permit in a General Business zoning district. The parking required is 158 spaces and this plaza has 168 spaces. From Engineering there is no report. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from Fire. Mr. Kolick stated that the Commission could act on this one.

JOSEPH LIPOVITS: Mrs. Daley stated that the proposal is to split 680 feet off the rear of PPN 398-08-007 located at 14011 Whitney Road and adjoin it to PPN 398-08-048. Both are zoned R1-75. From the City Planner, the request is to split Parcel "F" (1.56 acres from PPN 398-08-007 and attach same to Parcel "D", PPN 398-08-048 (8.38 acres) to form new Parcel "G" (9.94 acres). Parcel "G" will be served by the extension of Pin Oak Drive to the east. The remainder of PPN 398-08-007 Parcel "E" (1.14 acres) will have 100' of frontage along the south side of Whitney Road. From Engineering the Lot Split and Adjoinment Map is in approvable form. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that this could be acted upon with the same contingency as the last one which was extending Pin Oak and/or Pine Lakes Drive before development starts.

SHEETZ INC. (CONSOLIDATION): Mrs. Daley stated that this proposal is to consolidate PPN 392-16-003 and 392-16-002, located at the northwest corner of Prospect Road zoned MS and GB and create a consolidated parcel of 5.5837 acres with 301.4' frontage on Prospect Road and 961.9' frontage on Royalton Road. From the City Planner, the request involves the consolidation of PPN 392-16-002 and 003 to create a single development parcel of 5.5837 acres. From Engineering, the consolidation plat is in approvable form. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick asked the applicant if there was any reason for not splitting the

parcel out for the proposed Sheets. The applicant replied that they did not want to do that at this time. Mr. Kolick reminded them that they would have to come back with another lot split which would require Planning approval if they chose to split the parcel at a future date. He stated that the Commission could act on this matter.

SHEETZ INC. (Site Plan): Mrs. Daley stated that this proposal is to construct a 4,997 SF building to be utilized as a Sheetz Store and Car Wash to be located at the northwest corner of Prospect Road and Royalton Road, PPN 392-16-002 & 003. The sites are zoned Motorist Service and General Business. From the City Planner the enclosed customer service area is 1,500 SF maximum and they are indicating 2,516 SF. The required parking is 26 and they are indicating 49. The proposal exceeds the maximum customer service area permitted in a Motorist Service zoning district and a variance will be necessary. From Engineering, the pavement design must conform to the City standards, including curbs and curb drains. Stormwater management is not shown on the preliminary plan. A basin or underground storage will need to be incorporated with the final plans. The applicant must adhere to the requirements of the City as well as the Ohio EPA with respect to stormwater management and water quality. Permits for site work will not be issued until an NPDES has been issued by the Ohio EPA. A traffic impact analysis has been performed. The striping on Royalton Road eastbound will be modified slightly to separate the Sheetz left turn traffic from the traffic turning left onto Prospect Road at the intersection. Mr. Foulkes stated details of the bollards and exterior patio protection are needed to determine that they are sufficient to sustain vehicular impact and should be submitted. He stated that it appears that some additional bollards may be required on the east side of the patio area. The concrete walkway should be elevated to assist with protection of pedestrians at exterior walkways and winter maintenance. They are currently indicated as flush with pavement. This could eliminate the need for the 4' x 4' bumper stops. Submittal of a lighting report and review by our consulting engineers. Also a plan review in accordance with the Ohio Building Code will be done. Mr. French stated that the Fire Department would like the applicant to indicate on the plans where the storage would be for the propane tanks. Mr. Kolick stated this matter would need to be denied and sent to the BZA for the required variance.

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 this matter would need to be set for a Public Hearing on October 23rd.

AT & T: Mrs. Daley stated that the proposal is to install a pole mounted telephone cabinet and an underground manhole located within a private easement at 18900 Boston Road. The site is zoned GB. From the City Planner there is no report. From Engineering the site plan is in approvable form. The cabinet is located within a private easement outside of any future right-of-way widening. The proposed cabinet will not obstruct drainage or sight distance. Mr. Foulkes stated that there was no report from Building. Mr. French stated that there was no report from Fire. Mr. Kolick stated that this was located in a private easement and if the Commission is satisfied that they could vote on this matter.

ORDINANCE NO. 2008-186: Mr. Haseley stated that he would like confirmation that the applicant would install some sort of barrier to buffer the residential property from seeing the parking lot that would be installed. Mr. Ondrejcek stated that he had planned to put in arborvitae along the perimeter of the proposed parking expansion. Mayor Perciak stated that he should contact Jennifer Milbrandt for her recommendations on the planting buffer. Mr. Haseley asked the Commission to vote favorably on this item and move it back to City Council.

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

Roll Call:	Members Present:	Mrs. Walker Mr. McDonald 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.

EXCUSE MRS. BARTH

Mr. McDonald - Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald - I move to excuse Mrs. Barth for just cause.

