

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

February 12, 2009

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on ***Thursday, February 12, 2009 at 7:30 p.m.***

Present: Planning Commission Members: Charlene Barth, Acting Chairwoman, Gregory McDonald, Mary Jane Walker, Thomas Stehman, Mayor Perciak. Council Representative: Patrick Coyne. 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:

ALDI: Mrs. Daley stated that this is the extension of Pat Catan's Plaza. They are going to be replacing the fence in the back which abuts the residential property to the rear with a 6' high board on board fence. Mrs. Barth asked how far that would be replaced. Mrs. Daley stated that the entire fence along the back would be replaced. Mr. Catan confirmed that he would be replacing the whole fence. Mrs. Daley stated that right now the fence is a chain link. Nothing else has changed since we have seen the plans. They have two curb cuts into the Pizza Hut property. She stated that she believed that Mr. Kolick had the easement form that he needed. Mrs. Barth asked about the lighting. Mr. Foulkes stated that they are replacing all the fixtures with the same type of fixture, namely a 175 Watt. It is a shoebox type fixture. They only question was on the northeastern corner. They are probably just going to put a shoebox type shield in there but for the most part they were pretty good on their lighting report as it was. Mrs. Barth stated that the only concern was the lighting abutting up to a residential area and making sure that the lights were properly shielded. Mr. Foulkes agreed and stated that you could put either a glare shield or house shield on that particular fixture. Mr. Kolick stated that the applicant needed to pay particular attention to the signage on that side of the building. He stated that there were problems with the signage at the Staples Plaza because of the light from the signage. He stated that the only sign that might pose a problem was the one on the north side of the building. Mr. McClure stated that both signs were not as highly illuminated as the Staples sign. He stated that the sign is lit only enough to show the colors. Mrs. Daley stated that they had received the necessary variances from the BZA for Off-Street Parking, Maximum Land Coverage, Front Yard Setback and Side Yard Parking Setback. The Engineering plans are in approvable form. Mr. Foulkes stated that the plans are in approvable form. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that any approval needed to be made subject to the receipt of the original easements. They were approved and the applicant stated that they would be finalized by Friday. They

are the cross easements to use the Pizza Hut property. If you recall, they are putting in 8 parking spaces and utilizing cross easements for ingress and egress across the parcels. Mr. Boron stated that the ARB did grant favorable approval. They are continuing the canopy across the front as in the existing center with the columns. One thing they were asked to do is the parapet walls needed to be high enough to provide screening for any rooftop units. As stated they would be on the backside. The ornamental fence along the front will be continued across all the way to the AT & T lot. Mr. Kolick asked Mr. Catan if he thought that there would be ample parking there. Mr. Catan stated that he didn't think parking would be a problem. Mr. Kolick stated that the BZA had granted a parking variance but that the Board was concerned with whether the number of parking spaces would be adequate.

ORDINANCE NO. 2009-14: Mr. Coyne stated that this would be an update to the ARB by putting an Architect on that Board. He asked that the Commission to forward this Ordinance back to City Council with a Favorable Recommendation. Mrs. Barth stated that she thought this was good because it allows the City to act on a lot of these businesses without a delay. It is in the interest of the City and the Businesses that are enhanced for us. It is a good ordinance.

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

Roll Call:

Members Present: Mrs. Walker
Mr. McDonald
Mrs. Barth
Mr. Stehman
Mr. Coyne, 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 - Mrs. Chairman.

Mrs. Barth – Mr. McDonald.

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

by the BZA on 1/14/09. From Engineering, the plans are in approvable form. Thank you.

Mrs. Barth – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Madame Chairwoman. From Building, the plans are in approvable form. Thank you.

Mrs. Barth – Thank you. Mr. Boron.

Mr. Boron – Thank you, Madame Chairwoman. The ARB did grant favorable approvable on January 20, 2009, particularly with the expansion of the sidewalk, the addition of the canopy and columns along the face, to match the existing center. Also there was talk about the parapet walls and the screening for the rooftop units which must be the height of the units. Thank you.

Mrs. Barth – Thank you. Mr. French.

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

Mrs. Barth – Thank you. Mr. Kolick.

Mr. Kolick - Thank you. Any approval would need to be made subject to receipt of my office of those final signed cross easement agreements. The attorney for the applicant has assured me that I will have those no later than Friday, February 20, 2009. If you make it subject to that it will be fine to go ahead and act on it. Thank you.

Mrs. Barth - Thank you. Are there any questions or comments from the members? I would entertain a motion for Aldi.

Mr. McDonald – Madame Chairwoman.

Mrs. Barth - 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 General Business, subject to the cross easement utilization with the Pizza Hut parcel for ingress and egress and parking. **BZA Variance granted 1/14/09, ARB Favorable Recommendation 1/20/09.*

Mrs. Walker - Second.

Mrs. Barth - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2009-014

AN ORDINANCE REPEALING EXISTING CHAPTER 1246 AND ENACTING A NEW CHAPTER 1246 OF THE TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING THE ARCHITECTURAL REVIEW BOARD AND DECLARING AN EMERGENCY.

Mrs. Barth – Okay Mr. Coyne, referrals from Council.

Mr. Coyne – Item Two, Ordinance No. 2009-014. As I stated in Caucus, we believe that this is a valuable piece of legislation. I am asking for a Favorable recommendation to take back to City Council. It places an Architect on the Board and it also gives the Building Commissioner a lot more authority in being able to work with the Board and it ups the professionalism of the Board as far as the community is concerned.

Mrs. Barth – Ordinance No. 2009-014. **AN ORDINANCE REPEALING EXISTING CHAPTER 1246 AND ENACTING A NEW CHAPTER 1246 OF THE TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING THE ARCHITECTURAL REVIEW BOARD AND DECLARING AN EMERGENCY.**

Mr. McDonald – I move to give favorable consideration.

Mrs. Walker – Second.

Mrs. Barth – 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: 05 p.m.

Charlene Barth, Chairwoman

Carol M. Oprea, Administrative
Assistant

Approved