

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

November 20, 2008

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on **Thursday, November 20, 2008 at 7:30 p.m.**

Present: Planning Commission Members: Jeffery Ice, Chairman, Charlene Barth, Gregory McDonald, Mary Jane Walker, Thomas Stehman. 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:

**SHEETZ, INC.:** 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 on the northwest corner of Prospect Road and Royalton Road. The last time they were in we had asked them to raise the curb around the building which they have shown on their plans. They revised some of the bollard locations around there as well. From the City Planner, they did receive the variances which were required on the outside eating and the customer service area. From Engineering the plans are in approvable form subject to minor engineering revisions but we have been working with their engineers on that. Mr. Foulkes stated that the plans are in approvable form. These are the newest plans that we have received today. The only thing that we haven't received yet is an approved lighting report. Any approval should be subject to that and a plan review in accordance with the Ohio Building Code. Mr. Boron stated that the ARB did grant favorable recommendation on November 4, 2008. The approval was subject to the car wash details being changed from blue to red in an effort to tie it together better with the building, the addition of stone to the front tower element, the trees being moved 50' back from the right-of-way and 3' mounding being added along Prospect and Royalton Roads to help hide the parking and cars. This is not their typical prototype. It is much more aesthetically pleasing. Mr. French stated that as previously stated the Fire Department would like to see indicated somewhere on the plan the location and number of propane cabinets. The applicant stated that they had to look further at the new regulations regarding distance from doors etc. before indicating on the plans where the cabinet would be placed. Mr. Kolick stated this would need to be approved subject to the Engineering report, an approved Lighting Plan, the ARB report and the location of the propane tanks to be approved by the Fire Department.

**McDONALD'S RESTAURANT:** Mrs. Daley stated that this proposal is to construct a 13,703 SF addition to be used as additional parking lot and second drive-thru to help alleviate some of the backing up that occurs there, for the existing site located at 14615

Pearl Road. They acquired an additional parcel and that went through a zoning change to Restaurant Recreational Service. The City had asked them to consolidate the two parcels but that could not be done because they are owned by two different parties. We have to look at this as this parcel standing on its own. Mrs. Barth asked if McDonald's has any type of lease agreement with the second owner. Mr. Kolick stated that there was documentation but that it would have to be denied and they would have to get variances from BZA. They would require them to have cross easements as part of granting the variances. From the City Planner there are five areas of non-compliance which would require a variance; Off-street parking is not permitted as a main use; Lot Width, Parking setback from Cook Avenue; Rear parking setback on the North side and side parking setback on the West side. From Engineering the plans are in approvable form. Cross easements will be required for storm drainage, parking and ingress/egress. Bob's second report states that the revised landscape plan meets the owner's comments made to City Council. They are installing a 6' high earth mound with evergreens and deciduous trees and shrubs and they have extended the ornamental fence along Cook and wrapped it around the corner. Mr. Foulkes stated that the plans are in approvable form subject to an approved lighting report. He also stated that there was a CPTED report from Sgt. Hall. Regarding Traffic Concerns; the parking lot expansion with the additional drive-thru lane would lessen the potential for traffic stacking for the drive-thru order lanes. The additional parking is needed for peak volume times. Mr. French stated that there was no report from Fire. Mr. Kolick stated it would need to be denied to go to the BZA and they would need to get their lighting report and cross easements before coming back for final approval.

**STRONGVILLE VFW MEMORIAL:** Mrs. Daley stated that this proposal is to construct a memorial for property located at 17900 Strongsville Boulevard. The site is zoned Public Facility. The applicant presented a model of the memorial that they would like to install on site. The applicant stated that the circumference of the area for the memorial would be 50', 4' granite benches, a sheet waterfall with the VFW emblem lit from behind. All the monuments are polycarbonate with stainless steel base and top for all the different military sectors. They will be paying tribute to the POW's, nurses and medic's. The brick will be multi colored. POW tribute will be lit from underneath. Inside bricks will be for veterans. The outer section will be for contributors. The walkway bricks will be for companies. The lighting is green friendly, LED for underneath lighting. Spot lights will be behind the monuments shining straight up. There will also be a landscape buffer installed between the memorial and the residential home. The intent is to have it done by Memorial Day. It will be partially seen from Pearl Road. From Engineering the plans are in approvable form. Mr. Foulkes stated that the plans are in approvable form. Mr. French stated that there was no report from Fire. Mr. Kolick stated that the Commission could act on it subject to the landscape plan and because it is zoned Public Facility it should go on to City Council.

**FIRESIDE BUILDERS, LLC:** Mrs. Daley stated that this proposal is to split the rear 400' of PPN's 391-16-006, 007, 011, 012, 013, 014, 015 and 019 and attach to PPN 391-16-017 creating the following parcel; Parcel "A", 8.6678 acres with a 60' frontage on Hickory Branch Trail and 90' on Prospect Road. From the City Planner it meets all the zoning requirements. From Engineering it is 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 the Commission could approve this subject to no improvements being installed prior to the extension of Hickory Branch.