Mrs. Walker – 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 September 25, 2008. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

GYMBOREE PLAY & MUSIC/ Chad Emmerich, Agent

Conditional Use Permit pursuant to Codified Ordinance Section 1258.03(a)(3)(D)(E) to allow Gymboree Play & Music Facility to occupy 3,600 SF of space at 14383 Pearl Road, PPN 396-18-015 zoned General Business.

Mr. Ice – Item Number One, Gymboree Play & Music. Anyone wishing to speak in favor please step forward and state your name and address for the record.

Mr. Emmerich - Chad Emmerich, 14383 Pearl Road, Strongsville, Ohio 44136. My wife and I are the owners of Gymboree Play & Music in the Cleveland area.

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, the required parking is 158 spaces and they are providing 168 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. They meet the code limitation of 5,000 SF so you are free to act on it.

Mr. Ice - Thank you. Questions or comments from the members? Seeing none I would entertain a motion for Gymboree Play and Music.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Section 1258.03(a)(3)(D)(E) to allow Gymboree Play & Music Facility to occupy 3,600 SF of space at 14383 Pearl Road, PPN 396-18-015 zoned General Business.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

NEW APPLICATION:

JOSEPH LIPOVITS/Principal

Lot Split and Consolidation of PPN 398-08-048 & 007 located at Pin Oak Drive, zoned R1-75.

Mr. Ice – Item Number Two, Joseph Lipovits. Please state your name and address for the record.

Mr. Lipovits – Joseph Lipovits, 7676 Saratoga Road, Middleburg Heights, Ohio 44130. I am here tonight for a lot split and consolidation.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the request is to split 1.56 acres from PPN 398-08-007 and attach same to, PPN 398-08-048, 8.38 acres creating a new Parcel “G” which is 9.94 acres. The remainder of PPN 398-08-007 which is 1.14 acres will have 100’ of frontage along the south side of Whitney Road. From Engineering, the split and 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. It is in approvable form subject to the same restriction that we put on the prior one, namely, that it is not developed until such time as this street is extended. Thank you.

Mr. Ice - Thank you. Are there any questions or comments from the members? Seeing or hearing none, I would entertain a motion for Joseph Lipovits.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Lot Split and Consolidation of PPN 398-08-048 & 007 located Pin Oak Drive, zoned R1-75 subject to the road being extended before development is begun.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

SHEETZ, INC./ Stephen W. Funk, Agent

Lot Consolidation of PPN 392-16-002 and 003 for property located at the northwest corner of Prospect and Royalton Roads, zoned Motorist Service and General Business.

SHEETZ, INC./ Stephen W. Funk, Agent

Site Plan approval of a 4,997 SF building for a future Sheets Store and Car Wash to be located at the northwest corner of Prospect and Royalton Roads, PPN 392-16-002 and 003 zoned Motorist Service and General Business.

Mr. Ice – Item Number Three and Four, Sheetz, Inc. Please state your name and address for the record.

Mr. Funk – Steve Funk, Roetzel & Andress, LLP, 222 S. Main St., #400, Akron, Ohio 44308. We are here tonight asking for a lot consolidation that is essentially taking a small piece of property and consolidating it with the rest of our lot and also, we are in the preliminary stages of the site plan review process. We have submitted a site plan, we are in the process of completing the engineering, which will be submitted next week for stormwater, a lighting plan, landscaping plan and we did submit because we want to get into, we do need one variance so we want to be referred to the BZA and also to ARB. Hopefully we will be back to be in front of you again on November 20th for final site plan approval. With that I would ask for approval of the lot consolidation tonight and allow us to go to BZA, unless there are any questions.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the request involves the consolidation of PPN 392-16-002 and 003 to create a single development parcel of 5.5837 acres. From Engineering, the consolidation plat is in approvable form. On the site plan, from the City Planner, all items do meet the Motorist Service zoning requirements except for the enclosed customer service area. The required maximum customer service area permitted is 1,500 SF and they are indicating 2,516 SF so they will need a variance on that. From Engineering, on the site plan, the pavement design must conform to the City standards, including curbs and curb drains. Stormwater management is not shown on the preliminary plan. As we discussed in caucus, it appears that they will be using some basins out front on the corner. Just a reminder that the applicant has to adhere to the Ohio EPA's requirements for water quality as well and obtain their NPDES permit. The preliminary plan does show a property line splitting and we discussed that as well, that if that is split comes at a later time, we will just need a new lot split to be approved by Planning Commission. They did perform a traffic impact analysis. The striping on Royalton Road eastbound will be modified slightly to separate the Sheetz left turn traffic from the traffic turning left onto Prospect Road at the intersection. Again we will need the final engineering plans for review. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report on the consolidation. Regarding the site plan, there are a few details that we would like to see added to the plans for our review and those include the details of the bollards on the exterior patio protection and also additional bollards installed on the east side of that patio. As we also discussed in caucus, some changes to an elevated walkway around

the perimeter of the building are needed. We would like to see that occur on those plans. Also we need a submittal of a lighting report to our reviewing engineers. Thank you.

