

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

December 18, 2008

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on ***Thursday, December 18, 2008 at 7:30 p.m.***

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

ALDI: Mrs. Daley stated that this application was for a proposed Aldi's. They are adding the building to the current Pat Catan building to the north. They are going to restripe the parking lot and put some additional spaces on the Pizza Hut property. They are working on an easement so that they can have access to that. Mayor Perciak asked if Mr. Catan was interested in purchasing the Pizza Hut site. Mr. Catan stated that it was a consideration. Mrs. Daley stated that the applicant intended to make two curb cuts onto the Pizza Hut property which would be beneficial with the traffic light placement and cross easements for that were also under negotiation. From the City Planner, there are three variances necessary. One is for parking setback from Pearl Road, required is 75' and they are indicating 52'. Land Coverage is required to be 25% maximum and they are indicating 28%. Parking is required to be 320 and they are indicating 272. Bob did not see a problem with the parking deficit. From Engineering, Mrs. Daley asked the applicant if they were planning to remove the existing pavement. The applicant stated that they planned on doing work on the parking lot to the north. Mrs. Daley stated that there would not be a need for detention since it is already a parking lot but that the applicant would need to comply with the EPA's requirements for storm water quality. There is an existing chain link fence on the east side of the property up against the residential lots. Mr. Foulkes stated that it was in approvable form. He stated that the Building Department needed to see a lighting report. The dumpster location needed to be identified on the plans. The applicant stated that it was located in the truck well. Mr. Foulkes stated that he felt that was an appropriate spot. He stated that the parking in the northeast corner abuts residential lots. He recommended a board on board fence in that area. Mr. French asked the applicant if they intended to continue their sprinkler protection for this addition. Mr. Catan stated that the building addition would also be sprinkler protected. Mr. Catan stated that he had no problem putting up a board on board fence if the Commission recommended it. Mr. Kolick stated that this matter would need to be denied to keep it moving.

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AT & T: Mrs. Daley stated that this application was for an above ground cabinet and concrete pad to be located within a private easement on the southeast corner of the Visconsi site. From the City Planner there is no report. From Engineering the plans are in approvable form. There is already an approved landscaped plan that went along with the Visconsi site plans. Mr. McDonald asked who would be maintaining the landscaping. Mrs. Daley stated that the Visconsi group would be handling that. Mr. Foulkes stated that there was no report from Building. Mr. French stated that the Fire Department had no report. Mr. Kolick stated that he had a copy of the easement and that the Commission could act on this matter.

ORDINANCE 2008-244: Mr. Haseley stated that he would like to take a favorable recommendation back to City Council. There are 4 or 5 businesses that are operating out of homes that sell firearms.

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. McDonald
Mrs. Barth
Mr. Stehman
Mr. Haseley, Council Rep.
Mayor Perciak

Also Present: Mr. Biondillo, Bldg. Com.
Mrs. Daley, Design Engineer
Mr. Kolick, Asst. Law Dir.
Randy French, Fire Dept
Carol Oprea, Recording Secy.

Approval of Minutes

Mr. Ice – You have had a chance to review the minutes of November 20, 2008. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

ALDI, INC./ Kevin McClure, Agent

Site Plan approval of a 16,000 SF addition to the existing Pat Catan Plaza 5,000 SF to be used as a warehouse and 11,000 SF for an Aldi Food Store to be located at 14225 Pearl Road, part of PPN 396-17-114 zoned General Business.

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

Mr. McClure – Kevin McClure, PDMS Realty LLC, 1319 West 130th Street, Hinckley, Ohio 44233.

Mr. Catanzarite- Nick Catanzarite, Reminger and Reminger, 101 Prospect Avenue West, Cleveland, Ohio 44115. This particular plan includes the construction of a 16,000 SF Aldi store connected to the existing Pat Catan's store on Pearl Road. Included within that are improvements to the parking lot and an easement to the adjacent Pizza Hut parcel.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there are three areas of noncompliance with General Business zoning. The land coverage, required is 25% maximum and they are indicating 28%. The parking setback from Pearl Road, required is 75' off the centerline and they are at 52' off the centerline. The number of parking spaces required is 320 and they are providing 272. From Engineering, any new pavement needs to conform to the City Standards and since the applicant will not be increasing the impervious area, detention will not be required. However, the applicant will still need to conform to the Ohio EPA's water quality requirements for redevelopment. There are 8 parking spaces to be located on the adjacent parcel to the west. That will require an easement and cross easements will be necessary for access and ingress/egress through the property to the north. Final engineering plans are required and I can supply the applicants engineer with a checklist. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building plans are in approvable form subject to the following; submittal of an approved lighting plan, identifying an acceptable location for the dumpster enclosure on the site and I would also like to bring to the attention of the Planning Commission Section 1258.11(b)(4) with the discretion for appropriate screening along the residential property district to the east. Also subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, will the applicant state that this new addition to this plaza will be fully sprinkler protected as is the rest of the plaza?

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Mr. Catanzarite – Yes it will.

Mr. French – Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman we will need to deny the application so that they can proceed to the Board of Zoning Appeals, get the necessary variances and Nick if you would contact my office or check your e-mail you will see some of the changes you will need in the easement agreement. If you have any questions please give me a call and I will walk you through it. Thank you.

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

Mrs. Barth – Mr. Chairman, I just want to know what the time frame is once you are approved.

Mr. McClure – Finalized engineering plans, I don't know how long that would take. We can start immediately on the building plans, that probably takes about 6 to 8 weeks for a full set. Check set review. We can probably start by late spring or early summer.

Mrs. Barth – Thank you.

Mr. Ice – Are there any other questions?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 16,000 SF addition to the existing Pat Catan Plaza 5,000 SF to be used as a warehouse and 11,000 SF for an Aldi Food Store to be located at 14225 Pearl Road, part of PPN 396-17-114 zoned General Business.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Nays DENIED

Mr. Ice – You are ready to move on to the BZA.

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AT & T/ Bob Sterba, Agent

Site Plan approval of two (2) above ground cabinets; one (1) power cabinet and one (1) manhole in a private easement; and 407 feet of conduit in the City right-of-way for property located at 16532 Royalton Road, zoned Motorist Service.

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

Mr. Williams – Mike Williams with AT & T, 13630 Lorain Avenue, Cleveland, Ohio 44111. Requesting site plan approval for two (2) above ground cabinets; one (1) power cabinet and one (1) manhole in a private easement located at 16532 Royalton Road.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. 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 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. The reports reflect that there is no affect on drainage or sight lines. The landscaping was looked at in the overall view on the Visconsi project so you are in a position to act on it.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

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Mr. McDonald - I move to give favorable consideration for Site Plan approval of two (2) above ground cabinets; one (1) power cabinet and one (1) manhole in a private easement; and 407 feet of conduit in the City right-of-way for property located at 16532 Royalton Road, zoned Motorist Service.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2008-244

An Ordinance enacting a new Section 1252.36 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville in connection with the sale of firearms in residential districts.

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

Mr. Haseley – Item Three, Ordinance No. 2008-244. I am asking for a Favorable recommendation to take back to City Council.

Mr. Ice – Ordinance No. 2008-244. **An Ordinance** enacting a new Section 1252.36 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville in connection with the sale of firearms in residential districts.

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 8:07 p.m.

Jeffrey A. Ice  _____

Jeffrey A. Ice, Chairman

Carol M. Oprea  _____

Carol M. Oprea, Administrative
Assistant

Approved