**CITY OF STRONGSVILLE:** Mrs. Daley stated that this is the City's recreation field on Lunn Road and is an extension of Volunteer Park. We are planning to develop a football field with a practice field, three little league baseball diamonds and parking. There is also screening to the existing house that was required by the Court Order. Mr. Foulkes stated that the Building Department had no issues with the plans. Mr. Kolick stated that the Commission could act on it and then it would need to be sent 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 Mrs. Barth Mr. Stehman
	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 MAYOR PERCIAK AND MR HASELEY**

Mr. McDonald - Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald - I move to excuse Mayor Perciak and 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

**Approval of Minutes**

Mr. Ice – You have had a chance to review the minutes of October 23, 2008. If there are no additions or corrections they will stand as submitted.

**FINAL APPROVALS:**

**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. *ARB Favorable Recommendation 11-4-08. BZA variances granted 10-22-08.*

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

Mr. Funk – Steve Funk, Roetzel & Andress, 222 S. Main Street, Akron, Ohio 44308. We are asking for final approval tonight with the conditions that were discussed in caucus, those are all fine. We just want to thank the Commission and particularly all the staff for the way that they have handled this, so professionally and expeditiously for us, we appreciate it. We are looking forward to building the building and opening the business in Strongsville.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the BZA did grant the necessary variances on October 22, 2008. Those were for the size of the customer service area and the outdoor eating. From Engineering, the plans are in approvable form subject to some minor revisions that we have been working with the applicant's engineer on. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. Referencing the drawing by GPD Associates dated November 20, 2008, they are in approvable form subject to an approved lighting plan and a plan review in accordance with the Ohio Building Code. Thank you.

Mr. Ice – Thank you. Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did grant favorable recommendation on November 4, 2008. The approval was subject to the car wash details being changed from blue to red, which they did. The addition of stone to the front tower element, the trees being moved 50' back from the right-of-way, closer to the parking lot along Royalton Road and 3' mounding being added along Prospect and Royalton Roads. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, we still need to see an indication of the location for the propane cabinets and the number of cabinets that they are going to have. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Any approval forthcoming should be made subject to the Engineering report, the receipt of an approved lighting plan, ARB report and the location of the propane tanks as approved by the our Fire Department. Thank you.

Mr. Ice - Thank you.

Mr. Ice – Questions or comments?

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, subject to the receipt of an approved lighting plan, the Engineering report, the ARB report and the location and quantity of the propane tanks to be approved by our Fire Department and noted on the drawings.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – You are all set, welcome to Strongsville.

**McDONALD'S RESTAURANT/ Steve Payne, Owner**

Site Plan approval of a 13,703 SF addition to be used as additional parking lot and drive-thru for the existing site located at 14615 Pearl Road, PPN 396-18-048 zoned R-RS.

Mr. Ice – Item Number Two, McDonald's Restaurant. Please state your name and address for the record.

Mr. Payne – Ted Yates, representative of McDonalds, land use counsel, 55 Public Square, Suite 2150, Cleveland, Ohio. We were made aware that we do need variances because of the difference of ownership between the two parcels. Carol just provided me a list of those variances and an application. We understand the Commissions position tonight. I will answer any questions if there are any.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there are five variances that will be needed. First is Off-street parking is not a permitted main use. The Lot Width, required is 150' and they are indicating 75'; Parking setback from Cook Avenue, required is 30' and they are indicating 4'-6"; Rear parking setback on the north, required is 5' and they are indicating 3'-4" and side parking setback on the west is 0 and required is 5'. Also the revised landscape plan meets the owner's comments made to City Council. They are going to be constructing a 6' high mound with plantings that include

evergreen and deciduous trees and shrubs. The ornamental fence along Cook has been extended and returned to the north to the mound. From Engineering, the plans are in approvable form. We will need cross easements for storm sewer, parking and ingress and egress. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, the plans are in approvable form subject to an approved lighting report and a plan review in accordance with the Ohio Building Code. I would also note the CPTED report from Sgt. Hall, he states, the parking lot expansion with the additional drive-thru lane would lessen the potential for traffic stacking for the drive-thru order lanes. The additional parking is needed for peak volume times. 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 will need to deny this to go over to the BZA. Additionally they will need to work with our lighting consultant to get their lighting taken care of. 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 Site Plan approval of a 13,703 SF addition to be used as additional parking lot and drive-thru for the existing site located at 14615 Pearl Road, PPN 396-18-048 zoned R-RS.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Nays DENIED

Mr. Ice – Okay then we will send you over to the BZA.

**STRONGSVILLE VFW MEMORIAL/ John Hohne, Agent**

Site Plan approval of a 4' x 3' internally illuminated memorial with water feature for property located at 17900 Strongsville Blvd., PPN 395-05-010 zoned PF.