Mr. Funk – One quick question about that. Could you explain to me what additional bollards you are talking about on the east side?

Mr. Foulkes – Yes, the east side.

Mr. Funk – As you can see, there are some on each of the spots.

Mr. Foulkes – I thought that those were the 4 x 4 curb stops.

Mr. Funk – No, those are bollards. Wherever there is a parking space near the building we would have bollards.

Mr. Kolick – You can come in and bring it in with the Building Department, they can go over some of the details with you.

Mr. Foulkes – If you give us details with elevations that would probably clarify all that.

Mr. Funk – Okay, that is fine. The other comment about the sidewalk, what was that?

Mr. Foulkes – What we discussed was proposing to elevate that concrete walkway around the perimeter of the building. That would facilitate a little bit safer . . .

Mayor Perciak – So that it is not flat with the asphalt. How high do you want this?

Mr. Foulkes – Six inches.

Mr. Funk – Okay.

Mr. Foulkes – That concludes my report.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, there is no report on the lot consolidation. As far as the site plan, for retail propane sales, which they are proposing also, we would like indicated on the plans where the propane bottle cages will be and subject to the Fire Marshall's approval. Thank you.

Mayor Perciak – Are they just going to sell filled containers and someone is going to bring them in and out, or are they going to be actually filling containers there?

Mr. Funk – They are not filling them.

Mayor Perciak – So they are delivered already.

Mr. Funk – They are just replacement tanks.

Mayor Perciak – Thank you.

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

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. We can act on the consolidation plat. On the site plan, we will need to deny it to send it to the BZA for the one variance required. After that they could also proceed to the ARB and the lighting consultant so that they can be in a position to be acted upon at the next meeting here. Thank you.

Mr. Ice - Thank you. Are there any questions or comments from the members? Seeing or hearing none, I would entertain a motion for Sheetz.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Lot Consolidation of PPN 392-16-002 and 003 for property located at the northwest corner of Prospect and Royalton Roads, zoned Motorist Service and General Business.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 4,997 SF building for a future Sheets Store and Car Wash to be located at the northwest corner of Prospect and Royalton Roads, PPN 392-16-002 and 003 zoned Motorist Service and General Business.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Nays DENIED

Mr. Ice – We will send you over to the BZA and then to the ARB.

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 396-19-003 zoned General Business.

Mr. Ice – Item Number Five, Your Wine Cellar. Please state your name and address for the record.

Mr. McKim – Chris McKim, 8385 Pearl Road, Strongsville, Ohio 44136. I represent Your Wine Cellar Inc. We would like to add a facility where retail customers can come in and make their own wine in the Town Center Shopping Center right next to the restaurant that we already have. Actually there is a tenant in between, same strip.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the required parking is 95 spaces and they are indicating 112 spaces which give them a surplus of 17 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, one question, for the applicant, are they consuming there?

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Mr. McKim – There will be a tasting bar there, yes.

Mr. French - No report from Fire. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

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

Mr. Ice - Thank you. Are there any questions or comments from the members? Okay we will set you for a Public Hearing on October 23rd.

AT & T/ Bob Sterba, Agent

Site Plan approval of a utility pole with a pole mounted telephone cabinet and an underground manhole within a private easement located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

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

Mr. Williams – Mike Williams, AT & T, 13630 Lorain Ave., Cleveland, Ohio 44111. Requesting site plan approval to place a utility pole and a pole mounted electronic cabinet in an underground manhole in a private easement at 18900 Boston Road.

Mr. Ice – Thank you. 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. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is on 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 do have the easement so you are free to act on it Mr. Chairman. Thank you.
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Mr. Ice - Thank you. Are there any questions or comments from the members? Seeing or hearing none, I would entertain a motion for AT & T.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a utility pole with a pole mounted telephone cabinet and an underground manhole within a private easement located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REFERRALS FROM COUNCIL:

Ordinance No. 2008-186

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 18489 PEARL ROAD IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO CS (COMMERCIAL SERVICE CLASSIFICATION) (PPN 397-18-002).

Mr. Ice – Okay Mr. Haseley, referrals from Council.

Mr. Haseley – Item Eight, Ordinance No. 2008-186 I am asking for an Favorable recommendation to take back to City Council.

Mr. Ice - **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 18489 PEARL ROAD IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS)**

CLASSIFICATION TO CS (COMMERCIAL SERVICE CLASSIFICATION) (PPN 397-18-002).

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Mr. McDonald – I move to give favorable consideration.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.


Roll Call: All Ayes FAVORABLE

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 8:15 p.m.



Jeffrey A. Ice, Chairman



Carol M. Oprea, Administrative
Assistant

Approved