Mr. Ice – Item Number Three, Strongsville VFW Memorial. Please state your name and address for the record.

Mr. Hohne – John Hohne, Strongsville VFW, Chairman of the Memorial Committee, 9035 Manorford, Parma Hts., Ohio 44130. We are here to ask for your approval on the design of the memorial that we would like to build at our property at 17900 Strongsville Blvd.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposal is to construct the memorial at the northeast corner of the VFW site. The area is open and relatively flat. There is an existing residence which could be impacted by the Memorial. Mr. Hill met with the applicant to go over some landscaping and mounding that would screen the existing residence and provide a back drop to the memorial. From Engineering, the plans are in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, the plans are 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. Any approval forthcoming should be made subject to the landscaping plan as shown to the Commission here this evening. I would note that it is on Public Facility zoning and will need to be confirmed by City Council. Thank you.

Mr. Ice - Thank you.

Mr. Ice – 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 Site Plan approval of a 4' x 3' internally illuminated memorial with water feature for property located at 17900 Strongsville Blvd., PPN 395-05-010 zoned PF, subject to the landscape plan as presented to the Commission this evening.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**FIRESIDE BUILDERS, LLC/ Sheldon Bloch, Principal**

Parcel Split and Consolidation of PPN's 391-16-006, 007, 010, 011, 012, 013, 014, 015, 019 and 017, property located on Prospect Road, zoned R1-75.

Mr. Ice – Item Number Four, Fireside Builders. Please state your name and address for the record.

Mr. Bloch – Sheldon Bloch, Fireside Builder, LLC, 6779 Engle Road, Suite K, Middleburg Hts., Ohio 44130. We are here for a lot consolidation and lot split for the extension of the Hickory Branch Subdivision in Strongsville.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposal is to split the rear 400' from PPN 391-16-006, 007, 011, 012, 013, 014, 015 and 019 and consolidate same with PPN 391-16-017 to create Parcel "A" with 90' of frontage along the west side of Prospect and a Lot Area of 8.6678 acres. The remainders of all split parcels will exceed the required lot width of 75' and lot area requirements in an R1-75 zoning district. From Engineering, the plat 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. Any approval forthcoming should be made subject to no improvement on the lot until the roadway improvements for Hickory Branch are extended onto the parcel. Thank you.

Mr. Ice - Thank you.

Mr. Ice – Are there any questions or comments from the members?

Mrs. Barth – Mr. Chairman.

Mr. Ice – Mrs. Barth.

Mrs. Barth – On the header here it refers to PPN 010 but in the statement that she read it did not say 010. Is 010 supposed to be included?

Mrs. Daley – No.

Mrs. Barth – Okay that should be taken out of the motion.

Mr. Kolick – Lori, before we act on it, some places it says 007 and some say 017. We just need to get the right parcels.

Mrs. Barth – There is 007 and 017, both.

Mrs. Daley – Mr. Chairman.

Mr. Ice – Mrs. Daley.

Mrs. Daley – The correct parcel numbers are 391-16-019, 017, 015, 013, 014, 012, 011, 007 and 006.

Mr. Kolick – We can amend the motion to just include those parcels as indicated by the Assistant Engineer.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Parcel Split and Consolidation of PPN's 391-16-006, 007, 011, 012, 013, 014, 015, 019 and 017, property located on Prospect Road, zoned R1-75, subject to no improvements being installed until the extension of Hickory Branch is complete.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mrs. Barth – Just a correction, 010 is removed.

**CITY OF STRONGSVILLE/ Ken Mikula, Agent**

Site plan approval of a recreational park to be located at 21255 Lunn Road, PPN 393-14-001 zoned General Industrial.

Mr. Ice – Item Number Five, City of Strongsville. Mrs. Daley.

Mrs. Daley – I would like to speak on behalf of the City for this plan. We are planning on putting in a football field, practice field and three little league ball diamonds, including parking on a parcel of land on Lunn Road across from Volunteer Park. Thank you.

From the City Planner, there is no report. From Engineering, the plans are in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, the plans are 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. A couple of comments, this project was the result of litigation that was filed on that area. Normally this would require a Conditional Use to allow recreation to go on that area but it was part of the Judgment Entry to

permit recreation fields so that is why we are not going through a Conditional Use process for it, just so you understand. Second, the Court required us to shield that residential parcel that is still there on Lunn Road. The new plans do in fact show the shielding of that parcel by landscaping. If approved then it would need to go onto City Council for approval. 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 Site plan approval of a recreational park to be located at 21255 Lunn Road, PPN 393-14-001 zoned General Industrial.

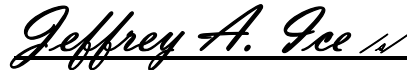
Mrs. Walker - Second.


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: 22 p.m.

  
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Jeffrey A. Ice, Chairman

  
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Carol M. Oprea, Administrative  
Assistant

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Approved